SB0742/728373/1

BY: Judicial Proceedings Committee

<u>AMENDMENTS TO SENATE BILL 742</u>
(First Reading File Bill)

<u>AMENDMENT NO. 1</u>

On page 1, in line 4, after "time;" insert "<u>requiring a developer before the date of a certain meeting to deliver to each unit owner a certain notice;</u>"; and in line 16, after "time;" insert "<u>requiring a declarant before the date of a certain meeting to deliver to each lot owner a certain notice;</u>".

<u>AMENDMENT NO. 2</u>

On page 2, after line 27, insert:

"**(II)   1.   BEFORE THE DATE OF THE MEETING HELD UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH, THE DEVELOPER SHALL DELIVER TO EACH UNIT OWNER NOTICE THAT THE REQUIREMENTS OF SUBPARAGRAPH (I) OF THIS PARAGRAPH HAVE BEEN MET.**

2.   THE NOTICE SHALL INCLUDE THE DATE, TIME, AND PLACE OF THE MEETING TO ELECT THE BOARD OF DIRECTORS FOR THE COUNCIL OF UNIT OWNERS.";

and in lines 28 and 32, strike "**(II)**" and "**(III)**", respectively, and substitute "**(III)**" and "**(IV)**", respectively.

On page 3, in lines 9 and 24, strike "**(IV)**" and "**(V)**", respectively, and substitute "**(V)**" and "**(VI)**", respectively.

On page 6, after line 12, insert:

<div align="right">(Over)</div>

"**(B)** **(1)** BEFORE THE DATE OF THE MEETING HELD UNDER SUBSECTION (A) OF THIS SECTION, THE DECLARANT SHALL DELIVER TO EACH LOT OWNER NOTICE THAT THE REQUIREMENTS OF SUBSECTION (A) OF THIS SECTION HAVE BEEN MET.

(2) THE NOTICE SHALL INCLUDE THE DATE, TIME, AND PLACE OF THE MEETING TO ELECT THE GOVERNING BODY OF THE HOMEOWNERS ASSOCIATION.";

and in lines 13 and 17, strike "**(B)**" and "**(C)**", respectively, and substitute "**(C)**" and "**(D)**", respectively.

On page 7, in line 28, strike "**(D)**" and substitute "**(E)**".

On page 8, in line 10, strike "**(E)**" and substitute "**(F)**".

AMENDMENT NO. 3

On page 3 in line 3 and on page 7 in line 19, in each instance, after "**FUNDS**" insert "**, INCLUDING OPERATING FUNDS, REPLACEMENT RESERVES, INVESTMENT ACCOUNTS, AND WORKING CAPITAL**".

On page 3 in line 13 and on page 7 in line 32, in each instance, strike "**OF**" and substitute "**FOR**".

On page 5 in line 22 and on page 7 in line 18, in each instance, after "**EFFECT**" insert "**AND ALL PRIOR INSURANCE POLICIES**".

On page 6, in line 20, strike "**DEED**" and substitute "**DEEDS**"; in line 23, strike the first "**AND**"; in the same line, after "**RESTRICTIONS**" insert "**, AND ANY OTHER RECORDS**".

On page 7, in line 1, after "**POLICIES**" insert "**, RULES,**"; in line 24, strike "**AND**"; and in line 27, after "**VIOLATIONS**" insert "**; AND**

(17) DRAWINGS, ARCHITECTURAL PLANS, OR OTHER SUITABLE DOCUMENTS SETTING FORTH THE NECESSARY INFORMATION FOR LOCATION, MAINTENANCE, AND REPAIRS OF ALL COMMON AREAS".