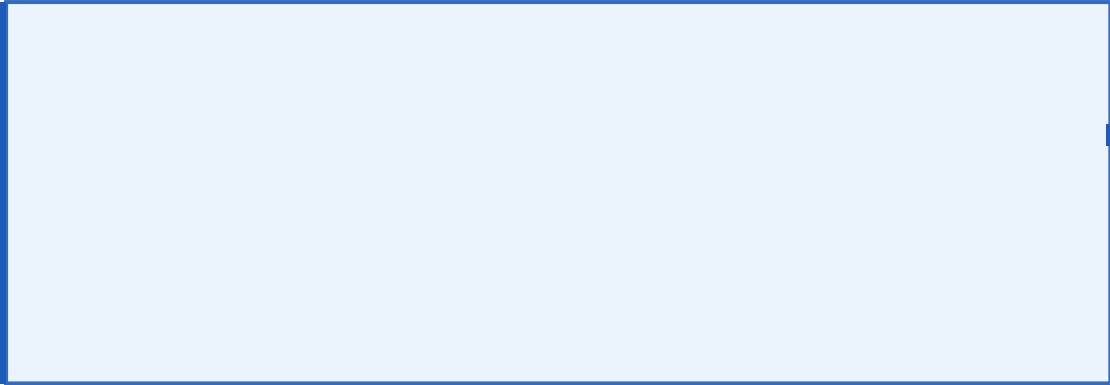




Section X(n) - Sample Provision Excerpt (Public Preview)

of the Declaration is amended as follows:  
Each Unit Owner may, but is not required to, shaltbe and become a member of THE VILLA CLUB (which is, at the time of this amendment, operated by SCOTT KELLY VILLA CLUB, LLC) under such terms and conditions as are agreeable to the Unit Owner and THE VILLA CLUB.

ISSUE #1



MARKUP #1 ->

MARKUP #1 · POTENTIAL ISSUE FOR REVIEW · RESERVE / SIRS

BOARD & COUNSEL REVIEW

**Sec. X(n) (p. 2): Potential Issue for Review: Confirm whether any condominium building has three (3) or more habitable stories under Fla. Stat. § 718.112(2)(f)2.a & (2)(g) (HB 1021), and look for any Structural Integrity Reserve Study (SIRS) or reserve schedule in other governing/financial documents not included in this review.**

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

Statutory Comparison: Under Fla. Stat. § 718.112(2)(f)2.a and (2)(g), associations operating buildings with three (3) or more habitable stories may not waive, reduce, or pool reserves for enumerated Structural Integrity Reserve Study (SIRS) components (roof, structural elements, fireproofing, plumbing, electrical, waterproofing, windows/exterior doors).

**CURRENT WORDING IN DOCUMENT:**

of the Declaration is amended as follows: Each Unit Owner may, but is not required to, shaltbe and become a member of THE VILLA CLUB (which is, at the time of this amendment, operated by SCOTT KELLY VILLA CLUB, LLC) under such terms and conditions as are agreeable to the Unit Owner and THE VILLA CLUB.

**SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):**

**Confirm building story height and check separate reserve studies or budget documents not included in this review. If the Condominium includes any building with three (3) or more habitable stories, incorporate: Reserve funding for Structural Integrity Reserve Study (SIRS) components under Fla. Stat. § 718.112(2)(g) shall not be waived, reduced, or pooled with non-structural reserves.**