

Section 6 - Sample Provision Excerpt (Public Preview)

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E. The Property is currently subject to certain easements heretofore granted for telephone, electrical service and other associated utilities and Declarant hereby reserves the right to grant further such easements for appropriate utility services necessary from time to time. as may be in the opinion of Declarant...

ISSUE #1

MARKUP #1 ->



MARKUP #1 · MISSING STATUTORY RESALE DISCLOSURE

BOARD & COUNSEL REVIEW

Sec. 6 (p. 8): Governing documents omit the mandatory 10-day Resale Certificate production and statutory disclosure protocol.

Statutory / Legal Reference: 68 Pa.C.S. § 3407 (UCA)

Statutory Comparison: Under 68 Pa.C.S. § 3407 (UCA), 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:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to 68 Pa.C.S. § 3407 (UCA), 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.