

Expiration Dates for CC&Rs

CAUTION! Older CC&Rs (or Declarations) often have expiration dates, so they will terminate on a specified date if not extended. Year 2002 seems to be a popular expiration date in many older CC&Rs, but more CC&Rs will expire each year thereafter. We recommend that you check your CC&Rs, identify any expiration provisions and calendar them. If your association has no method to extend the termination date, Civil Code Sec. 1357 provides that the CC&Rs may be extended if approved by more than 50% of the owner votes in the Association, BUT ONLY IF the CC&Rs contain no method to extend the term. Otherwise, you must follow the requirements in the CC&Rs. Be sure to allow at least a year lead time to extend any CC&RS containing expiration dates.