

HOA Governance Overview

This document provides a high-level overview of how a Homeowners Association (HOA) is typically structured, how governance works, what powers the association may have, and the general responsibilities expected from both the HOA board and homeowners. The purpose is to help homeowners understand how HOA governance systems generally operate.

1. What is an HOA?

A Homeowners Association (HOA) is an organization in a residential community that creates and enforces rules for properties and residents. HOAs are usually established by a developer and later managed by an elected board of homeowners. HOAs typically maintain shared spaces, enforce community standards, and manage financial responsibilities for common areas.

2. Typical HOA Structure

Board of Directors: Elected by homeowners to make decisions, enforce rules, and oversee operations.

Officers: Usually includes President, Vice President, Secretary, and Treasurer.

Committees: May include architectural review committees, finance committees, or maintenance committees.

Management Companies: Some HOAs hire third-party companies to manage day-to-day operations.

3. Governing Documents

HOAs typically operate using several key governing documents:

- Declaration of Covenants, Conditions, and Restrictions (CC&Rs;)
- Bylaws
- Rules and Regulations
- Policies and Resolutions

These documents define how the HOA operates, how decisions are made, and what standards apply to homeowners.

4. HOA Powers (General)

Depending on governing documents and state law, HOAs may have authority to:

- Collect assessments and fees
- Maintain common areas
- Enforce community rules
- Issue violation notices
- Manage vendor contracts

- Adopt new policies following required procedures

5. Board Responsibilities

The HOA board is typically responsible for:

- Acting in the best interest of the community
- Managing finances responsibly
- Following governing documents and applicable law
- Maintaining transparency with homeowners
- Keeping accurate records and meeting minutes

6. Homeowner Responsibilities

Homeowners are generally expected to:

- Follow community rules and standards
- Pay required dues and assessments
- Participate in community voting when applicable
- Maintain their property according to community guidelines

7. Importance of Transparency and Documentation

Strong HOA governance relies on clear documentation, proper voting procedures, and transparent decision-making. Homeowners are typically encouraged to review official documents, attend meetings, and request clarification when needed.

8. Disclaimer

This document is provided for general informational purposes only. HOA authority, structure, and enforcement powers may vary based on state law, governing documents, and official legal interpretations. Homeowners should consult official records and qualified legal professionals for specific guidance.