



Section 1: [Article VI, Section 6.9] Parking Spaces and Prohibition on Electrical Modifications

No Unit Owner may install any electrical outlet, conduit, or electric vehicle charging equipment in any assigned or Limited Common Element parking space, and the Board of Directors shall deny any request to connect charging equipment to common area or unit electrical panels.

ISSUE #1

Section 2: [Article V, Section 5.6] Examination of Books and Records

Books and records of the Association may be examined by a Unit Owner only after submitting a notarized affidavit stating a proper purpose approved by the Board of Directors, and the Association shall not disclose the salary or compensation of any employee or management contract pricing.

Section 3: [Article II, Section 2.8] Meetings of the Unit Owners and Requirement of Physical Presence

All Annual and Special Meetings of the Unit Owners must be held in person at a physical location within the District of Columbia, and no Unit Owner may attend, establish quorum, or cast a ballot by electronic transmission or videoconference.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 2 (p. 1): Financial, Assessment Priority, Safe-Harbor Liability, or Records Access Defect: Clause conflicts with DC statutory requirements on payment application priority, foreclosure safe-harbor liability, or financial records inspection.

Statutory / Legal Reference: D.C. Code § 42-1904.11; D.C. Code §§ 42-1901.01 to 42-1904.18 (District of Columbia Condominium Act)

Statutory Comparison: Under D.C. Code § 42-1904.11; D.C. Code §§ 42-1901.01 to 42-1904.18 (District of Columbia Condominium Act), associations must apply partial payments to principal assessments before fines/attorney fees where required by statute, enforce statutory mortgagee safe-harbor assessment liability upon foreclosure, and permit member inspection of financial records without unlawful barriers.

CURRENT WORDING IN DOCUMENT:

[Article V, Section 5.6] Examination of Books and Records Books and records of the Association may be examined by a Unit Owner only after submitting a notarized affidavit stating a proper purpose approved by the Board of Directors, and the Association shall not disclose the salary or compensation of any employee or management contract pricing.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Amend Section 2 to conform strictly to D.C. Code § 42-1904.11; D.C. Code §§ 42-1901.01 to 42-1904.18 (District of Columbia Condominium Act).