

1 Amend the Zenzinger floor amendment (SB106_L.099), page 3, line 42,
2 after "(3)(c)" insert "and (5)".

3 Page 3, line 43, after "(3) (c)" insert "(I)".

4 Page 4, after line 5, insert:

5 "(II) THIS SUBSECTION (3)(c) DOES NOT PROHIBIT AN ASSOCIATION
6 FROM ASSERTING CLAIMS ON BEHALF OF TWO OR MORE UNIT OWNERS
7 THROUGH A SINGLE ACTION.

8 (5) ANY PROVISION IN LAW, A CONTRACT, OR AN ASSOCIATION'S
9 GOVERNING DOCUMENTS IS VOID AS AGAINST PUBLIC POLICY IF THE
10 PROVISION:

11 (a) APPLIES TO A COMMON INTEREST COMMUNITY; AND
12 (b) CONTAINS CONSTRUCTION DEFECT PRE-CLAIM PROCEDURES
13 THAT ARE MORE ONEROUS THAN THOSE CONTAINED IN THIS ARTICLE 33.3
14 OR PART 8 OF ARTICLE 20 OF TITLE 13.".

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