

Do you know your association's Board of Directors? Are you aware of when and where your association meets? Have you reviewed your association's bylaws?

Consider getting involved. Get engaged and be aware!

- Browse your Association's newsletter and email blasts, so that you have an idea of what's going on and, so that you'll be able to participate if there's something you strongly agree or disagree with.
- Attend Association meetings. This will help you find out what's going on in your community and will help you become informed. You'll have a greater influence over what happens in your building or neighborhood and it's an opportunity to meet your neighbors.

At the end of the day, there is a difference between living in a community and being a part of that particular community. While being part of an Association can be a bit of extra work, it's worth putting some effort into being a good member. Ultimately, a smoothly-running Association is a sure sign of a well-run building, a good place to live and a solid investment.

The U.S. Department of Housing and Urban Development streamlined the Federal Housing Administration's (FHA) condominium project approval process.

Do you know that there are various benefits of becoming FHA approved?

- Increased home values
- Improved resale values
- Increased pool of potential buyers

So, are you a good neighbor?

Do you ... ?

- Pay your assessments on time?
- Abide by the rules, regulations and bylaws?
- Attend Board of Directors meetings?
- Vote in elections and on critical matters?

For additional information on Common Ownership Communities, please contact the following:

Office of Community Relations Common Ownership Communities

Phone: 301-952-4729

<http://www.princegeorgescountymd.gov/921/Common-Ownership-Communities>

FHA Resource Center

https://www.hud.gov/program_offices/housing/sfh/fharesourcectr

Office of the Attorney General Consumer Protection Division

Phone: 877-261-8807

<http://www.marylandattorneygeneral.gov/CPD%20Documents/Tips-Publications/CondoLivingweb.pdf>

Community Associations Institute

Phone: 888-224-4321

<https://www.caionline.org>

Information brought to you courtesy of:

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DISCLAIMER

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How to be a GOOD NEIGHBOR in a



Common Ownership Community "COC"



Prince George's County
Association of REALTORS®
The Voice for Real Estate

Are you considering purchasing in a Common Ownership Community?

Or, perhaps you already own a COC property? If YES, there are things you should know.

A Common Ownership Community (COC) is defined as a condominium, a cooperative housing corporation and a homeowners' association. The main difference between the three groups is the ownership:



Condominiums

In a condominium, the individual unit owner owns fee simple title to the interior walls and air space contained within their unit and an undivided interest in all common grounds, streets and parking, recreation facilities, utilities, and parts of residential structures (i.e., the roof and lobby), which are collectively known as the common elements. A master deed divides the land into units and common elements and sets forth rights, obligations and restrictions of the condominium owner. Owners are typically obligated to covenants and fees.



Cooperatives

In cooperative housing, the shareholder does not own real estate, but owns a share of the legal entity that owns real estate. The corporation owns the land, buildings and any common areas. Each resident has membership in the coop association and has occupancy rights to a specific suite. Similar to a condominium, the ownership is governed by covenants and fees apply.

Homeowners' Association



In a homeowners' association (HOA), the homeowner owns his/her home and lot in fee simple title. The common grounds and facilities are owned in fee simple by the association as an entity. Open space, recreational and common areas are vested in the homeowners' association and funds for their upkeep are raised from HOA dues and assessments. HOA's are also regulated by privately written Declarations of Covenants, Conditions and Restrictions.

Did you know?

By purchasing into a Common Ownership Community (COC), be it a condominium unit, Co-op, townhome, or single family home, you agree to abide by the community's pre-established guidelines. In most cases you enter into this arrangement at settlement. In Maryland, these conditions must be disclosed to you prior to purchasing.

- Carefully read, understand and comply with your association's governing documents.
- Ensure that those who visit your residence (relative, friends, and tenants) adhere to all rules and regulations.

Reasonable rules and restrictions, consistently enforced over time, do preserve the net value of the community and help to ensure a high quality of life for residents and appreciation on your investment.



If you reside in a COC or are thinking about purchasing in a COC, are you aware of how personal decisions affect you and your neighbors?

Do you pay your association dues on time? Associations collect dues from its members, usually monthly or quarterly.

- When some homeowners are delinquent, either their neighbors must make up the difference or services and amenities must be curtailed.
- This affects everyone in the community negatively, perhaps even leading to a decline in property values.

All community associations have assessments/fees. Fees may cover costs such as landscape and maintenance of common areas, snow removal, garbage collection, fees for amenities (pool, tennis court, golf course, exercise room, etc.) and insurance.

If an owner fails to pay dues, fines, assessments or other lawfully imposed charges, the owner's property is subject to foreclosure by the homeowners' association (even if the owner's property is fully paid for).

- Pay association assessments on time.
- People occasionally face financial hardship (i.e.; a lost job, medical issues, etc.) and in those cases many community associations will work with homeowners to develop deferred or special payment plans.