

How Are HOAs Run?

Most homeowners associations are self-governing, nonprofit corporations. The association's Board of Directors is an all-volunteer group elected by the residents of the association (or appointed by the developer in new associations).

Most of the newer associations are incorporated as nonprofit mutual benefit corporations. The association's Board of Directors is mandated to enforce the rules spelled out by a handful of papers known as the governing documents.

Governing documents of HOAs usually include:

1. **CC&RS** (Covenants, Conditions & Restrictions), which dictate the powers and duties of the corporation and regulate both the physical characteristics of the development and the lifestyles of its residents.

2. **The Bylaws**, which dictate the powers and duties of the Board of Directors (when meetings occur, how Board members are elected, etc.).

3. **The Articles of Incorporation**, which is a one-page document that must be filed with the Secretary of State.