



Section Clause #1 - Sample Provision Excerpt (Public Preview)

IMPORTANT - - Read This Developer Prepared Report Before Buying
This Report Is Not a Commission Approval or Disapproval of This Condominium Project
AMENDMENT_1_TO THE SECOND AMENDED
DEVELOPER'S PUBLIC REPORT
FOR A CONDOMINIUM
CONDOMINIUM PROJECT NAME: 1100 ALA MOANA

ISSUE #1 ADDRESS:

1100 Ala Moana Boulevard, Honolulu, Hawaii 96814
REGISTRATION...

MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. Clause #1 (p. 1): Governing documents omit mandatory Hawaii statutory disclosures for 30-day association records production (HRS § 421J-7 / HRS § 514B-154.5) and written fine appeal procedures (HRS § 421J-10 / HRS § 514B-104(a)(11)).

Statutory / Legal Reference: HRS § 421J-7, 421J-10, 421J-3.5 & HRS § 514B-104(a)(11), 514B-154.5

Statutory Comparison: Under HRS §§ 421J-7 and 514B-154.5, association records and financial statements must be made available to owners within 30 days of a written request. Under HRS §§ 421J-10 and 514B-104(a)(11), any fine enforcement policy must include written notice of the basis for the fine and a procedure to appeal the fine to the board.

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

(a) Records Production: Pursuant to HRS § 421J-7 and HRS § 514B-154.5, the Association shall make current financial statements, approved budgets, reserve studies, and meeting minutes available to any owner within thirty (30) days of receipt of a...