

Section COLLINGS LAKES CIVIC ASSOCIATION - Sample Provision Excerpt (Public Preview)

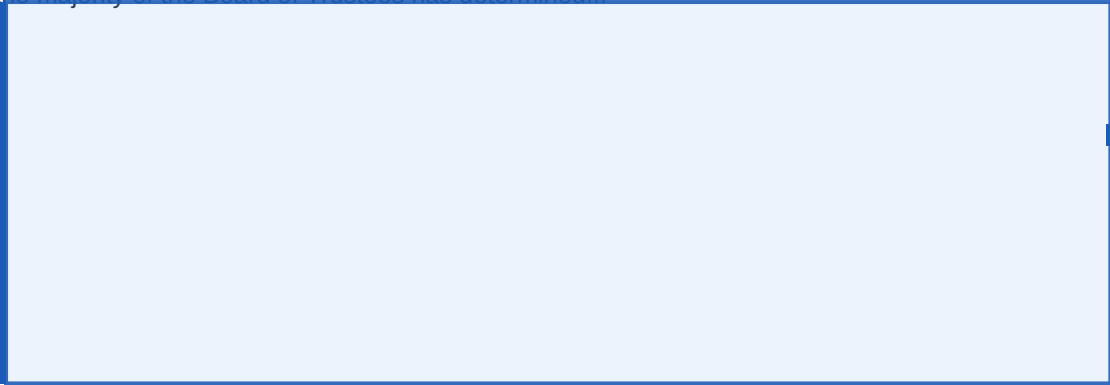
COLLINGS LAKES CIVIC ASSOCIATION

First Amendment to the Bylaws

WHEREAS the original Bylaws of the Association were recorded with the Atlantic County Clerk on April 27, 2020, as Instrument Number 2020023066; and with the Gloucester County Clerk on April 13, 2020, as Instrument Number 00013976, and

WHEREAS the majority of the Board of Trustees has determined

ISSUE #1



MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. COLLINGS LAKES CIVIC ASSOCIATION (p. 3): Potential Issue for Review: Uploaded documents do not include a mandatory Alternative Dispute Resolution (ADR) procedure for housing-related disputes as required by N.J.S.A. 46:8B-14(k) and N.J.S.A. 45:22A-44(c) - 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.J.S.A. 45:22A-21 et seq. (PREDFDA); N.J.S.A. 45:22A-44(c); Bell Tower Condo. Ass'n v. Haffert, 423 N.J. Super. 507 (App. Div. 2012)

Statutory Comparison: Under N.J.S.A. 46:8B-14(k) (Condominium Act) and N.J.S.A. 45:22A-44(c) (PREDFDA), every association must provide a fair and efficient procedure for the resolution of housing-related disputes between individual unit owners and the association (or between unit owners) as a readily available alternative to litigation, and offering impartial ADR is a condition precedent to imposing fines.

CURRENT WORDING IN DOCUMENT:

COLLINGS LAKES CIVIC ASSOCIATION First Amendment to the Bylaws WHEREAS the original Bylaws of the Association were recorded with the Atlantic County Clerk on April 27, 2020, as Instrument Number 2020023066; and with the Gloucester County Clerk on April 13, 2020, as Instrument Number 00013976, and WHEREAS the majority of the Board of Trustees has determined...

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.J.S.A. 46:8B-14(k) and N.J.S.A.