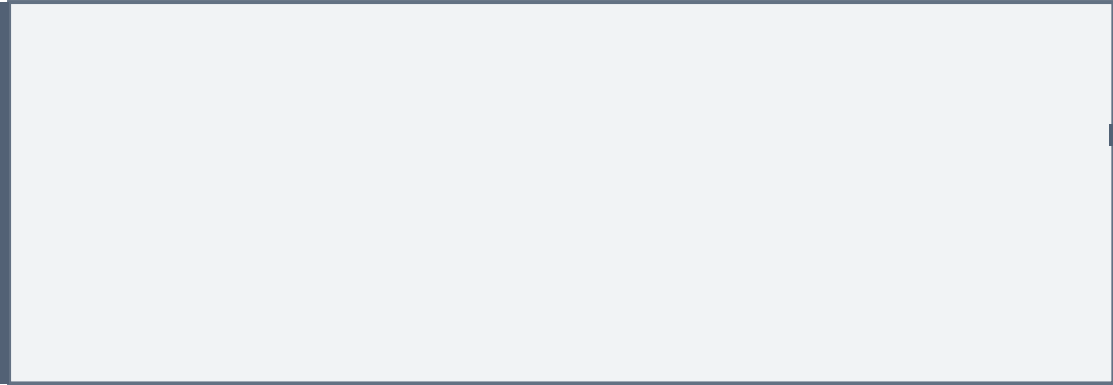


Section 3. - Sample Provision Excerpt (Public Preview)

such committee. Any fine imposed under this paragraph shall constitute a lien upon the offending Owner's unit or units. In addition, the Association, acting through its Board of Directors, may suspend the voting rights granted to any Owner under this Declaration or the Bylaws of the Association for the nonpayment of regular annual assessments that are delinquent in excess of ninety (90) days.

ISSUE #1



MARKUP #1 ->

MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. 3. (p. 13): HOA clause permits placing a lien on a parcel for unpaid fines without the statutory \$1,000 minimum threshold.
Statutory / Legal Reference: Fla. Stat. § 720.305(2)
Statutory Comparison: Under Fla. Stat. § 720.305(2), a fine of less than \$1,000 may not become a lien against a parcel.

CURRENT WORDING IN DOCUMENT:
such committee. Any fine imposed under this paragraph shall constitute a lien upon the offending Owner's unit or units. In addition, the Association, acting through its Board of Directors, may suspend the voting rights granted to any Owner under this Declaration or the Bylaws of the Association for the nonpayment of regular annual assessments that are delinquent in excess of ninety (90) days.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
such committee. Any fine imposed under this paragraph shall constitute a lien upon the offending Owner's unit or units. In addition, the Association, acting through its Board of Directors, may suspend the voting rights granted to any Owner under this Declaration or the Bylaws of the Association for the nonpayment of regular annual assessments that are delinquent in excess of ninety (90) days. [MANDATORY STATUTORY THRESHOLD]: Pursuant to Fla. Stat. § 720.305(2), a fine of less than \$1,000 may not become a lien against a parcel.