

May 19, 2004

**S 1167. CONDO AND PLANNED COMM. CLARIFICATIONS. TO CLARIFY THE LAWS ON THE POWERS OF CONDOMINIUM UNIT OWNERS' ASSOCIATIONS AND PLANNED COMMUNITY OWNERS ASSOCIATIONS AS RECOMMENDED BY THE GENERAL STATUTES COMMISSION.**

Amends GS 47C-1-102(a), part of NC Condominium Act, to specify that certain named statutes apply to all condominiums created in NC on or before Oct. 1, 1986, unless the declaration expressly provides to the contrary (underlined provision added). Adds same proviso to the list of unit owners' association powers in GS 47C-3-102(a). Makes same type of amendments to the similar statutes in NC Planned Community Act (GS 47F-1-102(c) and 47F-3-102). That is, listed statutes apply to planned communities created in N.C. before Jan. 1, 1999, and lot owners' association has listed powers, unless the articles of incorporation or the declaration expressly provides to the contrary (underlined provision added).

**Intro. by Hartsell.**

Ref. to Judiciary II

GS 47C

June 22, 2004

**S 1167. CONDO AND PLANNED COMM. CLARIFICATIONS.** Intro. 5/19/04. House committee substitute makes the following changes to 1st edition. Amends GS 47C-3-108 and 47F-3-108 to permit electronic notices of owners' association meetings. Effective Dec. 1, 2004, enacts new GS 14-202(a1), to make it a Class I misdemeanor for any person to secretly or surreptitiously peep underneath or through the clothing being worn by another person, through the use of a mirror or other device, for the purpose of viewing the body or undergarments of another person without their consent. Makes conforming changes.

July 23, 2004

**SL 2004-109 (S 1167). CONDO AND PLANNED COMMUNITY CLARIFICATIONS. AN ACT TO CLARIFY THE LAWS ON THE POWERS OF CONDOMINIUM UNIT OWNERS' ASSOCIATIONS AND PLANNED COMMUNITY OWNERS' ASSOCIATIONS, AS RECOMMENDED BY THE GENERAL STATUTES COMMISSION, TO PERMIT ELECTRONIC NOTICES OF OWNERS' ASSOCIATION MEETINGS, TO AMEND THE SECRET PEEPING STATUTE, AND TO MAKE CONFORMING CHANGES.** Summarized in *Daily Bulletin* 5/19/04 and 6/22/04. Enacted July 17, 2004. Sections 7 and 8 are effective December 1, 2004. The remainder of the act is effective July 17, 2004.