

HB22-1137

## HOUSE FLOOR AMENDMENT

Second Reading

BY REPRESENTATIVES Ricks and Bradfield

1 Amend the Transportation and Local Government Committee Report,  
2 dated April 13, 2022, page 1, line 27, after the period insert "If A  
3 PREFERENCE IS NOT INDICATED, THE ASSOCIATION SHALL SEND THE  
4 CORRESPONDENCE AND NOTICES IN ENGLISH. THE UNIT OWNER AND THE  
5 UNIT OWNER'S DESIGNATED CONTACT MUST RECEIVE THE SAME  
6 CORRESPONDENCE AND NOTICES ANYTIME COMMUNICATIONS ARE SENT  
7 OUT; EXCEPT THAT THE UNIT OWNER MUST RECEIVE THE  
8 CORRESPONDENCE AND NOTICES IN THE LANGUAGE FOR WHICH THE UNIT  
9 OWNER HAS INDICATED A PREFERENCE, IF ANY."

10 Page 2, line 3, strike "BY".

11 Page 3, after line 36 insert:

12 "(V) IF THE ASSOCIATION DOES NOT RECEIVE NOTICE FROM THE  
13 UNIT OWNER THAT THE VIOLATION HAS BEEN CURED, THE ASSOCIATION  
14 SHALL INSPECT THE UNIT WITHIN SEVEN DAYS AFTER THE EXPIRATION OF  
15 THE THIRTY-DAY CURE PERIOD TO DETERMINE IF THE VIOLATION HAS BEEN  
16 CURED. IF, AFTER THE INSPECTION AND WHETHER OR NOT THE  
17 ASSOCIATION RECEIVED NOTICE FROM THE UNIT OWNER THAT THE  
18 VIOLATION WAS CURED, THE ASSOCIATION DETERMINES THAT THE  
19 VIOLATION HAS NOT BEEN CURED:

20 (A) A SECOND THIRTY-DAY PERIOD TO CURE COMMENCES IF ONLY  
21 ONE THIRTY-DAY PERIOD TO CURE HAS ELAPSED; OR

22 (B) THE ASSOCIATION MAY TAKE LEGAL ACTION PURSUANT TO  
23 THIS SECTION IF TWO THIRTY-DAY PERIODS TO CURE HAVE ELAPSED."

24 Renumber succeeding subparagraph accordingly.

25 Page 4, line 2, strike "QUARTERLY BASIS," and substitute "MONTHLY BASIS  
26 AND BY FIRST-CLASS MAIL AND, IF THE ASSOCIATION HAS THE RELEVANT  
27 E-MAIL ADDRESS, BY E-MAIL,".

28 Page 4, line 5, after the period add "THE ASSOCIATION SHALL SEND THE  
29 ITEMIZED LIST TO THE UNIT OWNER IN ENGLISH OR IN ANY LANGUAGE FOR  
30 WHICH THE UNIT OWNER HAS INDICATED A PREFERENCE FOR  
31 CORRESPONDENCE AND NOTICES PURSUANT TO SUBSECTION (1.7)(a)(I) OF  
32 THIS SECTION AND TO ANY DESIGNATED CONTACT FOR THE UNIT OWNER."

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