

Section 5.03 - Sample Provision Excerpt (Public Preview)

BOARDS AFTER TURNOVER DATE: At the first meeting of the Owners (which shall be held no later than thirty (30) days after the Turnover Date) the Voting Members shall elect a full Board of Directors in the manner hereinafter provided to replace the Declarant designated Board established under Section 5.02. From and after such meeting, each member of the Board shall be an Owner or a Voting Member, or both.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 5.03 (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:

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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.