

The Value of a Homeowner Association

If you live in or plan to live in a condominium, townhouse or subdivision, you should be familiar with what a Homeowner Association is and why it was created. Homeowner Associations were created to maintain peace and order in your community. They are responsible for developing guidelines, rules, and regulations which they enforce for the benefit of the entire community.

Homeowner Associations enforce deed restriction rules similar to those listed below:

- ***Establish and collects maintenance fees needed to cover the community's expenses***
- ***Maintain community landscaping and recreation facilities***
- ***Restrictions that may include:***

- 1-Exterior home maintenance***
- 2-Commercial use of properties***
- 3-Placement of trash***
- 4-Parking on street***
- 5-Landscaping Approval***
- 6-Fence Restrictions***
- 7-Pool Restrictions***

The ultimate purpose of a Homeowner Association is to protect the value of your property and the relationship between residents through the use of deed restrictions and by-laws. If your neighborhood had no deed restrictions, your neighbors would be free to make changes to their property which would disturb the aesthetics of your neighborhood. It has been estimated that a property's value will fall as much as 20-percent when deed restrictions have not been followed.

Make sure you review a neighborhood's Deed Restrictions and By-Laws before purchasing or renting a home. Once you've signed a mortgage or lease agreement, you have committed to observing whatever those restrictions and by-laws might be.