

274 unit owners':

275 (A) declaration and bylaws;

276 (B) most recent approved minutes; and

277 (C) most recent budget and financial statement.

278 (b) An association of unit owners may redact the following information from any
279 document the association of unit owners produces for inspection or copying:

280 (i) a Social Security number;

281 (ii) a bank account number; or

282 (iii) any communication subject to attorney-client privilege.

283 (2) (a) In addition to the requirements described in Subsection (1), an association of
284 unit owners shall:

285 (i) make documents available to unit owners in accordance with the association of unit
286 owners' governing documents[-]; and

287 (ii) (A) if the association of unit owners has an active website, make the documents
288 described in Subsection (1)(a)(ii) available to unit owners, free of charge, through the website;
289 or

290 (B) if the association of unit owners does not have an active website, make physical
291 copies of the documents described in Subsection (1)(a)(ii) available to unit owners during
292 regular business hours at the association of unit owners' address registered with the Department
293 of Commerce under Section 57-8-13.1.

293a **H→ (b) Subsection (2)(a)(ii) does not apply to an association as defined in Section 57-19-2.**

294 ~~(b)~~ (c) ←H If a provision of an association of unit owners' governing documents
294a conflicts with

295 a provision of this section, the provision of this section governs.

296 (3) In a written request to inspect or copy documents[-];

297 (a) a unit owner shall include:

298 (i) the association of unit owners' name;

299 (ii) the unit owner's name;

300 (iii) the unit owner's property address;

301 (iv) the unit owner's email address;

302 (v) a description of the documents requested; and

303 (vi) any election or request described in Subsection (3)(b); and

304 (b) a unit owner may:

584 amended from time to time, and failure to comply shall be ground for an action to recover sums
 585 due for damages or injunctive relief or both, maintainable by the board on behalf of the lot
 586 owners, or in a proper case, by an aggrieved lot owner.

587 Section 10. Section **57-8a-227** is amended to read:

588 **57-8a-227. Records -- Availability for examination.**

589 (1) (a) Subject to Subsection (1)(b), an association shall keep and make documents
 590 available to lot owners in accordance with Sections 16-6a-1601 through 1603, 16-6a-1605,
 591 16-6a-1606, and 16-6a-1610[-];

592 (i) regardless of whether the association is incorporated under Title 16, Chapter 6a,
 593 Utah Revised Nonprofit Corporation Act[-]; and

594 (ii) including keeping and making available to lot owners a copy of the association's:

595 (A) declaration and bylaws;

596 (B) most recent approved minutes; and

597 (C) most recent budget and financial statement.

598 (b) An association may redact the following information from any document the
 599 association produces for inspection or copying:

600 (i) a Social Security number;

601 (ii) a bank account number; or

602 (iii) any communication subject to attorney-client privilege.

603 (2) (a) In addition to the requirements described in Subsection (1), an association shall:

604 (i) make documents available to lot owners in accordance with the association's
 605 governing documents[-]; and

606 (ii) (A) if the association has an active website, make the documents described in
 607 Subsection (1)(a)(ii) available to lot owners, free of charge, through the website; or

608 (B) if the association does not have an active website, make physical copies of the
 609 documents described in Subsection (1)(a)(ii) available to lot owners during regular business
 610 hours at the association's address registered with the Department of Commerce under Section
 611 57-8a-105.

611a **Ĥ→ (b) Subsection (2)(a)(ii) does not apply to an association as defined in**
 611b **Section 57-19-2.**

612 [~~(b)~~] (c) ←Ĥ If a provision of an association's governing documents conflicts with a
 612a provision of
 613 this section, the provision of this section governs.

614 (3) In a written request to inspect or copy documents[-];