



ASSOCIATION MUST GENERALLY ALLOW DISPLAY OF SIGNS

~ CONSTITUTIONALLY PROTECTED RIGHT TO FREE SPEECH ~
Civil Code Section 1353.6

**Noncommercial signs,
etc, must now be
allowed**

(a) The governing documents, including the operating rules, may not prohibit posting or displaying of noncommercial signs, posters, flags or banners on or in any owner's separate interest, except as required for the protection of public health or safety or if the posting or display would violate a local, state or federal law.

Materials allowed

(b) For purposes of this section, a noncommercial sign, poster, flag or banner may be made of paper, cardboard, cloth, plastic, or fabric, and may be posted or displayed from the yard, window, door, balcony, or outside wall of the separate interest,

Materials not allowed

but may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component, or include the painting of architectural surfaces.

Size Restriction

(c) An association may prohibit noncommercial signs and posters that are more than 9 square feet in size and noncommercial flags or banners that are more than 15 square feet in size.

Note: An Association must allow an Owner to display (with reasonable restrictions) at least one "For Sale" or "For Lease" sign.

Civil Code Section 712 provides that "Every provision ... affecting a grant of a fee interest in ... real property in this state ... which purports to prohibit or restrict the right of the property owner or his or her agent to display ... signs which are reasonably located, in plain view of the public, are of reasonable dimensions and design, ... which advertise the property for sale, lease, or ... by the property owner or his or her agent is void ..."

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