Section 11 - Sample Provision Excerpt (Public Preview)

24 7:30 PM
Check In
Sep Water
9:00 AM
8:00 AM Yoga &
Highland S Lakes
Meditation
M Aerobics
T W T F S
6:00 PM Pickleball
10:00 AM Women's
Aux. Mtg.
Greet
w/Mike
O'Neill
6:00
PM End
of @
Beach 3
Season
Campout
2:00 PM Annual
Meeting
Tuesday
Jul 2026
9:00 AM Ladies
S M T W Golf
T Outing
F S
5:00 PM Yoga
10:00
1 2
3 AM 4
Women's Aux.
6 7 8 9 Mtg.
10...

ISSUE #1

MARKUP #1 ->

MARKUP #1 · MISSING STATUTORY DISPUTE RESOLUTION
BOARD & COUNSEL REVIEW

Sec. 11 (p. 3): Governing documents omit 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).

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:
24 7:30 PM Check In Sep Water 9:00 AM 8:00 AM Yoga & Highland S Lakes Happenings Meditation M Aerobics T W T F S 6:00 PM Pickleball 10:00 AM Women's Aux. Mtg. Greet w/Mike O'Neill 6:00 PM End of @ Beach 3 Season Campout 2:00 PM Annual Meeting Tuesday Jul 2026 9:00 AM Ladies S M T W Golf T Outing F S 5:00 PM Yoga 10:00 1 2 3 AM 4 Women's Aux. 6 7 8 9 Mtg. 10...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Pursuant to N.J.S.A. 46:8B-14(k) and N.J.S.A. 45:22A-44(c), the Association establishes a fair and efficient Alternative Dispute Resolution (ADR) procedure before a neutral evaluator or committee independent of the Executive Board for all housing-related...