

Section 4.06 - Sample Provision Excerpt (Public Preview)

Signs.

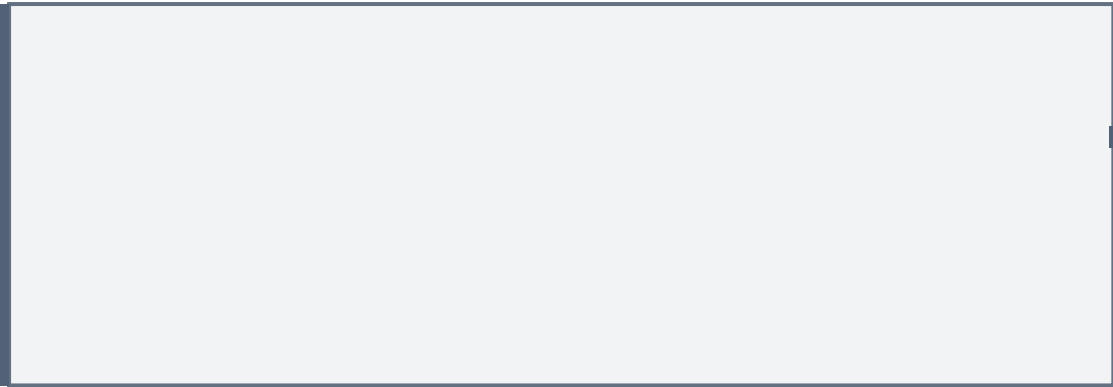
(a) No signs shall be permitted, other than the following:

(1) Those identifying the name or names of the Owner(s) or occupant of the premises and the name of the Ranch; and

(2) Those offering the premises for sale or lease, and which shall not exceed five (5) square feet in total area.

(b) All signs shall only be of such size, design, color and...

ISSUE #1



MARKUP #1 ->



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. 4.06 (p. 7): Sign or flag restriction conflicts with California Civil Code §§ 4705 and 4710 protections for the U.S. flag and noncommercial signs/banners.

Statutory / Legal Reference: Cal. Civ. Code § 4705 & 4710

Statutory Comparison: Under Cal. Civ. Code § 4705, the governing documents may not limit or prohibit the display of the flag of the United States by an owner in their separate interest or exclusive-use common area. Under Cal. Civ. Code § 4710, the governing documents may not prohibit posting or displaying noncommercial signs, posters, flags, or banners on or in a member's separate interest, except that an association...

CURRENT WORDING IN DOCUMENT:

Signs.

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(b) All signs shall only be of such size, design, color and...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Signs.

(a) No signs shall be permitted, other than the following:

(1) Those identifying the name or names of the Owner(s) or occupant of the premises and the name of the Ranch; and

(2) Those offering the premises for sale or lease, and which shall not exceed five (5) square feet in total area.

(b) All signs shall only be of such size, design, color and location as are specifically approved by the...