

# **MYTHS PEOPLE BELIEVE ABOUT CONDOMINIUM & HOMEOWNER ASSOCIATION LIVING**

## **HERE ARE THE 7 MOST POPULAR!**

- 1. I OWN MY UNIT, SO I CAN DO WHATEVER I WANT IN IT.**

Board maintains exterior colors & styles, including windows & doors.  
You may not be able to lease your unit.  
You must obey the rules even if you don't agree with them.
- 2. LIVING IN A CONDOMINIUM IS MAINTENANCE FREE.**

You enjoy the freedom of not performing exterior maintenance, but----you do pay for it.  
You might have to do some maintenance, if the governing documents require it---like patios, decks, windows, and doors.
- 3. YOU CAN TELL THE COMPLEX IS WELL MANAGED IF THE MAINTENANCE FEE IS LOW.**

A low maintenance fee can mean the developer is still in control & he wants to keep it low for rapid sales.  
The board & owners are not willing to increase the maintenance fee even if it means the property will deteriorate.  
The board has done a good job of budgeting & setting aside reserve funds. Therefore, maintenance, repair, and replacement of capital items are covered by existing funds.
- 4. I DON'T NEED TO READ MY ASSOCIATION'S GOVERNING DOCUMENTS. THEY ARE ONLY FOR THE BOARD OF DIRECTORS.**

As a buyer, the only way to know what you are getting into is to read all governing documents.  
As an owner, if you understand the governing documents, you will handle problems correctly.
- 5. MY CONDOMINIUM IS BRAND NEW, SO I DON'T HAVE TO WORRY ABOUT ANY SPECIAL ASSESSMENTS FOR A LONG TIME.**

The developer may not have left the association with any reserve fund.  
The association needs to correct some deficiencies left by the developer, who is long gone.
- 6. THE ASSOCIATION'S ATTORNEY WILL REPRESENT AND ASSIST YOU IN YOUR CLAIMS OF WRONGDOING AGAINST THE BOARD.**

Normally, the attorney represents only the association.
- 7. DISPUTES ARE RESOLVED BY AN INDEPENDENT ENTITY WITH AN OPPORTUNITY TO EXAMINE THE WITNESSES & CHARGES.**

Generally, the board issues complaints and decides the issues.