

Section 60.75 - Sample Provision Excerpt (Public Preview)

feet; thence
5.7834'23"W. 145.13 feet; thence 56.70 feet along the arc
of the curve to the light, said curve having a radius of 310.
00 feet; a cential angle
OE 1028'46"
a chord length of 56

ISSUE #1 a chord bearing of S.0540'55 E.; thence S.00

MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 60.75 (p. 6): 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:

feet; thence 5.7834'23"W. 145.13 feet; thence 56.70 feet along the arc of the curve to the light, said curve having a radius of 310. 00 feet; a cential angle OE 1028'46" , a chord length of 56. 62 feet; and a chord bearing of S.0540'55 E.; thence S.00

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...