## Section Clause #1 - Sample Provision Excerpt (Public Preview)

BY-LAWS
of the
LAKE ARBOR HOMEOWNERS ASSOCIATION ,INC .
(Revised
June 11, 2025
- Rev
ISSUE #1
8
)

MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW
BOARD & COUNSEL REVIEW

**Sec. Clause #1 (p. 1): Potential Issue for Review: 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) - look for this language in other governing documents, standalone policies, or amendments that were not included in this review.**

**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:**
BY-LAWS of the LAKE ARBOR HOMEOWNERS ASSOCIATION ,INC . (Revised June 11, 2025 - Rev . 8 )

**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: 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...**