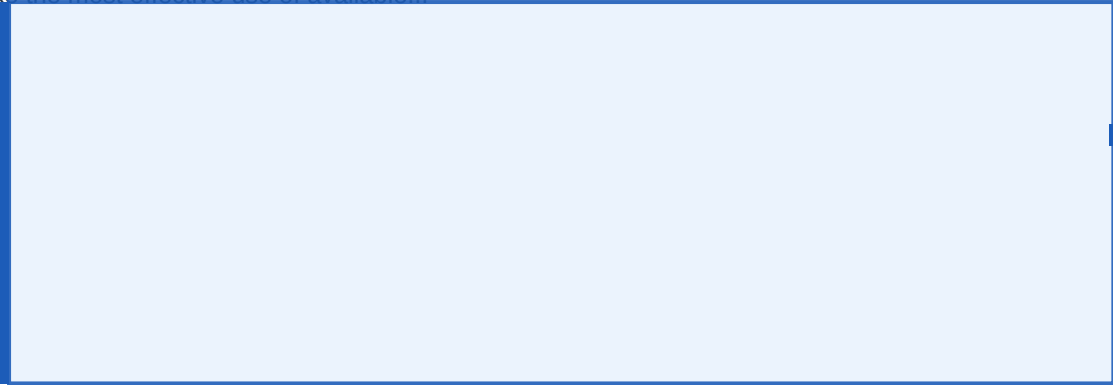


Section 2 - Sample Provision Excerpt (Public Preview)

DESCRIPTION OF PREMISES. In consideration of the performance of all the covenants and conditions herein, as of the effective date of residence, the BSC does hereby undertake to provide room or room and board service to Member as described below. This Contract does not guarantee specific apartment complexes, apartments, houses, rooms, room sizes, or roommates, and the BSC reserves the right to reassign members within the BSC, at any time during the term hereof in order to make the most effective use of available

ISSUE #1



MARKUP #1 ->



MARKUP #1 · MANDATORY RESERVE & DEFICIT DISCLOSURE

BOARD & COUNSEL REVIEW

Sec. 2 (p. 1): Condominium governing documents omit the mandatory 9-year Elevated Exterior Elements (balcony/deck/walkway) visual inspection requirement under SB 326 (Cal. Civ. Code § 5551).

Statutory / Legal Reference: Cal. Civ. Code § 5551 (SB 326)

Statutory Comparison: Under Cal. Civ. Code § 5551 (SB 326), for condominium projects containing buildings with three (3) or more multifamily dwelling units, the board must cause a licensed structural engineer or architect to conduct a visual inspection of a statistically significant sample of load-bearing elevated exterior elements (including balconies, decks, porches, stairways, walkways, and entry structures extending beyond exterior walls and supported in whole or in substantial part by wood or wood-based products) at least once every nine (9) years.

CURRENT WORDING IN DOCUMENT:
DESCRIPTION OF PREMISES. In consideration of the performance of all the covenants and conditions herein, as of the effective date of residence, the BSC does hereby undertake to provide room or room and board service to Member as described below. This Contract does not guarantee specific apartment complexes, apartments, houses, rooms, room sizes, or roommates, and the BSC reserves the right to reassign members within the BSC, at any time during the term hereof, in order to make the most effective use of available...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
In accordance with California Civil Code § 5551, for any building containing three (3) or more multifamily dwelling units, the Board shall cause a licensed structural engineer or architect to perform a visual inspection of load-bearing elevated exterior elements (and associated waterproofing systems) supported in whole or in substantial part by wood or wood-based products at least once every nine (9) years, and shall retain the inspector's written report in the Association's records for at...