

Section (b) - Sample Provision Excerpt (Public Preview)

Phase II. Phase II is planned to contain ten (10) units.

Phase II shall be located upon lands specifically described in and located graphically on Exhibit "A".

(C) When submitted to condominium ownership, all of the lands described

ISSUE #1

attached hereto, except that occupied by condominium units and by limited common elements, are common elements.
O.R.

MARKUP #1 ->



MARKUP #1 · MANDATORY RESERVE & DEFICIT DISCLOSURE

BOARD & COUNSEL REVIEW

Sec. (b) (p. 2): Reserve provisions omit mandatory Structural Integrity Reserve Study (SIRS) 10-year schedule and non-waivable structural reserve requirements.

Statutory / Legal Reference: Fla. Stat. § 718.112(2)(g) (SB 4-D / HB 1021)

Statutory Comparison: Associations operating buildings 3 stories or higher must complete a Structural Integrity Reserve Study (SIRS) at least every 10 years for roof, structure, fireproofing, plumbing, electrical, waterproofing, windows, and exterior painting, and may not waive or reduce funding for SIRS items in budgets adopted on or after December 31, 2024.

CURRENT WORDING IN DOCUMENT:

Phase II. Phase II is planned to contain ten (10) units. Phase II shall be located upon lands specifically described in and located graphically on Exhibit "A".
(C) When submitted to condominium ownership, all of the lands described in Exhibit "A" attached hereto, except that occupied by condominium units and by limited common elements, are common elements. O.R.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

units. Phase II shall be located upon lands specifically described in and located graphically on Exhibit "A".
(C) When submitted to condominium ownership, all of the lands described in Exhibit "A" attached hereto, except that occupied by condominium units and by limited common elements, are common elements. O.R. 1024 PG 0638
(d) Recreational facilities as depicted in Exhibit "A" shall be provided by Developer, and said facilities shall become part of the common elements and Developer reserves the right to add additional common elements at its expense, but such...