



Building successful communities for more than 30 years, Associa is the leader in community association management and serves its clients with local knowledge, national resources and comprehensive expertise. Based in Dallas, Associa and its 8,000 employees operate more than 100 branch offices in the United States and Mexico.

Additional services are available from Associa and are designed to build and strengthen our communities: Associerge, Associa Community Watch, Associa OnCall, Associa Advantage, and Associa Safe Kids.



COMMUNITY ASSOCIATION MEMBERSHIP: RIGHTS AND RESPONSIBILITIES

Home ownership – whether it involves a single-family residence, condominium, or townhome – carries with it certain rights and responsibilities. As a homeowner, it is up to you to be knowledgeable of those rights and responsibilities, such as paying the mortgage, property taxes and utilities in order to live in peaceful enjoyment. Home ownership in a community requiring mandatory association membership carries additional responsibilities that are just as important, such as paying dues or assessments when due. The requirement for paying assessments is legally binding based upon its inclusion in the association's governing documents. Provision for the existence of the association, in most cases, is set forth in your deed.



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COMMUNITY ASSOCIATIONS & THEIR SERVICES

Community associations are organizations established to govern a private community. Typically, an association owns and manages common property for the owners of private homes or units. By purchasing a lot and/or undivided common interest, an owner automatically becomes a member of the association, bearing with it the rights and responsibilities of the rules and regulations of that association.

Community associations often provide services that were traditionally or previously funded, financed, and administered by cities and counties, such as providing and maintaining community parks, clubhouses, and other common areas; swimming pools; surrounding fences and walls; landscaping; security; street maintenance, lights, and signage; trash disposal; and other services. These services are funded by assessments or dues which are typically collected annually, quarterly, or in monthly installments by the association or its managing agent.

CONSEQUENCES TO BOTH COMMUNITY AND HOMEOWNER AS A RESULT OF LATE ASSESSMENTS

When owners do not pay their assessments in a timely fashion, it can jeopardize the association's economic health and stability. Without that income, the association cannot provide services and amenities to its members – services previously advertised to all owners. In addition, the association's governing board may be forced to delay needs such as maintenance to common areas or payment of common area utilities. When one member fails to meet its financial obligations, regardless of the reason, remaining homeowners are forced to either pay higher assessments or live with fewer amenities than were represented when the decision was made to purchase property within the community.

As members of an association, all owners have equal access to the use of facilities or certain services. However, that access may be revoked for not paying the dues or for violating the deed restrictions. Additionally, most associations have the power to deny participation in association meetings or to levy fines. Fines are not a significant source of income for any association, and are typically used as a means to encourage timely payment of amounts

owed to the association and to pay the costs associated with pursuing any delinquent balance.

As a measure of last resort and in most states, the association's board of directors, comprised of fellow property owners, can initiate foreclosure proceedings on assessment liens for unpaid amounts owed to the association. No association board wants to take such action against its members. Regardless of the size of your community, operating an association is serious business with certain financial obligations that must be met by all. The assessments or dues are the financial lifeblood of any community association; without this operating income, the association could be forced to cease services or upkeep, and even seek bankruptcy, thus damaging the reputation and property value of the entire development.

Both the association board and owners have equal responsibilities to uphold in order to make certain the association operates for the benefit of all members. In turn, all members must do their part to ensure the long-term operational and financial viability of the association in which they live. In addition to being a responsible homeowner, all residents are encouraged to become involved, to participate in the ongoing affairs of their association, and to assume greater responsibility in assuring that the association and its board of directors govern fairly and in accordance with the community's bylaws, declaration, and other regulations.

HOME OWNERSHIP & ASSOCIATION MEMBERSHIP — IT'S YOUR RESPONSIBILITY

Ownership within a community association is an important responsibility. As an owner, if you are unable to pay your dues and assessments, we encourage you to communicate in writing with your community manager or association board of directors to work out a reasonable solution for both you and the association. The association will attempt to work with you, not against you. In turn, as an association member, you should strive to meet your membership obligations and to regularly contribute to the long-term well being of the association. It's your home – and it's in your hands.

