

California (2022) Condo & Townhouse Owner's Legal Cheatsheet

Civil Code §713: Right to place “for sale or lease” signs

Civil Code §714: Right to install solar panels (general)

Civil Code §4040: Right to elect to receive all individual notices by mail

Civil Code §4045 (b): Right to elect to receive all general notices by mail

Civil Code §4705: Right to display of the flag of the United States

Civil Code §4710: Right to display noncommercial signs on outside walls, doors, balconies and windows

Civil Code §4745: Right to install electric vehicle charging station(s)/outlet(s)

Civil Code §4746: Right to install solar panels (multifamily shared common area roof)

Civil Code §5220: Right to opt-out of HOA sharing of owner's private contact information

Civil Code §5230(c): Requires member consent for their personal information to be transmitted to third party.

Civil Code §5320(b): Right to elect to receive all reports in-full (versus the default “summary”)

Civil Code §5655: Right to elect to receive payment receipts for all payments made on owner's account

Civil Code §5855: Right to a hearing with the HOA board prior to any imposition of discipline or monetary reimbursement charges

Civil Code §5910: Right to attorney and non-attorney advocacy at an IDR

Code of Civil Procedure §116.780: Limits HOA attorney's fee recovery to \$150.00 upon successful good-faith appeal of a small claims court judgment

Corp. Code §7510(b): Requires HOA to hold a regular meeting of the members

Corp. Code §7510(e): Requires HOA to hold special meeting after demand by 5% or more of members

Corp. Code §7511: Requires HOA to provide notice of meetings to members

Corp. Code §7511(a): Requires HOA to provide timely notice of meeting to members

Corp. Code §7512: Restricts HOA from transacting business not otherwise authorized in the bylaws at a meeting of members with less than a quorum

Corp. Code §8215: Restricts HOA from falsifying and tampering with association reports or records

Corp. Code §8320: Requires HOA to keep books and records, minutes of proceedings, and list of members

Corp. Code §8321: Requires HOA to prepare an annual report

Corp. Code §8321(a): Requires HOA to provide annual report to members upon written request

Corp. Code §8330(2): Requires HOA to share member list (names, addresses, phone numbers, and e-mail addresses) upon written request of a member (see Civil Code §5220 for sharing opt-out procedure)

Corp. Code §8333: Requires HOA to allow inspection of books and records by all members

Corp. Code §8334: Absolute right of HOA directors to inspect and/or copy books, records, and documents

Public Resources Code §25980: Restricts HOA from planting trees that block the sun from a member's solar panels (Solar Shade Control Act)

Vehicle Code §22658: Authorizes HOA to tow vehicles from fire-lanes and blocked entrances/exits without warning to the vehicle's owner

Courtesy of: *The HOA Warriors*
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