

Section AT MANCHESTER, NEW JERSEY - Sample Provision Excerpt (Public Preview)

AT MANCHESTER, NEW JERSEY

MARCH 7.2024

Re:

Leisure Village West Association, Inc,

Proposed Amendment to By-Laws Pertaining to Fines

Dear Unit Owner:

ISSUE #1

Trustees is always looking for ways to improve our community.

MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. AT MANCHESTER, NEW JERSEY (p. 6): 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:

AT MANCHESTER, NEW JERSEY MARCH 7.2024 Re: Leisure Village West Association, Inc, Proposed Amendment to By-Laws Pertaining to Fines Dear Unit Owner: The Board of Trustees is always looking for ways to improve our community.

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.