## Section VI - Sample Provision Excerpt (Public Preview)

- Officers
1. The Association, at its annual meeting in January, shall elect the following Officers for its Board:
a.
b.
c.

ISSUE #1

e.
f.
President
Vice President
Corresponding Secretary
Recording Secretary
Treasurer
Board Chair

MARKUP #1 ->



MARKUP #1 · MISSING STATUTORY RESALE DISCLOSURE — BOARD & COUNSEL REVIEW

**Sec. VI (p. 3): Governing documents omit the mandatory 10-day Resale Certificate production and statutory disclosure protocol.**

**Statutory / Legal Reference: 68 Pa.C.S. § 5407 (UPCA)**

Statutory Comparison: Under 68 Pa.C.S. § 5407 (UPCA), upon request by a selling unit owner, the association must furnish a resale certificate containing the mandatory financial, capital expenditure, reserve, and covenant compliance disclosures within 10 days.

CURRENT WORDING IN DOCUMENT:
- Officers 1. The Association, at its annual meeting in January, shall elect the following Officers for its Board: a. b. c. d. e. f. President Vice President Corresponding Secretary Recording Secretary Treasurer Board Chair

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
**Pursuant to 68 Pa.C.S. § 5407 (UPCA), within ten (10) days after receipt of a written request from a Unit Owner, the Association shall furnish a Resale Certificate containing all disclosures mandated by statute together with current copies of the Declaration, Bylaws, and Rules and Regulations.**