

**SB 0447/HB 0266 Residential Owners in Common Ownership Communities -Bill of Rights**

**Patricia C. Thomas**

**Good afternoon, Chair and Vice Chair of Judicial Proceedings and members**

**I am testifying in support of SB 0447/HB 0266**

**“The process of democracy is one of change. Our laws are not frozen into immutable form, they are constantly in the process of revision in response to the needs of a changing society.”**

**Having lived in a condo-Hoa community for 20 years, I can attest to the need for protection and support. The Rights of owners are not taken into consideration when financial obligations are planned. Boards of Directors do not have the right to cause financial chaos for the residents. This is occurring too often in many communities. Should you have to sell your home to pay a special assessment that has not been voted on by the community, if the community asks for another proposal that will satisfy the financial needs of the community, and the Board says NO because they don't want to reconsider their plan? When this occurs, WHO helps the homeowner?**

**We need due process and equal protection. There are so many Bills that protect cats, dogs, rivers and streams, insurance companies, developers, roads and streets, but NOT US, Condo and Hoa communities. The 14<sup>th</sup> Amendment states, “Nor shall any State deprive any person of life, liberty, or property, without due process of law; nor deny to any person within its jurisdiction the equal protection of the laws.”**

**We cannot continue to be labeled as “private” without support from our local and state government. The time is now to make this right. We have truly been left behind.**