



1 the conditions;

2 (2) Bring legal action to ensure compliance with the  
3 conditions including injunction, abatement or other appropriate  
4 action or proceeding; and

5 (3) Require a guarantee satisfactory to the planning  
6 commission in an amount sufficient for and conditioned upon the  
7 construction of any physical improvements required by the  
8 conditions, or a contract for the construction of the improvements  
9 and the contractor's guarantee, in like amount and so conditioned,  
10 which guarantee shall be reduced or released by the planning  
11 commission upon the submission of satisfactory evidence that  
12 construction of the improvements has been completed in whole or in  
13 part.

14 (b) Failure to meet all conditions attached to the final plat  
15 approved for a development project ~~shall constitute~~ constitutes  
16 cause to deny the issuance of any of the required use, occupancy or  
17 improvement location permits, as may be appropriate.

18 (c) The county shall provide, by regulation or ordinance,  
19 that upon a foreclosure, by a bank or other lender, of any unit or  
20 lot situate in a common interest community subdivision with an  
21 attendant homeowners' association, that the bank or lender shall  
22 protect any lien filed by the homeowners' association against a  
23 unit or lot by adding the full amount of the lien to the minimum  
24 sale price of the property and by disbursing this amount at the

1 time of sale of the property.

NOTE: The purpose of this bill is to require that counties protect, by regulation or ordinance, liens filed by homeowners' associations in the event of a foreclosure.

Strike-throughs indicate language that would be stricken from the present law, and underscoring indicates new language that would be added.