**RE: HB 4446**

Dear Representative\_\_\_\_\_\_\_\_\_\_\_:

I a member of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(condominium association) and I am requesting that you assist us in scheduling a judiciary committee hearing to vote on HB 4446. There are several compelling reasons to hold a hearing on HB 4446 as soon as possible and we hope that you support this bill:

1. **Condominium associations cannot enforce basic deed restrictions related to health and safety.** Many condominiums associations need to seek an injunction to prevent unsanitary conditions, fire hazards and illegal activity. If anti-lawsuit provisions prevent condominium associations from taking action, the condominium board is powerless to ensure the health and safety of all of the other condominium owners. HB 4446 would empower condominium boards to solve these problems.
2. **Condominium associations are unable to defend themselves in Court.** HB 4446 would allow for condominium associations to defend themselves in court and not be at risk of being defaulted if condominium associations were unable to obtain a co-owner vote to authorize the defense of a lawsuit in a timely manner. HB 4446 is needed to prevent frivolous lawsuits against condominium associations to in which a plaintiff can easily obtain defaults and default judgments. Condominium owners should not be forced to bear the burden of paying judgments based upon frivolous lawsuits when HB 4446 can stop this practice.

1. **Condominium associations are losing claims due to the expiration of the statute of limitations.** HB 4446 is needed for condominium associations to avoid losing claims to the statute of limitations. A delay in holding a hearing on HB 4446 will force condominium owners to pay for the mistakes of others if the condominium board does not have the ability to file a lawsuit and property values will suffer if condominium bylaws are not enforced in a timely manner.

If you have any questions or comments, please do not hesitate to contact me at \_\_\_\_\_\_\_\_\_\_\_\_\_\_. We appreciate your consideration and hope that you will take swift action on HB 4446.

Sincerely,