

Topic: Community Association Living  
Title: Homeowner Rights and Responsibilities

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As assessment-paying members of our community, we are entitled to certain rights and—in return—we have certain responsibilities.

Homeowners have the *right* to:

1. Participate in governing the community association by attending meetings, serving on committees and standing for election.
2. Access appropriate association books and records.
3. Prudent expenditure of fees and other assessments.
4. Live in a community where the property is maintained according to established standards.
5. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
6. Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
7. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.
8. A responsive and competent community.

In turn, homeowners have the *responsibility* to:

1. Read and comply with the governing documents of the community.
2. Maintain their properties according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternate payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property—tenants, guests or family members—adhere to all rules and regulations.