



Section DRAFT - Sample Provision Excerpt (Public Preview)

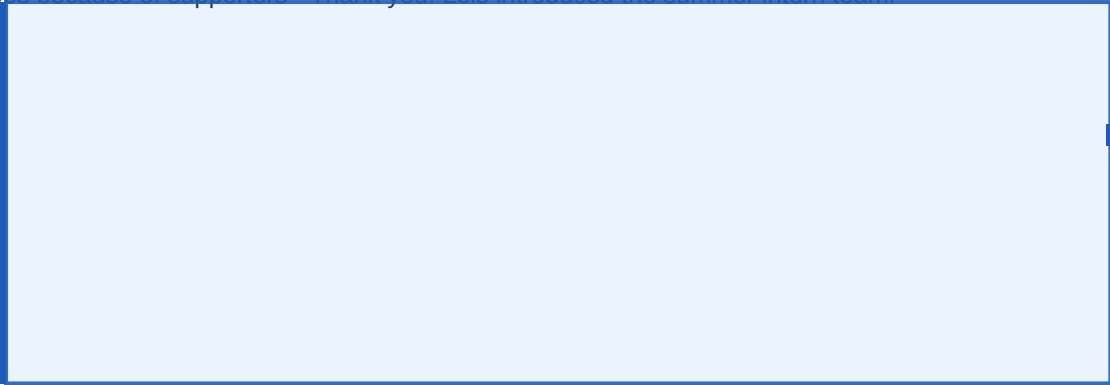
DRAFT

The 59th annual membership meeting of the Three Lakes Association was held on August 7, 2025, at the Summit Village Beach Club on Lake Bellaire with 72 in attendance.

Introduction

Executive Director, Lois MacLean, welcomed everyone to the annual meeting noting that TLA can only do what it does because of supporters - Thank you! Lois introduced the summer intern team

ISSUE #1



MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. DRAFT (p. 4): 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:

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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 within thirty (30) days after receipt.