



UPDATE

Community associations have been active in California for decades. Your community may have been developed during a time when shag carpets and avocado-colored appliances were popular, but that doesn't mean that your community's governing documents need to be stuck in that era. You remodel your home to bring it into the twenty-first century, and you can do the same with your community's governing documents.

If it's been fifteen years or more since your documents went into effect, they are overdue for an update. Your community's governing documents could need to be updated in as little as seven years following the date they were originally recorded, depending upon how active the State Legislature has been amending the statutes that govern community associations.

That's where our UPDATE program comes in. Harle, Janics & Kannen will provide you with draft documents that will, if approved, UPDATE your community's CC&Rs and association bylaws to accomplish these goals:

- Make them consistent with the requirements of the Davis-Stirling Common Interest Development Act and Nonprofit Mutual Benefit Corporation Law.
- Delete obsolete references to the developer entity and other outdated provisions that clutter up the documents.
- Reallocate relative maintenance responsibilities of your association and homeowners in a way that works better and makes more sense than the allocation in your existing documents.
- Add to, delete, or otherwise modify the use restrictions in your CC&Rs in a way that your association's experience has shown would work better for your community.
- Tighten the eligibility requirements for service on your association's board of directors so that only owners in good standing may serve.

Once these documents have been approved, you will have the most up-to-date documents possible.

If your association's documents don't need a complete overhaul, but you are only interested in a few specifically targeted changes, we are able to accomplish that for you as well.

Whether you opt for the comprehensive UPDATE of your community governing documents or a more specifically targeted approach, our services include preparation of a form of ballot to be used for the member vote as well as ballot return instructions for members.