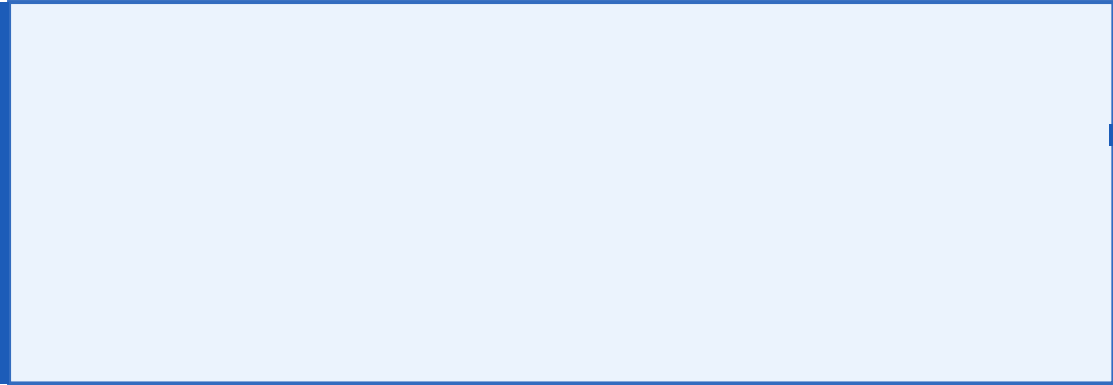


Section 1 - Sample Provision Excerpt (Public Preview)

Black Bear Lodge COA Policies
Policies of the BBL COA to be reviewed and considered for updating each year at Annual Meeting.
Unit Improvements. Per COA governing documents, no structural changes and no addition of
hard surface flooring on floors 2 and above are permitted without prior Board approval.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 1 (p. 1): Governing documents omit an explicit N.H. RSA 356-B:42, I(c) written notice and Board hearing procedure prior to levying monetary fines.

Statutory / Legal Reference: N.H. Rev. Stat. Ann. (RSA) § 356-B:42, I(c)

Statutory Comparison: Under N.H. RSA 356-B:42, I(c), the association may levy reasonable fines for violations of the condominium instruments or rules only after providing prior written notice and an opportunity to be heard before the board of directors.

CURRENT WORDING IN DOCUMENT:

Black Bear Lodge COA Policies Policies of the BBL COA to be reviewed and considered for updating each year at Annual Meeting. Unit Improvements. Per COA governing documents, no structural changes and no addition of hard surface flooring on floors 2 and above are permitted without prior Board approval.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to N.H. RSA 356-B:42, I(c), the Board of Directors shall not levy any fine against a Unit Owner until the Owner has been given written notice of the alleged violation and a fair opportunity to be heard before the Board.