ISSUE #1

Section 1: [Bylaws Article V, Section 4] Transfer, Sale, or Lease Screening Fee and Approval

No Unit Owner may sell, transfer, convey, or lease a Condominium Unit without the prior written approval of the Board of Administration or Management Agent. Every application for sale or lease shall be accompanied by a non-refundable screening and transfer fee of $250.00 per applicant (including spouses and co-occupants), and for lease renewals an annual renewal fee of $150.00 shall be paid prior to occupancy continuation.

Section 2: [Bylaws Article VIII, Section 2] Inspection of Official Records

Official records of the Association shall be open to inspection by Unit Owners only upon written request submitted by certified mail. No Unit Owner may inspect records more than once per calendar quarter, spend more than two (2) hours per inspection session, or use personal cameras or smartphones to photograph records; copies may only be obtained from Management at a charge of $1.00 per page.

MARKUP #1 ->

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

Sec. 1 (p. 1): Screening/transfer fee of $250 exceeds statutory $150 maximum limit.

Statutory / Legal Reference: Fla. Stat. § 718.112(2)(i)

Statutory Comparison: Florida Statute § 718.112(2)(i) limits transfer and screening fees to a maximum of $150 per applicant (excluding married couples or parent/child applicants where only a single fee may be charged).

CURRENT WORDING IN DOCUMENT:

[Bylaws Article V, Section 4] Transfer, Sale, or Lease Screening Fee and Approval No Unit Owner may sell, transfer, convey, or lease a Condominium Unit without the prior written approval of the Board of Administration or Management Agent. Every application for sale or lease shall be accompanied by a non-refundable screening and transfer fee of $250.00 per applicant (including spouses and co-occupants), and for lease renewals an annual renewal fee of $150.00 shall be paid prior to occupancy continuation.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Transfer, Sale, or Lease Screening Fee and Approval No Unit Owner may sell, transfer, convey, or lease a Condominium Unit without the prior written approval of the Board of Administration or Management Agent. Every application for sale or lease shall be accompanied by a non-refundable screening and transfer fee of $150 per applicant (including spouses and co-occupants), and for lease renewals an annual renewal fee of $150.00 shall be paid prior to occupancy continuation.