Section 1: [Article I, Section 1.1] Definitions, Purpose, and Governing Act

This Declaration of Covenants, Conditions, and Restrictions (or Declaration of Condominium) establishes the governance framework, maintenance obligations, and property covenants for all Lots and Units within the Association in the State of Florida.

Section 2: [Article II, Section 2.1] Membership and Voting Rights

Every record Owner of a fee or undivided fee interest in any Lot or Unit shall be a mandatory Member of the Association and shall be entitled to one (1) vote per Lot or Unit in all Association affairs.

Section 3: [Rules and Regulations, Section 9] Official Records Inspection and Copying

Unit Owners requesting to inspect the official records of CARMEL AT THE CALIFORNIA CLUB CONDOMINIUM "28" ASSOCIATION, INC. shall submit a written request by certified mail. The Association shall make the official records available for inspection within 30 working days after receipt of the request, and no photographs or scanning with a cell phone or portable device shall be permitted during inspection.

ISSUE #1

Section 4: [Article IV, Section 4.8] Notice of Annual and Special Unit Owner Meetings

Written notice of the annual meeting and any special meeting of the Unit Owners of CARMEL AT THE CALIFORNIA CLUB CONDOMINIUM "28" ASSOCIATION, INC. shall be mailed or hand-delivered to each Unit Owner upon 7 days' notice prior to the date of the meeting, and regular meetings of the Board of Directors shall be held monthly without notice to Unit Owners.

Section 5: [Article III, Section 3.6] Election of Directors by General Proxy and Single Envelope

Directors of CARMEL AT THE CALIFORNIA CLUB CONDOMINIUM "28" ASSOCIATION, INC. may be elected by general proxy or by signed ballots submitted in a single envelope bearing the Unit number and signature of the Unit Owner. Two-envelope secret ballot procedures are waived and not required for annual Board elections.

Section 6: [Article V, Section 5.4] Recall and Removal of Directors

Any member of the Board of Administration of CARMEL AT THE CALIFORNIA CLUB CONDOMINIUM "28" ASSOCIATION, INC. may only be recalled or removed from office only for cause and by a vote of at least 75% of all voting interests in the Condominium at a special meeting called for that purpose.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE — BOARD & COUNSEL REVIEW

Sec. Rules and Regulations, Section 9 (p. 1): Official records inspection timeframe (30 days) exceeds the statutory 10-working-day maximum.

Statutory / Legal Reference: Fla. Stat. § 718.111(12)(c)

Statutory Comparison: Florida Statutes (Fla. Stat. § 718.111(12)(c)) require associations to make official records available for inspection within 10 working days after receipt of a written request, and expressly grant owners the right to use a smartphone, tablet, or portable scanner to make electronic copies at no charge.

CURRENT WORDING IN DOCUMENT:

Official Records Inspection and Copying - Unit Owners requesting to inspect the official records of CARMEL AT THE CALIFORNIA CLUB CONDOMINIUM "28" ASSOCIATION, INC. shall submit a written request by certified mail. The Association shall make the official records available for inspection within 30 working days after receipt of the request, and no photographs or scanning with a cell phone or portable device shall be permitted during inspection.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to Fla. Stat. § 718.111(12)(c), official records shall be made available for inspection within 10 working days after receipt of a written request. Owners and their authorized representatives may use a portable device, including a smartphone or scanner, to take photographs or electronic copies of official records at no charge.