

Section 17 - Sample Provision Excerpt (Public Preview)

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TWP, 20 N.R. 2W, WM. MASON COUNTY,
WASHINGTON.
TIMBERLAKE, Inc., a Washington Corporation, in order to provide for the uniform development of
that certain real estate described as TIMBERLAKE No. 2, do hereby set out covenants, conditions,
restrictions and reservations, which shall be applicable to the above-described land

ISSUE #1

MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW · RESERVE / SIRS

BOARD & COUNSEL REVIEW

Sec. 17 (p. 1): Potential Issue for Review: Reserve provisions omit the mandatory annual reserve study update and triennial visual site inspection by a reserve study professional under RCW 64.90.545 - look for this language in other governing documents, standalone policies, or amendments that were not included in this review.

Statutory / Legal Reference: RCW 64.90.545 (WUCIOA / SB 5796)

Statutory Comparison: Under RCW 64.90.545 (WUCIOA / SB 5796), unless statutorily exempt, an association must prepare and update a reserve study annually and obtain an updated reserve study with a visual site inspection by a reserve study professional at least once every three (3) years.

CURRENT WORDING IN DOCUMENT:

, TWP, 20 N.R. 2W, WM. MASON COUNTY, WASHINGTON. TIMBERLAKE, Inc., a Washington Corporation, in order to provide for the uniform development of that certain real estate described as TIMBERLAKE No. 2, do hereby set out covenants, conditions, restrictions and reservations, which shall be applicable to the above-described land. 1.

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: Unless exempt under RCW 64.90.545(2), the Association shall prepare and update a reserve study annually in accordance with RCW 64.90.550, and an updated reserve study...