Section 1. - Sample Provision Excerpt (Public Preview)

NUMBER, CLASSIFICATION, AND TERM OF OFFICE: The business and property of the Association shall be managed and controlled by the Board of Directors. The number of Directors on the Board shall be thirteen. At least ten (10) of these Directors shall have riparian or easement rights to said lakes.

ISSUE #1

MARKUP #1 ->

MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. 1. (p. 3): Potential Issue for Review: Uploaded documents do not include written Solar Energy Policy Statement and 30-day application review window required by the Michigan Homeowners' Energy Policy Act (2024 PA 68 / HB 5028) - 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: 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:

NUMBER, CLASSIFICATION, AND TERM OF OFFICE: The business and property of the Association shall be managed and controlled by the Board of Directors. The number of Directors on the Board shall be thirteen. At least ten (10) of these Directors shall have riparian or easement rights to said lakes.

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: 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...