



Davis-Stirling Recodification Table from CACM

These references are provided as a tool to assist you and are not intended to be used as legal guidance. Please utilize the Civil Code directly for all document modifications. Legislation signed by the Governor in 2012 has not yet been added. The chart will be updated in 2013 to reflect new legislation and will be distributed at CACM's Law Seminars.

New Code	Description	Existing Code
CHAPTER 1. GENERAL PROVISIONS		
Article 1 – Preliminary Provisions		
§ 4000	Short title (Modified)	§ 1350
§ 4005	Effect of headings (Modified)	§ 1350.5
§ 4010	Application of act	New Language
§ 4020	Construction of zoning ordinance (Modified)	§ 1372
§ 4035	Delivered to an association	New Language
§ 4040	Individual notice (Modified)	§ 1350.7
§ 4040(b)	(Modified)	§ 1365.1 § 1367.1(k)
§ 4045	General notice (Modified)	§ 1350.7
§ 4050	Time and proof of delivery (Modified)	§ 1350.7
§ 4065	Approved by majority of all members	New Language
§ 4070	Approved by majority of quorum of members	New Language
Article 2 – Definitions		
§ 4075	Application of definitions	§ 1351 (intro.)
§ 4076	“Annual Budget Report”	New Language
§ 4078	“Annual Policy Statement”	New Language
§ 4080	“Association”	§ 1351 (a)
§ 4085	“Board”	New Language
§ 4090	“Board meeting”	§ 1363.05(k)(2)
§ 4095	“Common area”	§ 1351 (b)

California Association of Community Managers, Inc.SM

23461 South Pointe Drive, Suite 200, Laguna Hills, CA 92653 | info@cacm.org | 949.916.2226 | www.cacm.org

New Code	Description	Existing Code
§ 4100	“Common interest development”	§ 1351 (c)
§ 4105	“Community apartment project”	§ 1351 (d)
§ 4110	“Community service organization or similar entity”	§ 1368(c)(3)
§ 4120	“Condominium plan”	New Language
§ 4125	“Condominium project”	§ 1351 (f)
§ 4130	“Declarant”	§ 1351 (g)
§ 4135	“Declaration”	§ 1351 (h)
§ 4140	“Director”	New Language
§ 4145	“Exclusive use common area”	§ 1351 (i)
§ 4148	“General notice”	New Language
§ 4150	“Governing documents”	§ 1351 (j)
§ 4153	“Individual notice”	New Language
§ 4155	“Item of business”	§ 1363.05(k)(1)
§ 4158	“Managing agent”	§ 1363.1(b) (except ¶ (1)) § 1363.2(f) (except 1st cl. of 2d sent.)
§ 4160	“Member”	New Language
§ 4170	“Person”	New Language
§ 4175	“Planned development”	§ 1351 (k)
§ 4177	“Reserve accounts”	§ 1365.5(f)
§ 4178	“Reserve account requirements”	§ 1365.5(g)
omitted		§ 1365.5(h)
§ 4185	“Separate interest”	§ 1351 (l)
§ 4190	“Stock cooperative”	§ 1351 (m)
CHAPTER 2. APPLICATION OF ACT		
§ 4200	Application of act	§ 1352
§ 4201	Exemption of development without common area	§ 1374
§ 4202	Commercial and industrial developments	§ 1373

New Code	Description	Existing Code
§ 4202(a)(4)		§ 1363.07 (a)(3)(F)
CHAPTER 3. GOVERNING DOCUMENTS		
Article 1 – General Provisions		
§ 4205	Document authority	New Language
§ 4210	Record notice of agent to receive payments	§ 1366.2(a)
omitted		§ 1366.2(b)
§ 4215	Liberal construction of instruments	§ 1370
§ 4220	Boundaries of units	§ 1371
§ 4225(a)-(b), (d)	Deletion of unlawful restrictive covenants	§ 1352.5
§ 4230	Deletion of declarant provisions in governing docs.	§ 1355.5
§ 4235	Correction of statutory cross-reference	New Language
Article 2 – Declaration		
§ 4250(a)	Content of declaration	§ 1353(a)(1) (1st & 2d sent.)
§ 4250(b)		§ 1353(b)
§ 4255	Special disclosures	§ 1353(a)(1)-(4) (except 1st & 2d sent.)
§ 4260	Amendment authorized	§ 1355(b) (1st sent.)
§ 4265(a)	Amendment to extend term of declaration authorized	§ 1357(a)
omitted		§ 1357(b) (except part of 1st sent.)
§ 4265(b)		§ 1357(b) (part of 1st sent.)
omitted		§ 1357(c)
§ 4265(c)		§ 1357(d)
§ 4270(a)	Amendment procedure	§ 1355(a)
§ 4270(a)(3)		§ 1355(b)(3)
§ 4270(b)		§ 1355(b)(2)
§ 4275	Judicial authorization of amendment	§ 1356
Article 3 – Articles of Incorporation		

New Code	Description	Existing Code
§ 4280	Content of articles	§ 1363.5
Article 4 – Condominium Plan		
§ 4285	“Condominium plan”	New Language
§ 4290	Recordation of condominium plan	New Language
§ 4295	Amendment or revocation of condominium plan	New Language
Article 5 – Operating Rules		
§ 4340(a)	“Operating rule”	§ 1357.100(a)
§ 4340(b)		§ 1357.100(b)
§ 4350	Requirements for validity and enforceability	§ 1357.110
§ 4355	Application of rulemaking procedures	§ 1357.120
§ 4360	Approval of rule change by board	§ 1357.130
§ 4365	Reversal of rule change by members	§ 1357.140
§ 4370	Applicability of article to changes commenced before and after January 1, 2004	§ 1357.150
CHAPTER 4. OWNERSHIP AND TRANSFER OF INTERESTS		
Article 1 – Ownership Rights and Interests		
§ 4500	Ownership of common area	§ 1362
§ 4505	Appurtenant rights and easements	§ 1361
§ 4510	Access to separate interest property	§ 1361.5
Article 2 – Transfer Disclosure		
§ 4525	Disclosure to prospective purchaser	§ 1368(a)
§ 4528	Document disclosure summary form	§ 1368.2
§ 4530	Information to be provided by association	§ 1368(b)
§ 4535	Related requirements	§ 1368(f)
omitted		§ 1368(g)
§ 4540	Enforcement of article	§ 1368(d)
§ 4545	Validity of title unaffected	§ 1368(e)

New Code	Description	Existing Code
Article 3 – Transfer Fee		
§ 4575	Transfer fee	§ 1368(c)(1)
§ 4580	Exemption from transfer fee limitations	§ 1368(c)(2)
Article 4 – Restrictions on Transfers		
§ 4600	Grant of exclusive use	§ 1363.07 (except (a)(3)(F))
§ 4605	Civil action to enforce Section 4600	§ 1363.09(a)-(b) (re exclusive use grant)
§ 4610	Partition of condominium project	§ 1359
§ 4615	Lien for work performed in condominium project	§ 1369
Article 5 – Transfer of Separate Interest		
§ 4625	Community apartment project	§ 1358(a)
§ 4630	Condominium project	§ 1358(b)
§ 4635	Planned development	§ 1358(c)
§ 4640	Stock cooperative	§ 1358(d)
§ 4645	Transfer of exclusive use common area	§ 1358 (next to last ¶)
§ 4650	Severability of interests	§ 1358 (last ¶)
CHAPTER 5. PROPERTY USE AND MAINTENANCE		
Article 1 – Protected Uses		
§ 4700	Application of article	New Language
§ 4705	Display of U.S. flag	§ 1353.5
§ 4710	Noncommercial sign	§ 1353.6
§ 4715	Pets	§ 1360.5
§ 4720	Roofing materials	§ 1353.7
§ 4725	Television antenna or satellite dish	§ 1376
§ 4730	Marketing restriction	§ 1368.1
§ 4735	Low water-using plants	§ 1353.8
§ 4740	Rental restriction	New Language

New Code	Description	Existing Code
§ 4745	Electric vehicle charging station	New Language
Article 2 – Modification of Separate Interest		
§ 4760	Improvements to separate interest	§ 1360
§ 4765	Architectural review and decision making	§ 1378
Article 3 – Maintenance		
§ 4775(a)	Maintenance responsibility generally	§ 1364(a)
§ 4775(b)		§ 1364(c)
§ 4780	Wood-destroying pests or organisms	§ 1364(b)
§ 4785	Temporary removal of occupant to perform treatment of wood-destroying pests	§ 1364(d)-(e)
§ 4790	Exclusive use communication wiring	§ 1364(f)
CHAPTER 6. ASSOCIATION GOVERNANCE		
Article 1 – Association Existence and Powers		
§ 4800	Association	§ 1363(a)
omitted		§ 1363(b)
§ 4805	Association powers	§ 1363(c)
§ 4820	Joint neighborhood association	§ 1363(h)
Article 2 – Board Meeting		
§ 4900	Short title	§ 1363.05(a)
§ 4910	Board action outside of meeting prohibited	§ 1363.05(j)
§ 4920	Notice of board meeting	§ 1363.05(f)
§ 4923	Emergency board meeting	§ 1363.05(g)
§ 4925(a)	Board meeting open	§ 1363.05(b) (1st part of 1st sent.)
§ 4925(a)		§ 1363.05(b) (3d sent.)
§ 4925(b)		§ 1363.05(h)
§ 4930	Limitation on meeting content	§ 1363.05(i)
§ 4935(a)	Executive session	§ 1363.05(b) (2d part of 1st sent.)

New Code	Description	Existing Code
§ 4935(b)		§ 1363.05(b) (2d sent.)
§ 4935(e)		§ 1363.05(c)
§ 4950(a)	Minutes	§ 1363.05(d)
§ 4950(b)		§ 1363.05(e)
§ 4955	Civil action to enforce article	§ 1363.09(a)-(b) (re open meetings)
Article 3 – Member Meeting		
§ 5000(a)	Member meeting	§ 1363(d)
§ 5000(b)		§ 1363.05(h)
Article 4 – Member Election		
§ 5100(a)	Application of article	§ 1363.03(b) (1st sent.)
§ 5100(c)		§ 1363.03(l)
§ 5100(d)		§ 1363.03(m)
§ 5100(e)		§ 1363.03(n)
omitted		§ 1363.03(o)
§ 5105(a)	Election rules	§ 1363.03(a)
§ 5105(b)		§ 1363.03(j)
§ 5110	Inspector of elections	§ 1363.03(c)
§ 5115(a)	Voting procedure	§ 1363.03(e)
§ 5115(b)		§ 1363.03(b) (2d & 3d sent.)
§ 5115(c)		§ 1363.03(b) (4th sent.)
§ 5115(d)		§ 1363.03(k)
§ 5115(e)		§ 1355 (b)(1)
§ 5120(a)	Counting ballots	§ 1363.03(f)
§ 5120(b)		§ 1363.03(g)
§ 5125(a)	Ballot retention	§ 1363.03(h)
§ 5125(b)		§ 1363.03(i)
§ 5130	Proxies	§ 1363.03(d)

New Code	Description	Existing Code
§ 5135	Campaign-related information	§ 1363.04
§ 5145	Judicial enforcement	§ 1363.09 (re elections)
Article 5 – Record Inspection		
§ 5200(a)	Definitions	§ 1365.2(a)(1) (except (l)(ii)-(iii))
§ 5200(b)		§ 1365.2(a)(2) (except last cl.)
§ 5205(a)-(b)	Document	§ 1365.2(b)
§ 5205(c)-(f)		§ 1365.2 (c)(1)-(4)
§ 5205(g) (1st & 3d sents.)		§ 1365.2(c)(5)
§ 5205(g) (2d sent.)		§ 1365.2(a)(2) (last cl.)
§ 5205(h)		§ 1365.2 (h)
§ 5210(a)-(b)	Time periods	§ 1365.2(i)-(j)
§ 5210(c)		§ 1365.2(k)
§ 5215	Withholding and redaction	§ 1365.2(d)
§ 5220	Membership list opt out	§ 1365.2(a)(1)(l)(iii)
§ 5225	Membership list request	§ 1365.2(a)(1)(l)(ii)
§ 5230	Restriction on use of records	§ 1365.2(e)
§ 5235	Enforcement	§ 1365.2(f)
§ 5240(a)	Application of article	§ 1365.2 (l)
§ 5240(b)		§ 1363(e) (1st sent.)
omitted		§ 1363(e) (2d sent.)
§ 5240(c)		§ 1365.2(g)
§ 5240(d)		§ 1365.2(m)
omitted		§ 1365.2(n)
Article 6 – Record Keeping		
§ 5260	Mailing-related requests	New Language
Article 7 – Annual Reports		
§ 5300(a)	Annual budget report	§ 1365(a)(4) (3d ¶)

New Code	Description	Existing Code
§ 5300(b) (intro. cl.)		§ 1365 (intro. cl.)
§ 5300(b)(1)		§ 1365(a)(1)
§ 5300(b)(2)		§ 1365(a)(2) (intro. cl.)
§ 5300(b)(3)		§ 1365(b)
§ 5300(b)(4)		§ 1365(a)(3)(A)
§ 5300(b)(5)		§ 1365(a)(3)(B)
§ 5300(b)(6)		§ 1365(a)(3)(C)
§ 5300(b)(7)		§ 1365(a)(4) (1st ¶)
§ 5300(b)(8)		§ 1365(a)(3)(D)
§ 5300(b)(9) (1st & 2d sent.)		§ 1365(f)(1) (except 2d cl. of 1st sent.)
§ 5300(b)(9) (3d sent.)		§ 1365(f)(3)
§ 5300(b)(9) (4th sent. & 2d ¶)		§ 1365(f)(4)
§ 5300(d)		§ 1365(a)(4) (2d ¶)
§ 5300(e)		§ 1365.2.5(b)(3)
§ 5305	Review of financial statement	§ 1365 (intro. cl.) (c)
§ 5310(a)(7)	Annual policy statement	§ 1365(e)
§ 5320	Notice of availability	§ 1365(d)
Article 8 – Conflict of Interest		
§ 5350(a)	Interested director	§ 1365.6
Article 9 – Managing Agent		
§ 5375	Prospective managing agent disclosure	§ 1363.1(a)
§ 5380(a)-(e)	Trust fund account	§ 1363.2(a)-(e)
§ 5380(f)		§ 1363.2(g)
§ 5385	Managing agent	§ 1363.1(b)(1) § 1363.2(f) (1st cl. of 2d sent.)
Article 10 – Government Assistance		
§ 5400	Director training course	§ 1363.001

New Code	Description	Existing Code
omitted		§ 1363.005
§ 5405	State registry	§ 1363.6
CHAPTER 7. FINANCES		
Article 1 – Accounting		
§ 5500	Board review	§ 1365.5(a)
Article 2 – Use of Reserve Funds		
§ 5510(a)	Use of reserve funds	§ 1365.5(b)
§ 5510(b)		§ 1365.5(c)(1)
§ 5515	Temporary transfer of reserve funds	§ 1365.5(c)(2)
§ 5520	Use of reserve funds for litigation	§ 1365.5(d)
Article 3 – Reserve Planning		
§ 5550	Visual inspection of major components and reserve study	§ 1365.5(e) (1)-(4), (5) (1st sent.)
§ 5560	Reserve funding plan	§ 1365.5(e)(5) (except 1st sent.)
§ 5565	Summary of association reserves	§ 1365(a)(2)(A)-(D)
§ 5570	Assessment and reserve funding disclosure summary	§ 1365.2.5
§ 5580	Community service organization report	§ 1365.3
CHAPTER 8. ASSESSMENTS AND ASSESSMENT COLLECTION		
Article 1 – Establishment and Imposition of Assessments		
§ 5600(a)	Levy of assessment	§ 1366(a) (1st sent.)
§ 5600(b)		§ 1366.1
§ 5605(a)	Assessment approval requirements	§ 1366(a) (2d sent.)
§ 5605(b)		§ 1366(b) (1st sent.)
§ 5605(c)		§ 1366(a) (3d sent.) § 1366(b) (2d sent.)
§ 5610 (intro.)	Emergency exception to assessment approval requirements	§ 1366(b) (3d & 4th sent.)
§ 5610(a)-(c)		§ 1366(b) (1)-(3)

New Code	Description	Existing Code
§ 5615	Notice of assessment increase	§ 1366(d)
§ 5620	Exemption from execution	§ 1366(c)
§ 5625	Property tax value as basis for assessments	§ 1366.4
Article 2 – Assessment Payment and Delinquency		
§ 5650(a)	Assessment debt and delinquency	§ 1367.1(a) (1st sent.)
§ 5650(b)		§ 1366(e)
§ 5650(c)		§ 1366(f)
§ 5655	Payments	§ 1367.1(b)
§ 5658	Payment under protest	§ 1367.6
§ 5660 (intro.)	Pre-lien notice	§ 1367.1(a) (2d sent.)
§ 5660 (a)-(f)		§ 1367.1(a)(1)-(6)
§ 5665	Payment plan	§ 1367.1(c)(3)
§ 5670	Pre-lien dispute resolution	§ 1367.1(c)(1)(A)
§ 5673	Decision to lien	§ 1367.1(c)(2)
§ 5675	Notice of delinquent assessment	§ 1367.1(d) (1st – 5th sent.)
§ 5680	Lien priority	§ 1367.1(f)
§ 5685(a)	Lien release	§ 1367.1(d) (6th sent.)
§ 5685(b)		§ 1367.1(i)
§ 5685(c)		§ 1367.5
§ 5690	Procedural noncompliance	§ 1367.1(l)
Article 3 – Assessment Collection		
§ 5700(a)	Collection generally	§ 1367.1(g) (2d sent.)
§ 5700(b)		§ 1367.1(h)
§ 5705	Decision to foreclose	§ 1367.4 (c) (intro.)
§ 5705(a)		§ 1367.4(a)
§ 5705(b)		§ 1367.1(c)(1)(B) § 1367.4(c)(1)
§ 5705(c)		§ 1367.4(c)(2)

New Code	Description	Existing Code
§ 5705(d)		§ 1367.4(c)(3)
§ 5710(a)	Foreclosure	§ 1367.1(g) (3d sent.)
§ 5710(b)		§ 1367.1(j)
§ 5710(c) (intro.)		§ 1367.1(g) (4th sent.)
§ 5710(c)(1)-(2)		§ 1367.1(g)(1)-(2)
§ 5715	Right of redemption after trustee sale	§ 1367.4(c) (intro.)
§ 5715(a)		§ 1367.4(a)
§ 5715(b)		§ 1367.4(c)(4)
§ 5720(a)	Limitation on foreclosure	§ 1367.4(a)
§ 5720(b)		§ 1367.4(b)
§ 5720(c)(2)-(3)		§ 1367.4(d)
§ 5725(a)	Limitations on authority to foreclose liens for monetary penalties and damage to the common area	§ 1367.1(d) (7th & 8th sent.)
§ 5725(b)		§ 1367.1(e)
§ 5730	Statement of collection procedure	§ 1365.1
§ 5735	Assignment or pledge	§ 1367.1(g) (1st sent.)
§ 5740	Application of article	§ 1367 § 1367.1(m)
omitted		§ 1367.1(n)
CHAPTER 9. INSURANCE AND LIABILITY		
§ 5800	Limitation of director and officer liability	§ 1365.7
§ 5805	Limitation of member liability	§ 1365.9
§ 5810	Notice of change in coverage	§ 1365(f)(2)
CHAPTER 10. DISPUTE RESOLUTION AND ENFORCEMENT		
Article 1 – Discipline and Cost Reimbursement		
§ 5850(a)	Schedule of monetary penalties	§ 1363(f) (1st sent.)
omitted		§ 1363(f) (2d sent.)
§ 5855	Hearing	§ 1363(g)

New Code	Description	Existing Code
§ 5865	No effect on authority of board	§ 1363(i)
Article 2 – Internal Dispute Resolution		
§ 5900	Application of article	§ 1363.810
§ 5905	Fair, reasonable, and expeditious dispute resolution procedure required	§ 1363.820
§ 5910	Minimum requirements of association procedure	§ 1363.830
§ 5915	Default meet and confer procedure	§ 1363.840
§ 5920	Notice in policy statement	§ 1363.850
Article 3 – Alternative Dispute Resolution Prerequisite to Civil Action		
§ 5925	Definitions	§ 1369.510
§ 5930	ADR prerequisite to enforcement action	§ 1369.520
§ 5935	Request for resolution	§ 1369.530
§ 5940	ADR process	§ 1369.540
§ 5945	Tolling of statute of limitations	§ 1369.550
§ 5950	Certification of efforts to resolve dispute	§ 1369.560
§ 5955	Stay of litigation for dispute resolution	§ 1369.570
§ 5960	Attorney's fees	§ 1369.580
§ 5965	Notice in annual policy statement	§ 1369.590
Article 4 – Civil Actions		
§ 5975	Enforcement of governing documents	§ 1354
§ 5980	Standing	§ 1368.3
§ 5985	Comparative fault	§ 1368.4
CHAPTER 11. CONSTRUCTION DEFECT LITIGATION		
§ 6000	Actions for damages	§ 1375
§ 6100	Notice of resolution	§ 1375.1
§ 6150	Notice of civil action	§ 1368.5