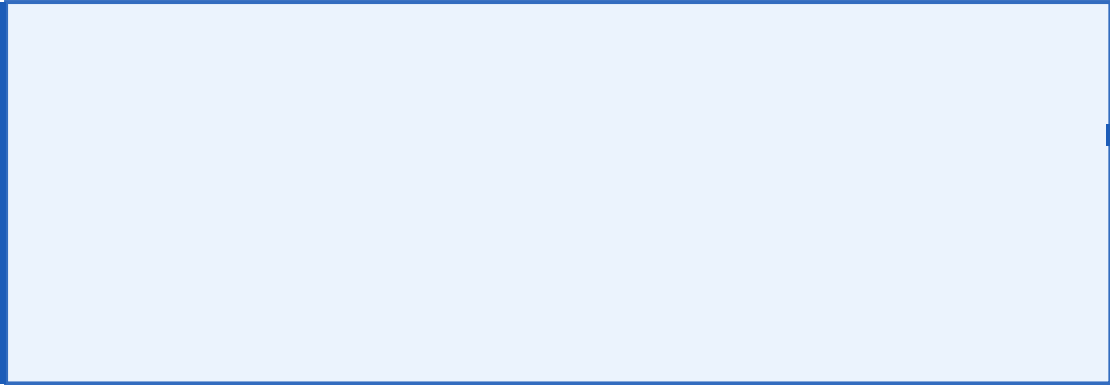


Section 1 - Sample Provision Excerpt (Public Preview)

Classes of Members

The membership of the Association shall be divided into four classes: Regular Members, Associate Members, Business Members, and Honorary Members. The term "in good standing" in these By-Laws shall mean the member has paid current Association dues prescribed by the Board of Directors.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 1 (p. 3): Governing documents omit the mandatory written Solar Energy Policy Statement and 30-day application review window required by the Michigan Homeowners' Energy Policy Act (2024 PA 68 / HB 5028).
Statutory / Legal Reference: Michigan Homeowners' Energy Policy Act (2024 PA 68 / HB 5028, MCL 559.307 - 559.311)

Statutory Comparison: Under 2024 PA 68 (HB 5028), every homeowners association must adopt a written solar energy policy statement setting forth the association's standards for rooftop solar energy systems (which may not increase installation costs by more than \$1,000 or reduce production by more than 10%) and must approve or deny applications in writing within 30 days.

CURRENT WORDING IN DOCUMENT:

Classes of Members The membership of the Association shall be divided into four classes: Regular Members, Associate Members, Business Members, and Honorary Members. The term "in good standing" in these By- Laws shall mean the member has paid current Association dues prescribed by the Board of Directors.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

In accordance with the Michigan Homeowners' Energy Policy Act (2024 PA 68), the Board shall maintain and make available to all Members a written Solar Energy Policy Statement and shall approve or deny any complete solar energy application in writing...