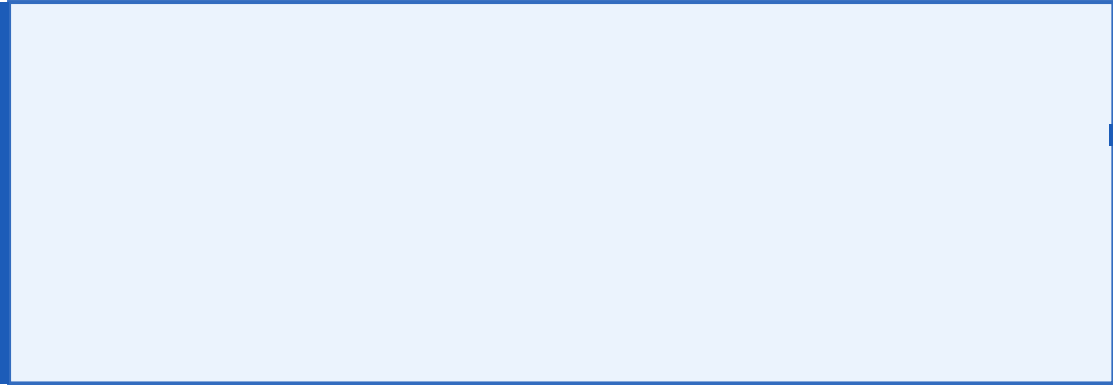




Section 1.17 - Sample Provision Excerpt (Public Preview)

Plat shall mean all of the official subdivision plat(s) for Wildflower Village 4, filed and recorded in the official records of the Utah County Recorder's Office that are made subject to this Declaration.

ISSUE #1



MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 1.17 (p. 3): Governing documents omit the mandatory 2-week (14-day) association records production deadline and \$0.25/page copy fee cap under Utah Code §§ 57-8a-227 and 57-8-17.

Statutory / Legal Reference: Utah Code § 57-8a-227

Statutory Comparison: Under Utah Code §§ 57-8a-227 and 57-8-17, an association must produce required financial, governance, and operational records within two weeks of an owner's written request at no more than \$0.25 per page for paper copies.

CURRENT WORDING IN DOCUMENT:

Plat shall mean all of the official subdivision plat(s) for Wildflower Village 4, filed and recorded in the official records of the Utah County Recorder's Office that are made subject to this Declaration.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

The Association shall make its governing documents, budgets, financial statements, reserve study, approved minutes, and active contracts available for inspection and copying within two (2) weeks after receiving a written request from an owner, at no...