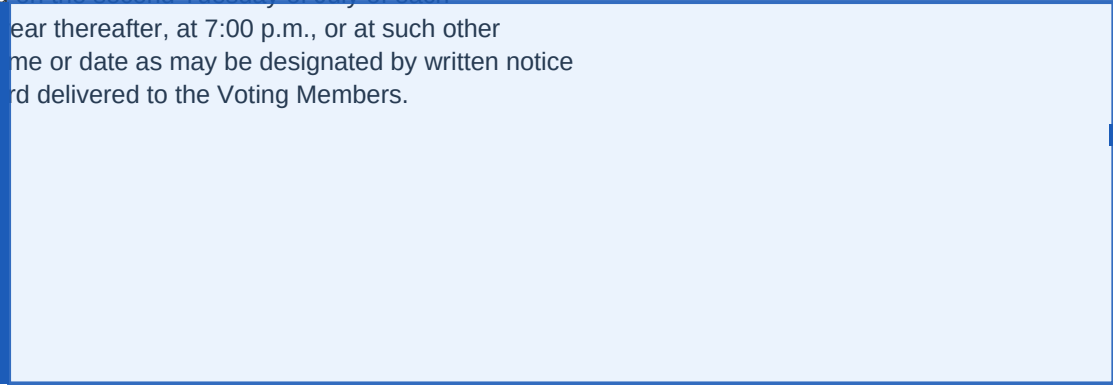


Section 4.03 - Sample Provision Excerpt (Public Preview)

Annual meeting. The initial meeting of the members of the Association shall be held upon not less than thirty (30) days after the Turnover Date, as defined in the Declaration. Thereafter, there shall be an annual meeting of the Members on the first Monday of December following such initial meeting, and on the second Tuesday of July of each

ISSUE #1 year thereafter, at 7:00 p.m., or at such other reasonable time or date as may be designated by written notice from the Board delivered to the Voting Members.



MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 4.03 (p. 3): Governing documents omit an explicit written fining notice and hearing procedure required under 765 ILCS 160/1-30(g) (Illinois Common Interest Community Association Act).

Statutory / Legal Reference: 765 ILCS 160/1-30(g) (Illinois Common Interest Community Association Act)

Statutory Comparison: Under 765 ILCS 160/1-30(g) (Illinois Common Interest Community Association Act), the board may levy reasonable fines for violation of the declaration, bylaws, and rules and regulations of the association only after first providing the member with written notice of the violation and an opportunity to be heard.

CURRENT WORDING IN DOCUMENT:

Annual meeting. The initial meeting of the members of the Association shall be held upon not less than thirty (30) days after the Turnover Date, as defined in the Declaration. Thereafter, there shall be an annual meeting of the Members on the first Monday of December following such initial meeting, and on the second Tuesday of July of each succeeding year thereafter, at 7:00 p.m., or at such other reasonable time or date as may be designated by written notice from the Board delivered to the Voting Members.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

In accordance with 765 ILCS 160/1-30(g) (Illinois Common Interest Community Association Act), no fine may be levied against any Owner unless the Board first delivers written notice of the alleged violation and affords the Owner a reasonable opportunity to be heard before the Board or a designated hearing panel.