Section 4.05 - Sample Provision Excerpt (Public Preview)

Special Meetings: Special meetings of the Owners may be called at any time for the purpose of considering matters that, by the terms of the Declaration, require the approval of all or some of the Voting Members or for any other reasonable purpose.

ISSUE #1

MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 4.05 (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:
Special Meetings: Special meetings of the Owners may be called at any time for the purpose of considering matters that, by the terms of the Declaration, require the approval of all or some of the Voting Members or for any other reasonable purpose.

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.