

Section 30 - Sample Provision Excerpt (Public Preview)

Enforcement - The Cobbly Nob Property Owners Association Board of Directors shall have the right to enforce the recorded Restrictions and Protective Covenants. The Board of Directors is charged with the fiduciary duty to uniformly and consistently ensure that the CNPOA is operated in accordance with the Restrictions and Protective Covenants.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. 30 (p. 8): Potential Issue for Review: Transfer and assessment provisions omit the mandatory 10-business-day resale disclosure certificate delivery procedure under Tenn. Code Ann. §§ 66-27-502 and 66-27-503 - look for this language in other governing documents, standalone policies, or amendments that were not included in this review.

Statutory / Legal Reference: Tenn. Code Ann. Title 48, Ch. 51 - 68 & 66-27-503

Statutory Comparison: Under Tenn. Code Ann. §§ 66-27-502 and 66-27-503, the association must furnish the statutory resale information and statement of unpaid assessments within 10 business days of a written request. During review, look for this language in other governing documents, standalone policies/resolutions, Rules & Regulations, or recorded amendments that were not included in the uploaded document set, and...

CURRENT WORDING IN DOCUMENT:

Enforcement - The Cobbly Nob Property Owners Association Board of Directors shall have the right to enforce the recorded Restrictions and Protective Covenants. The Board of Directors is charged with the fiduciary duty to uniformly and consistently ensure that the CNPOA is operated in accordance with the Restrictions and Protective Covenants.

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: SECTION: 10-BUSINESS-DAY RESALE DISCLOSURE CERTIFICATE (Tenn. Code Ann.