

Section 1. - Sample Provision Excerpt (Public Preview)

The following words, when used in this Declaration or any Supplemental Declaration (unless the context prohibits). Shall have the following meanings:

(a)
"Association" shall mean and refer to the High Point Association.

(b)
The "Properties shall mean and refer to the property described in Article II

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additions made thereto in accordance with Article II.

(c)
"Common Properties" shall mean and refer to those areas of land shown on any recorded subdivision plat of the Properties and intended to be devoted...

MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 1. (p. 4): Governing documents omit the statutory records examination and copying protocol and narrow confidentiality carveouts under Ohio law.

Statutory / Legal Reference: Ohio Rev. Code § 5312.07 (Ohio Planned Community Law)

Statutory Comparison: Under Ohio Rev. Code § 5312.07 (Ohio Planned Community Law), any member of the association may examine and copy the books, records, financial statements, and minutes of the association, subject only to the specific statutory exclusions for executive session minutes, personnel records, legal communications, and individual owner delinquency files.

CURRENT WORDING IN DOCUMENT:

The following words, when used in this Declaration or any Supplemental Declaration (unless the context prohibits). Shall have the following meanings:

- (a) "Association" shall mean and refer to the High Point Association.
- (b) The "Properties shall mean and refer to the property described in Article II and any additions made thereto in accordance with Article II.
- (c) "Common Properties" shall mean and refer to those areas of land shown on any recorded subdivision plat of the Properties and intended to be devoted...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to Ohio Rev. Code § 5312.07 (Ohio Planned Community Law), any Member may examine and copy the books, records, financial statements, and minutes of the Association, excluding only those confidential records enumerated in Ohio Rev. Code § 5312.07 (Ohio Planned Community Law)(B).