Section 4. - Sample Provision Excerpt (Public Preview)

NOTICE OF MEETINGS. Written notice from the secretary stating the place, date, and hour of any meeting of members shall be delivered to each member entitled to vote at such meeting not less than ten nor more than thirty days before the date of such meeting, or, in the case of a removal of one or more directors, a merger, consolidation, dissolution or sale, lease or exchange of assets, not less than twenty nor more than sixty days when required by statute or by these By-Laws.

ISSUE #1

MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 4. (p. 3): Architectural provisions omit a compliant Homeowners' Energy Policy Statement and the 75-day solar application review workflow mandated by 765 ILCS 165/20 - 30.

Statutory / Legal Reference: 765 ILCS 165/20 & 165/30 (P.A. 102-162)

Statutory Comparison: Under the Illinois Homeowners' Energy Policy Statement Act (765 ILCS 165/20 - 30), associations must adopt a written solar energy policy statement setting forth permissible location, design, and configuration standards that do not reduce solar system production by more than 10%, and must process owner applications within 75 days.

CURRENT WORDING IN DOCUMENT:

NOTICE OF MEETINGS. Written notice from the secretary stating the place, date, and hour of any meeting of members shall be delivered to each member entitled to vote at such meeting not less than ten nor more than thirty days before the date of such meeting, or, in the case of a removal of one or more directors, a merger, consolidation, dissolution or sale, lease or exchange of assets, not less than twenty nor more than sixty days when required by statute or by these By-Laws.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to 765 ILCS 165/20 - 30, the Association hereby adopts a Solar Energy Policy Statement permitting the installation of solar energy systems on roofs and lots in accordance with Illinois law. All applications for solar energy installations shall be acted upon within seventy-five (75) days of submission.