Section 10 - Sample Provision Excerpt (Public Preview)

If a tree has caused a danger and needs immediate removal, please call Security prior to removal so they can weigh the need to waive the need of the permit.

ISSUE #1

MARKUP #1 ->

MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. 10 (p. 12): Potential Issue for Review: Uploaded documents do not include Pennsylvania Act 84 / Act 115 Alternative Dispute Resolution (ADR) procedures and notice of unit owner complaint rights with the PA Office of Attorney General Bureau of Consumer Protection - 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: 68 Pa.C.S. § 5321 - 5322 (UPCA)

Statutory Comparison: Under 68 Pa.C.S. § 5321 - 5322 (UPCA), associations are encouraged to establish internal alternative dispute resolution (ADR) procedures in their bylaws for good-faith unit owner disputes, as completion of an established bylaw ADR procedure is a statutory prerequisite before a unit owner in good standing may file a complaint with the Pennsylvania Office of Attorney General Bureau of Consumer...

CURRENT WORDING IN DOCUMENT:
If a tree has caused a danger and needs immediate removal, please call Security prior to removal so they can weigh the need to waive the need of the permit.

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: In accordance with 68 Pa.C.S.