

HOA RELATIONS COMMITTEE

...Your Community Voice

FACTS ABOUT HOMEOWNER ASSOCIATIONS

Why Homeowner Associations ?

- Because Green Valley unincorporated.
- Unincorporated means... No local government, No mayor, No town hall, No services, No voice.

What is the purpose of a Homeowners Association ?

- In the absence of local government, the Homeowners Association (HOA) empowers homeowners to self-govern their own neighborhood.
- The objective of every Homeowners Association is to maintain the member's property values.

Homeowner Associations are Arizona Corporations

- Three legal documents govern the HOA:
Articles of Incorporation | By-Laws | Covenants, Conditions & Restrictions (CC&Rs)
- The CC&Rs, adopted by the homeowners, spell out the responsibilities of both the home owner and the HOA.
- The CC&Rs enable homeowners to live together in harmony.

The CC&Rs are the most important of the three legal documents:

- The CC&Rs are an enforceable contract between the HOA and the homeowners.
It is important that a home-buyer, not familiar with Homeowner Associations, read the legal documents before purchasing a home in an HOA.
- Contact an HOA officer to review the legal documents, and the responsibilities of home ownership in their HOA, before making the decision to purchase.

Homeowner Associations are all different:

- HOA dues are determined by a number of variables:
The number of homes; Some maintain their own roads, Some have County roads; Large common areas, Small common areas, No common area.
- Many HOAs are age restricted, a few are not.
- Homes in many HOAs have deed-restricted membership in Green Valley Recreation.