

HOA FREQUENTLY ASKED QUESTIONS

What is a Homeowner's Association?

A Homeowners' Association (HOA), Neighborhood Association or Community Association, is a legal entity in which the owners enjoy the protection, enhancement, maintenance and preservation of their homes and property. It is a non-profit corporation registered with the State and managed by a duly elected Board of Directors. Its purpose is to maintain all common areas and to govern the community in accordance with the provision of the legal documents: CC&R's, Bylaws, and Articles of Incorporation. The corporation is financially supported by all members of the Homeowners Association.

Can I decline membership in my association?

No. Ownership of property within the Association includes automatic membership in the Association. Membership is both automatic and mandatory. It is a deed restriction on the lot and runs in perpetuity with it. The only way an HOA can work correctly is if everyone who lives within its boundaries belongs to the HOA and pays dues.

How can I obtain a copy of my governing documents?

You should have received a copy of your Association's governing documents at settlement. If you did not, some are available to view and print through the Recorder of Deeds in your County office. You can also download them from the website at <http://www.thevillagesofcreekside.com>.

What is the Board of Directors?

The Homeowner's Association is a corporation, and therefore is required to have a governing body. The Board of Directors acts as the governing body and oversees the Association's business. Members of the Board of Directors are appointed by the Developer until the community is 75% sold. At that time, the Board Members are elected by the homeowners or as otherwise specified in the bylaws. The limitation and restrictions of the powers of the Board of Directors is outlined in the Association's governing documents.

I'm not certain that my concern is an Association matter. What is my first step?

Your Community Manager will be able to assist you in determining whether your concern may be addressed under the authority of your association, the builder or developer, local law enforcement, public services or is a personal matter that calls for a resolution between neighbors. Taking a few minutes to discuss the matter with your Manager can be of value to resolving many situations or concerns.

Why is architectural approval necessary prior to making changes to my property?

Architectural approval is essential to ensuring that all visible changes are in keeping with the community's standards for construction and are aesthetically pleasing to the community. Continued adherence with these standards ensures long-term enjoyment of the community, protected curb appeal and property values, and fairness among the neighbors.