Section 1.1 - Sample Provision Excerpt (Public Preview)

The "Lake Ogemaw Summer Resort Association" was incorporated as a summer resort association on November 14, 1969, and is hereinafter referred to as the "Association".

ISSUE #1

MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION — BOARD & COUNSEL REVIEW

Sec. 1.1 (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:
The "Lake Ogemaw Summer Resort Association" was incorporated as a summer resort association on November 14, 1969, and is hereinafter referred to as the "Association".

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...