

Section 1 - Sample Provision Excerpt (Public Preview)

Number and Duties: This organization shall consist of three (3) directors who shall have charge and management of the business, property and affairs of the Association. They shall ensure that the approved motions of the Members are fulfilled, and shall be known as the Board, along with the President ex officio.

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 N.H. RSA 356-B:46-a budget and special assessment ratification procedure (30-day summary delivery, 10-to-60-day owner meeting, and 2/3 owner rejection threshold) - 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: N.H. Rev. Stat. Ann. (RSA) § 356-B:46-a

Statutory Comparison: Under N.H. RSA 356-B:46-a, the board of directors must deliver a summary of any proposed budget or non-emergency special assessment within 30 days of adoption and schedule a unit owner ratification meeting between 10 and 60 days after delivery, where the budget is ratified unless rejected by 2/3 of all unit owners.

CURRENT WORDING IN DOCUMENT:

Number and Duties: This organization shall consist of three (3) directors who shall have charge and management of the business, property and affairs of the Association. They shall ensure that the approved motions of the Members are fulfilled, and shall be known as the Board, along with the President ex officio.

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: Pursuant to N.H.