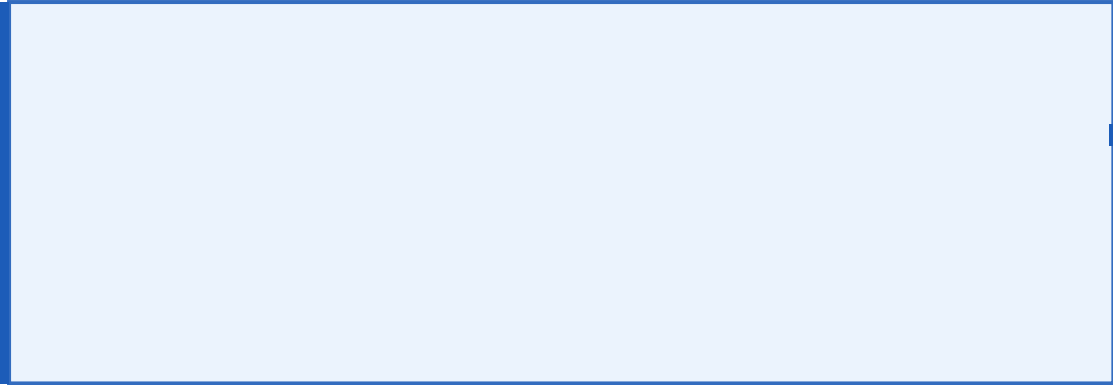




Section 19 - Sample Provision Excerpt (Public Preview)

The changes here add language that we are following State Law (CCIOA)as voted on by members at our annual meeting. It also clarifies how many lots we have and that each lot owner has a vote and 1/92 share in the HOA.
Homeowner Association: The Association is the homeowner's association for the Subdivision.

ISSUE #1



MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 19 (p. 2): Enforcement provisions omit the mandatory HB 22-1137 certified mail notice, two 30-day cure periods, and \$500 fine cap for non-health/safety violations under C.R.S. § 38-33.3-209.5(1.7) - (2).

Statutory / Legal Reference: C.R.S. § 38-33.3-209.5(1.7) - (2) (HB 22-1137)

Statutory Comparison: Under C.R.S. § 38-33.3-209.5(1.7) - (2), an association may not fine a unit owner or refer a covenant violation to an attorney unless it complies with the mandatory certified mail notice, two 30-day cure windows (or 72-hour cure window for public health/safety threats), and \$500 total fine cap enacted by HB 22-1137.

CURRENT WORDING IN DOCUMENT:

The changes here add language that we are following State Law (CCIOA)as voted on by members at our annual meeting. It also clarifies how many lots we have and that each lot owner has a vote and 1/92 share in the HOA. Homeowner Association: The Association is the homeowner's association for the Subdivision.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

For any covenant violation that does not threaten public health or safety, the Association shall send notice by certified mail, return receipt requested, granting two (2) consecutive thirty (30) day cure periods, and total fines for the violation shall...