

Section 1 - Sample Provision Excerpt (Public Preview)

Electric Vehicle Charging Station Guidelines
Location, Installation and Maintenance
This document sets forth the Crown Colony Homeowner Association's policies for the location, installation and maintenance of electric vehicle charging stations, pursuant to Section 47451 of the California Civil Code and the Amended and Restated Declaration of Covenants,...

ISSUE #1



MARKUP #1 ->



MARKUP #1 · MANDATORY RESERVE & DEFICIT DISCLOSURE

BOARD & COUNSEL REVIEW

Sec. 1 (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...

CURRENT WORDING IN DOCUMENT:

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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...