

Section 1 - Sample Provision Excerpt (Public Preview)

Coral Tree Plaza
3634 7 th Avenue| San Diego California 92103| P: (619) 453-5559| F: (619) 269-4151
Coral Tree Plaza Weekly Update - Friday December 1, 2023
Happy Friday Everyone!
GARAGE SPEED & HEADLIGHTS
The speed limit in the garage is 5 miles per hour

ISSUE #1

MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW · RESERVE / SIRS

BOARD & COUNSEL REVIEW

Sec. 1 (p. 1): Potential Issue for Review: Condominium governing documents omit the mandatory 9-year Elevated Exterior Elements (balcony/deck/walkway) visual inspection requirement under SB 326 (Cal. Civ. Code § 5551) - look for this language in other governing documents, standalone policies, or amendments that were not included in this review.

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...

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

First look for this language in other governing documents, standalone policies/resolutions, or amendments not included in this review. If not already addressed in another document (and if applicable to this community), incorporate: 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...