

Section 6 - Sample Provision Excerpt (Public Preview)

Membership in the Association may be terminated:

(a) Upon the request of the member.

7.

e:

(b)

Upon failure to maintain good standing because of

ISSUE #1

of dues or assessments within the time designated in the By-laws.

(c)

Upon determination by the Board of Directors that any member's children, or any resident in said member's home, has flagrantly or...

MARKUP #1 ->



MARKUP #1 · MANDATORY RESERVE & DEFICIT DISCLOSURE

BOARD & COUNSEL REVIEW

Sec. 6 (p. 3): Governing documents omit the Maryland HB 107 mandatory 5-year replacement reserve study requirement and statutory mandate to budget the full recommended reserve funding amount.

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:

Membership in the Association may be terminated:

(a) Upon the request of the member. 7. e:

(b) Upon failure to maintain good standing because of non-payment of dues or assessments within the time designated in the By-laws.

(c) Upon determination by the Board of Directors that any member's children, or any resident in said member's home, has flagrantly or...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to Md. Code, Real Prop. § 11B-112.2 & § 11B-112.3 (Maryland HOA Act), the Board of Directors shall obtain an independent replacement reserve study updated at least once every five (5) years and shall include in the annual budget the full reserve...