

Hacienda Carmel Community Association

Policy Regarding Use of Association Common Area Meeting Space for Political Gatherings and/or Distribution of Political Materials.

Senate Bill 407 (**SB407**) passed by the California legislature and adopted as **Section 4515** of the California Civil Code provides for the following:

As of January 1, 2018 any member or resident in a common interest development with a clubhouse or other common area space suitable for gatherings will be permitted to sponsor meetings and invite the public to assemble inside the development to discuss “common interest development living, association elections, legislation, election to public office, or the initiative, referendum, or recall processes.” In addition, Section 4515 further provides that owners and residents may go door-to-door soliciting their neighbors and distributing pamphlets and other material involving all of the above permitted subjects.

The HCCA Board of Directors has reviewed this new law and determined the need for a written policy in order to provide certain guidelines and rules with respect to any resident wishing to engage in any of the activities described above within the Hacienda Carmel community. Therefore, the following policy has been approved by the Board of Directors on December 28, 2017:

Use of Association Meeting Space for Political Gatherings

- *Any usage of Association meeting space for the purpose of sponsoring a political gathering is subject to availability and requires advance notice to Hacienda management of not less than seven (7) days. Hours of meeting space availability shall be from 9:00 am to 8:00 pm daily.*
- *The sponsoring resident(s) shall provide the advance notice to management in writing by submitting a “Request for Use of Association Meeting Space for a Political Gathering” form. This form is available upon request from the Hacienda Front Desk.*
- *Attendance shall be limited to residents of Hacienda Carmel and their invitees only, including public officials, candidates or other designated speakers. Hacienda Carmel is not a public place and therefore an invitation may not be made to the general public.*
- *Attendance may not exceed the safe capacity of the requested meeting space and no sound amplification may be used outside the designated meeting space.*
- *The sponsoring resident shall be responsible for the set-up, break down and clean-up of the meeting space as well as providing any food & beverage including water or coffee.*

Door-to-Door Solicitation and/or Distribution of Political Materials

- *Any resident who desires to engage in door-to-door solicitation and/or distribution of political materials as provided by Civil Code Section 4515 shall provide advance notice to management of not less than three (3) days for each occurrence.*
- *The sponsoring resident(s) shall provide the advance notice to management in writing by submitting a “Notification of Intent to Solicit Door-to-Door and/or Distribute Political Materials” form. This form is available upon request from the Hacienda Front Desk.*
- *Subsequent to written notification as described above, the door-to-door solicitation and/or the distribution of political materials is allowed between the hours of 10:00 am and 6:00 pm only.*
- *Non-residents of Hacienda Carmel are prohibited from engaging in any form of door-to-door solicitation and/or distribution of political materials anywhere on Hacienda Carmel property.*

THIS POLICY IS EFFECTIVE AS OF FEBRUARY 1, 2018 AND SHALL BE ADOPTED AS A PART OF THE HACIENDA CARMEL GROUND RULES. AS SUCH, VIOLATION OF THIS POLICY MAY RESULT IN DISCIPLINARY ACTION IN ACCORDANCE WITH HACIENDA CARMEL GOVERNING DOCUMENTS INCLUDING A MONETARY PENALTY OF NOT LESS THAN \$250.