

Section 1: [Section (r) (Page 3)] Age Discrimination in Leasing - Restricting Rentals to "Adults 24 Years and Older"

(r) Consistent with provisions of the By-Laws and the Declaration, Unit owners may lease their entire units for short-term, seasonal or longer periods to adults 24 years and older. Short-Term Rentals of less than three (3) nights, leasing a portion of a unit, or 'boarding house' or 'bed and breakfast' style operations are not permitted.

MARKUP #1 ->

ISSUE #1

Section 2: [Appendix B - Lease Addendum, Section 1 (Page B-1)] Prohibition on "Religious and Political Meetings" in

1. The unit may be used exclusively by the Lessee and their immediate family and guests for residential purposes. No business or assembly use is permitted. Without limiting the former, the unit may not be used as a meeting place for any purpose, such as religious and political meetings, as a hospitality center, or as any other gathering place.

Section 3: [Appendix B - Lease Addendum (Page B-1)] Automatic Forfeiture of Security Deposit and Rent and Summa

By signing this Lease Addendum, you specifically agree to comply with these requirements and that the requirements apply fully to you and any other person staying in the unit, and your guests. Failure to comply with these requirements will result in eviction from the unit and forfeiture of your deposit and rent.

Section 4: [Section (k) & Appendix A (Pages 2, A-1 to A-4) vs. Declaration Section 3(f)] Assigning Common Area Parkin

Rules Section (k): When parking spaces have been assigned to the unit, only the unit owner and their guests and tenants may park in the assigned spaces. Plans showing assigned parking spaces adopted by the Board of Directors are attached in Appendix A to these Rules."` / ``Declaration Section 3(f): Common Area parking spaces may subsequently be assigned as Limited Common Area upon majority vote of the Unit Owners, the recording of a revised Site Plan indicating the units to which particular parking spaces are assigned and compliance with applicable procedures set forth in R.S.A. 356-B:19, III.

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. Appendix B - Lease Addendum, Section 1 (Page B-1) (p. 1): Recorded covenant contains an unconstitutional and unlawful restriction based on race, color, religion, or national origin.

Statutory / Legal Reference: 42 U.S.C. § 3604(c); Shelley v. Kraemer, 334 U.S. 1 (1948); Fla. Stat. § 712.065; Tex. Prop. Code § 5.0261; Cal. Gov. Code § 12956.2; 68 Pa.C.S. § 5219; N.C.G.S. § 39-33.1

Statutory Comparison: Restrictive covenants discriminating on the basis of race, color, religion, sex, familial status, or national origin are unenforceable under the Fourteenth Amendment (Shelley v. Kraemer) and illegal to publish or maintain under the Fair Housing Act (42 U.S.C. § 3604(c)). State statutes across FL, TX, CA, PA, and NC authorize the board of directors to expunge and redact unlawful discriminatory restrictions via simplified board vote without full membership approval.

CURRENT WORDING IN DOCUMENT:

[Appendix B - Lease Addendum, Section 1 (Page B-1)] Prohibition on "Religious and Political Meetings" in Leased Units - 1. The unit may be used exclusively by the Lessee and their immediate family and guests for residential purposes. No business or assembly use is permitted. Without limiting the former, the unit may not be used as a meeting place for any purpose, such as religious and political meetings, as a hospitality center, or as any other gathering place.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):