Section 7 - Sample Provision Excerpt (Public Preview)

amended to add the following;
"Yard sales, auto/ vehicle repair, wood work or metal work shops, hair/ nail salons, warehousing/ sales activities or similar activities/ businesses deemed unsuitable by the Board of Directors of the Association are prohibited endeavors."
AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

ISSUE #1

OMENT TO...

MARKUP #1 ->

MARKUP #1 · POTENTIAL ISSUE FOR REVIEW · RESERVE / SIRS
BOARD & COUNSEL REVIEW

Sec. 7 (p. 4): Potential Issue for Review: Uploaded documents do not include Maryland HB 107 mandatory 5-year replacement reserve study requirement and statutory mandate to budget the full recommended reserve funding amount - look for this language in other governing documents, standalone board policies/resolutions, Rules & Regulations, or amendments that were not included in this review (and confirm any applicable statutory threshold).

Statutory / Legal Reference: Md. Code, Real Prop. § 11B-112.2 & § 11B-112.3 (Maryland HOA Act)

Statutory Comparison: Under Md. Code, Real Prop. § 11B-112.2 & § 11B-112.3 (Maryland HOA Act) (Maryland HB 107), every Maryland condominium, cooperative, and HOA with common components costing at least $10,000 must obtain an independent replacement reserve study updated at least every 5 years and must budget the full annual reserve funding amount recommended in the most recent reserve study.

CURRENT WORDING IN DOCUMENT:
amended to add the following; "Yard sales, auto/ vehicle repair, wood work or metal work shops, hair/ nail salons, warehousing/ sales activities or similar activities/ businesses deemed unsuitable by the Board of Directors of the Association are prohibited endeavors."
AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
THIS AMENDMENT TO...

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 Md. Code, Real Prop.