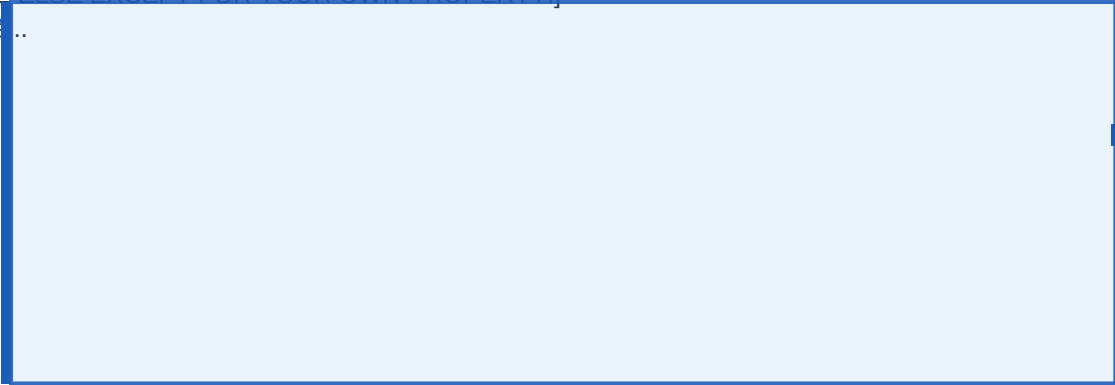


Section VI - Sample Provision Excerpt (Public Preview)

Parking

ALL VEHICLES MUST BE PARKED IN THE AVAILABLE PARKING AREAS ON THE PROPERTY AND NOT IN OR ALONG ANY PRIVATE OR COMMUNITY STREET RIGHT-OF-WAY OR ON THE GRASS SHOULDERS ALONG THE ROADS. DO NOT PARK SO AS TO ENCROACH INTO THE ROADWAY, ON YOUR NEIGHBORS' PROPERTY, OVERNIGHT ON COMMUNITY PROPERTY OR ANYWHERE ELSE EXCEPT FOR YOUR OWN PROPERTY.]

ISSUE #1



MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. VI (p. 4): 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:

Parking ALL VEHICLES MUST BE PARKED IN THE AVAILABLE PARKING AREAS ON THE PROPERTY AND NOT IN OR ALONG ANY PRIVATE OR COMMUNITY STREET RIGHT-OF-WAY OR ON THE GRASS SHOULDERS ALONG THE ROADS. DO NOT PARK SO AS TO ENCROACH INTO THE ROADWAY, ON YOUR NEIGHBORS' PROPERTY, OVERNIGHT ON COMMUNITY PROPERTY OR ANYWHERE ELSE EXCEPT FOR YOUR OWN PROPERTY.] Any damage...

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.