

S.B. 168

COMMUNITY ASSOCIATION ACT AMENDMENTS

SENATE FLOOR AMENDMENTS

AMENDMENT 1

FEBRUARY 14, 2006 10:20 AM

Senator **Michael G. Waddoups** proposes the following amendments:

1. *Page 2, Line 30:*

30 (1) ~~{-If authorized in the association's governing documents-}~~ Unless otherwise provided in
the association's governing documents, the board of a homeowner

2. *Page 2, Lines 37 through 44:*

37 (3) (a) A fine assessed under Subsection (1) shall:

38 (i) be made only for a violation of a rule , covenant, condition, or restriction that is specifically
listed in the association's

39 governing documents ~~{-as an offense that is subject to a fine-}~~ ;

40 (ii) be in the amount specifically provided for in the association's governing documents

41 for that specific type of violation or in an amount commensurate with the nature of the violation ; and

42 (iii) accrue interest and late fees as provided in the association's governing documents.

43 (b) Unpaid fines may be collected as an unpaid assessment as set forth in the

44 association's governing documents or in this chapter.

3. *Page 2, Lines 45 through 46:*

45 (4) (a) A lot owner who is assessed a fine under Subsection (1) may request an

46 informal hearing to protest or dispute the fine within ~~{-30-}~~ 10 days from the date the fine is assessed.