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: [Article XI, Section 11.3] Transfer and Lease Application Fees

Every transfer, sale, or long-term lease of a Condominium Unit shall require prior written Board approval and payment of a non-refundable $250.00 transfer and screening fee per applicant, plus a $100.00 annual lease renewal fee.

ISSUE #1

Section 4: [Article VI, Section 6.2] Majority Vote Waiver of Structural Integrity Reserves

Notwithstanding the eighteen-story height of the Condominium building, the Unit Owners may by a majority vote of voting interests present at a duly called meeting waive or reduce the funding of roof, structural, waterproofing, and fireproofing reserves for any fiscal year.

Section 5: [Article XV, Section 15.2] Fining Authority and Assessment Lien

The Board of Administration may levy fines up to $200.00 per day up to $2,500.00 aggregate upon ten (10) days' written notice, and any unpaid fine shall become a lien against the Unit collectible by foreclosure in the same manner as common expense assessments.

Section 6: [Article IV, Section 4.6] Official Records Access and Copying Restrictions

Official records shall be made available for inspection within twenty (20) business days of a Unit Owner's written request. Copies shall cost $1.00 per page, and Unit Owners are prohibited from using cameras, phones, or portable scanners during the inspection.

MARKUP #1 ->

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

Sec. Article XI, Section 11.3 (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:

Transfer and Lease Application Fees - Every transfer, sale, or long-term lease of a Condominium Unit shall require prior written Board approval and payment of a non-refundable $250.00 transfer and screening fee per applicant, plus a $100.00 annual lease renewal fee.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Transfer and Lease Application Fees - Every transfer, sale, or long-term lease of a Condominium Unit shall require prior written Board approval and payment of a non-refundable $150 transfer and screening fee per applicant, plus a $100.00 annual lease renewal fee.