

Section II - Sample Provision Excerpt (Public Preview)

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Conuion Elements shall consist of the property
us defined herein, excepting therefrom the property and
aLace designated s Units 213 2130, 2158:
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21G0, 2108, 2170, 2172ia" attached
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2174, 2176, 2178, 2180
as shown and
on Exhibit
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post ter ot butae,...

ISSUE #1

MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. II (p. 4): Potential Issue for Review: Architectural provisions omit a compliant Homeowners' Energy Policy Statement and the 75-day solar application review workflow mandated by 765 ILCS 165/20 - 30 - look for this language in other governing documents, standalone policies, or amendments that were not included in this review.

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:

, Che Conuion Elements shall consist of the property us defined herein, excepting therefrom the property and aLace designated s Units 213 2130, 2158: 2138, 2118, 2150, 2152, 2154, 2202132 21314, 21G0, 2108, 2170, 2172ia" attached dulineatod 2174, 2176, 2178, 2180 as shown and on Exhibit horeto and shall include, the land, all stairways, post ter ot butae,...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

First look for this language in other governing documents, standalone policies/resolutions, or amendments not included in this review. If not already addressed in another document (and if applicable to this community), incorporate: 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...