

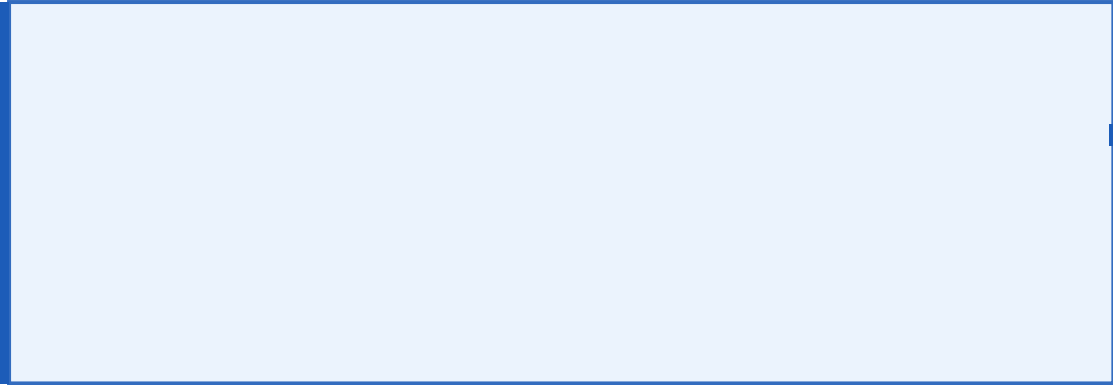
Section 1 - Sample Provision Excerpt (Public Preview)

BACKGROUND

The Lordship Bluffs consists of approximately 9.5 acres of lawn, nature habitat, trails and beach (from the southern edge of Park Boulevard to the high-water mark of the Sound, and from the western edge of Lordship Road to the western edge of Spruce Street).

The Lordship Bluffs is held in trust for use as a park for the residents of "Lordship...

ISSUE #1



MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. 1 (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:

BACKGROUND The Lordship Bluffs consists of approximately 9.5 acres of lawn, nature habitat, trails and beach (from the southern edge of Park Boulevard to the high-water mark of the Sound, and from the western edge of Lordship Road to the western edge of Spruce Street). The Lordship Bluffs is held in trust for use as a park for the residents of "Lordship...

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.