COMMUNITY ASSOCIATIONS

Our Community Association team advises developers, homeowners' associations (HOAs), condominium associations and other community associations at every stage of a community's lifecycle, providing practical guidance on formation and governance of planned communities and condominiums (Common Interest Ownership Communities/CIOCs) throughout Pennsylvania. We recognize the complexity in structuring CIOCs for long-term success, and the value of clearly drafted, comprehensive, and practical documentation in ensuring compliance with the Pennsylvania Uniform Condominium Act and the Pennsylvania Uniform Planned Community Act (the Acts).

Structuring & Establishing Communities

We assist developers, including homebuilders, in creating communities that are legally sound and positioned for long-term success. Our attorneys advise on structuring communities in compliance with the Acts, and prepare and review all required governing documents, including declarations, bylaws, rules and regulations, and public offering statements. We work closely with engineers and other professionals to record plans, address insurance requirements, and establish clear ownership, maintenance, and governance frameworks. We also advise on lot takedowns and other development-related transactions within CIOCs. Our interdisciplinary approach allows our team to guide developers through complicated issues, such as building conversions, warranty terms and disclaimers, budgetary matters (including reserve studies), and stormwater management and other land use issues.

Turnover from Developer to Homeowners and Association Boards

As communities are built out, we work with clients through the turnover process to ensure a smooth and compliant transition of control from the developer to the homeowners. Our team helps establish governance structures, prepares associations for operational independence, and addresses legal and statutory requirements to minimize risk and disruption during this critical phase. Our services at the transition stage include assistance with dedications, conveyance of common elements, coordination of inspection and turnover meetings as well as special elections. We also assist clients in transferring legal responsibility for entity filings and reporting at the time of turnover.

Litigation & Enforcement

We represent community associations in enforcement matters involving governing documents and applicable laws. Our attorneys assist with collections, lien filings, and compliance issues related to rules and regulations and other governing documents, in addition to providing strategic litigation support when disputes arise. Our litigation team also advises community associations in complex insurance and condemnation-related claims.

Representation of HOAs and Condominium Associations

After turnover, we serve as ongoing counsel to homeowners' associations and condominium associations. Our representation includes advising boards on governance and compliance matters, drafting and amending governing documents, answering day-to-day legal questions, attending meetings, assisting with budgets and operations, and addressing homeowner disputes, including nonpayment of assessments. We regularly monitor changes to the Acts and advise clients on any updates that are required for their

communities' governing documents to remain compliant with the Acts.

With experience across a wide range of developments including residential planned communities, master-planned developments, site condominiums, building conversions, and mixed-use and commercial projects our Community Association team delivers practical, informed counsel tailored to the evolving needs of our clients.

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