

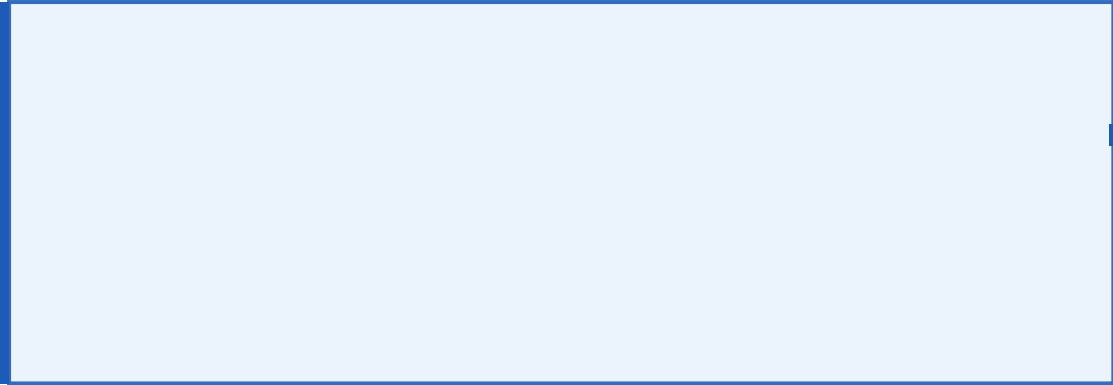
Section 2 - Sample Provision Excerpt (Public Preview)

No burning shall occur in any of the following conditions: strong prevailing winds, forest fire danger high or above, or when DEEP has issued a smog alert.

b. Open fires on Association property including beaches, playgrounds, recreation areas, and other open spaces are prohibited without permit.

c.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. 2 (p. 4): Potential Issue for Review: Uploaded documents do not include Conn. Gen. Stat. § 47-258(m) statutory prerequisites to commencing a lien foreclosure action (2-month common expense delinquency threshold, written demand/payment plan policy, and formal Executive Board vote) - look for this language in other governing documents, standalone board policies/resolutions, Rules & Regulations, or amendments that were not included in this review (and confirm any applicable statutory threshold).

Statutory / Legal Reference: Conn. Gen. Stat. § 47-258(m)

Statutory Comparison: Under Conn. Gen. Stat. § 47-258(m), an association may not commence an action to foreclose a lien on a unit unless: (1) the unit owner owes a sum equal to at least two months of common expense assessments; (2) the association has made a demand for payment in a record and complied with its collection/payment plan policy; and (3) the executive board has formally voted to commence a foreclosure...

CURRENT WORDING IN DOCUMENT:

No burning shall occur in any of the following conditions: strong prevailing winds, forest fire danger high or above, or when DEEP has issued a smog alert. b. Open fires on Association property including beaches, playgrounds, recreation areas, and other open spaces are prohibited without permit. c.

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: Pursuant to Conn. Gen. Stat.