

Index

ACCESS RIGHTS

- Books and records, **27:1**
- Units, access to by association, **3:2**

ACTIONS

- See LITIGATION

ADDITIONAL PROPERTY

- Expandable projects. See EXPANDABLE PROJECTS
- Identification of, **11:6**

ADJOINING PROPERTY

- Easements, **14:5**

ADJOINING UNITS

- Redefining boundaries, **3:9**

AESTHETICS

- Covenant enforcement, **33:13**

AFFILIATES OF DEVELOPER

- Non-liability of successor who is not affiliate, **11:11**

AGENTS

- Disclosure requirements, **16:1**

AGREEMENTS

- See CONTRACTS; MANAGEMENT AGREEMENTS

AIRSPACE

- Drawings, defined by, **9:1**
- Ownership, **1:1**
- Subjecting to condominium ownership, **2:1**

AMENDMENTS

- Declaration. See DECLARATION
- Retroactive effect of 2004 amendment to condominium statute, **30:1, 30:2**
- Solar energy collection devices, **30:3**

ANNEXATION

- Notice of, **21:1**

APPEARANCE

- External appearance, restrictions in declaration, **7:3**

APPLIANCES

- Sale with unit, conversion projects, **15:2**

ARBITRATION

- Covenant enforcement, **33:2**

ARCHITECTS

- Certification of drawings, **9:4**

ARCHITECTURAL CONTROL

- Covenant enforcement, **33:9**
- Declaration provisions, **7:3**

ARTICLES OF INCORPORATION

- Filing, **1:2**

ASSESSMENTS

- Assignment of future assessments, **23:2**
- Common expenses. See COMMON EXPENSES
- Enforcement
 - generally, **19:1 e seq.**
 - attorney's fees, **19:1**
 - delinquency list, publication of, **19:3**
 - due process, **19:2**
 - enforcement assessments, **19:1**
 - foreclosure, **19:6**
 - interest, **19:1**
 - late charges, **19:1**
 - liens, **19:5, 19:6**
 - notice, **19:2**
 - payments, application of, **19:4**
 - receivers, **19:6**
- Interest and late charges, **19:1**
- Liens, **19:5, 19:6**
- Notice of proposed assessment, **19:2**
- Priorities for application of payments, **19:4**
- Receivers, **19:6**
- Special benefits for specific units, **18:1**
- Unsold units, developer's obligations, **14:2**

ASSETS

- Association's authority to borrow and pledge, **23:2**

ASSIGNMENTS

- Future assessments, **23:2**
- Warranty, assignment of, **15:2**

ASSOCIATIONS

- Generally, **6:1 e seq.**
- Access rights
 - books and records, **27:1**
 - units, **3:2**
- Annexation, notice of, **21:1**

ASSOCIATIONS—Cont'd

- Assets, authority to borrow and pledge, **23:2**
- Authority to sue or be sued, **21:1**
- Bylaw provisions, **6:5**
- Common elements
 - repairs, **22:1, 22:2**
 - use restrictions, **4:10**
- Common expenses. See **COMMON EXPENSES**
- Composition, **6:3**
- Control, turning over, developer's obligation, **14:3**
- Corporate Transparency Act, **6:2**
- Daily operational issues
 - generally, **31:1**
 - late fees, **31:3**
 - smoking, **31:4**
 - snow and ice removal, **31:5**
 - statutory background, **31:2**
- Developers
 - control, turning over, **14:3**
 - establishment of association, **14:1**
 - materials, turning over, **14:7**
- Disclosure of information regarding, **16:12**
- Enforcement of assessments. See **ASSESSMENTS**
- Enforcement of rules
 - generally, **20:1**
 - power to evict tenants, **20:2, 33:1**
- Establishment
 - developer's obligation, **14:1**
- Incorporation, **6:1**
- Insurance, **25:1**
- Leasing, restrictions on, **24:1**
- Liens. See **LIENS AND LIEN FORECLOSURE**
- Master association, **7:10**
- Materials, developer's obligation to turn over, **14:7, 34:4**
- Meetings of members and board, **27:2, 36:7**
- Membership
 - generally, **1:1, 6:3**
 - declaration, provisions in, **7:10**
 - master association, **7:10**
 - recreation association, **7:10**
- Merger of associations, **6:3**
- Minutes of meeting, **36:7**
- New unit owners, information to be provided to association, **7:6**
- Powers and duties
 - directors' duties, **26:2, 26:3**
 - members, duty of association to, **26:1**

ASSOCIATIONS—Cont'd

- Powers and duties—Cont'd
 - self-dealing directors, **26:3**
- Real estate, purchase of
 - generally, **23:1**
 - at sheriff's sale, **32:3**
- Reasonableness test
 - generally, **26:1**
 - enforcement of rules, **20:1**
- Records, **27:1**
- Recreation association, **7:10**
- Repair of common areas
 - failure to repair damage or destruction, **22:2**
 - obligation to repair, **22:1**
- Sheriff's sale, association as purchaser at, **32:3**
- Smoking
 - daily operational issues, **31:4**
- Snow and ice removal, **31:5**
- Tenants and occupants, provision of information about, **7:7**
- Termination of condominium regime, **29:1**
- Tort liability, **6:1**
- Turning over control, developer's obligation, **14:3**
- Type of entity, **6:1**
- Unincorporated, **6:1**
- Unit owners
 - membership, above
- Use restrictions, **4:10, 24:1**
- Voting rights, **6:4**
- Zoning, notice of, **21:1**

ATTORNEY GENERAL

- Disclosure requirements, action for violations, **16:22**

ATTORNEYS

- Conflicts of interest, **31:1**

ATTORNEY'S FEES

- Acceptability check
 - penalties for violations, **16:21**
- Enforcement of assessments, **19:1**
- Eviction actions, **20:2**
- Liens and lien foreclosure, **19:5, 32:4**

AUDITOR

- Documents, filing with county auditor, **9:5**

BANKRUPTCY

- Filing before or during lien foreclosure, **32:5**

INDEX

BINGO

Covenant enforcement, **33:17**

BOARD OF DIRECTORS

See **DIRECTORS**

BOOKS AND RECORDS

Generally, **27:1**

Turn over by developer, **34:4**

BOUNDARIES

Commercial units, **3:7**

Relocation of unit boundaries, **3:9**

Residential unit defined, **3:5**

BROKERS

Disclosure requirements, **16:1**

BUDGET

Common expenses, **18:3**

Reserves, **18:4**

Two-year projections, **16:10**

BUILDING

Common elements, **4:7**

Regulations, applicability, **2:4**

BULK PURCHASERS

Liability as successor developer, **13:5**

BUSINESS JUDGMENT RULE

Covenant enforcement, **33:4**

Restatement of Servitudes, **26:1**

BUYERS

Approval of new owners, **7:6**

Checklist, **15:4**

Conspicuous boldface type, buyer's rights in, **16:14**

Deposits. See **DEPOSITS**

Information to be provided to association, **7:6**

Purchase agreement, form, **36:5**

Sales. See **SALES**

Voiding contract, time period for exercising right, **16:14, 16:20**

BY-LAWS

Attached, **1:2**

Construction and interpretation, **33:1**

Contents, **6:5, 8:2**

Declaration, attachment to, **8:1**

Delay in enforcement, **33:1**

Turnover of control to members, **6:5**

CARPORTS

As part of unit, **3:1**

Options for sale, **4:5**

CERTIFICATION

Drawings, **9:4**

CHAMPLAIN TOWERS

Collapse, repair of common areas, **22:3**

CHECKLISTS

Buyer's checklist, **15:4**

COMMERCIAL UNITS

Defined, **3:7**

Mixed use projects, **7:5**

Sales and rights of first refusal, **7:6**

COMMON ELEMENTS

Generally, **4:1 e seq.**

Allocation of interests among unit owners

generally, **5:1**

equal basis method, **5:8**

expandable projects, below

par value method, **5:7**

size or square footage, **5:6**

Budget, **16:10**

Building upon, **4:7**

Computation methods, **5:5**

Converting common element to one owner's use, **4:7**

Conveyances on termination of condominium regime, **29:1**

Declaration, **7:9**

Defined, **4:2**

Developers, restrictions on retaining interest in, **14:5**

Easements across common elements, granting, **4:8**

Exclusive use areas, **4:6**

Expandable projects, allocating undivided interests

any consistent method, **5:9**

par value method, **5:7**

Expenses. See **COMMON EXPENSES**

Fair market value, **5:5**

Improvements, building upon, **4:7, 36:10**

Insurance, **36:11**

Limited common elements

as part of common area, **4:3**

construction of improvements, **36:10**

descriptions and reference to plat, **4:4**

improvements, construction of, **36:10**

insurance, **36:11**

maintenance, future, **36:11**

reallocation, **4:5**

Maintenance responsibility, **3:3, 4:9, 36:11**

Nature, **4:1**

Operating expenditures, disclosure, **16:10**

Par value method of allocating, **5:7**

COMMON ELEMENTS—Cont'd

- Partition, **1:1, 4:1**
- Percentage interest
 - change in, approval of, **7:9**
 - to total 100%, **9:3**
- Reallocation of limited common elements, **4:5**
- Repair of common areas
 - failure to repair damage or destruction, **22:2**
 - obligation to repair, **22:1**
- Tenants in common, **1:1, 4:1**
- Undivided interests
 - generally, **5:1 e seq.**
 - allocation of all interests among unit owners, **5:1**
 - assessments, proportionate division, **5:2**
 - change in percentage interests, approval of, **7:9**
 - common profits, **5:3, 18:1**
 - computation methods, **5:5**
 - declaration, **7:9**
 - equal basis method of allocating, **5:8**
 - expandable projects, use of any consistent method for allocating, **5:9**
 - fair market value, **5:5**
 - par value method of allocating, **5:7**
 - percentage of interests to total 100%, **9:3**
 - size as criterion for allocation, **5:6**
 - square footage method of allocating interests, **5:6**
 - tenants in common, **1:1, 4:1**
 - voting, **5:4**
- Use restrictions, **4:10**

COMMON EXPENSES

- Generally, **18:1 e seq.**
- Budget, **18:3**
- Division among fewer than all unit owners, **18:1**
- Division in proportion to undivided interests, **5:2**
- Insurance, **25:1**
- Maintenance, repair and replacement costs, **3:3, 4:9, 36:11**
- Per capita division, **18:2**
- Reserves, **18:4**
- What constitute, **18:1**

COMMON PROFITS

- Defined, **18:1**
- Division, **5:3**

COMMON PROMOTIONAL PLAN

- Defined, **13:1**

CONCEALED WEAPONS

- Covenant enforcement, carrying concealed weapons, **33:15**

CONDOMINIUM INSTRUMENTS

- Statutory requirements, **7:14**

CONFLICTS OF INTEREST

- Counsel representing association, **31:1**

CONSERVATORS

- Voting rights, **6:4**

CONSTRUCTION OF DOCUMENTS

- Declaration and by-laws, **33:1**

CONSTRUCTION PROJECTS

- Completion dates, disclosure requirements, **16:7**
- Defects, litigation against developers, **34:2**
- Deposits, withdrawal for construction costs, **15:1**
- Status of, disclosures by seller, **16:7**

CONTIGUITY

- Statutory requirements, **2:2**

CONTRACTS

- Developer contracts, surviving, restrictions on, **14:6**
- Disclosure requirements, **16:13**
- Management. See **MANAGEMENT AGREEMENTS**
- Purchase agreement, form, **36:5**
- Reservation agreements, **16:3**
- Voiding contract
 - disclosing rights in conspicuous boldface type, **16:14**
 - penalty for violation of disclosure requirements, **16:20**
 - time period for exercising right, **16:14**

CONVERSIONS

- Generally, **10:1 e seq.**
- Age and condition report, **16:11**
- Appliances, sale with unit, **15:2**
- Commercial tenants, **10:1**
- Converting convertible unit, **3:8**
- Counteroffers, **10:3**
- Definitions, **10:1**
- Lease term exceeding notice period, **10:2**
- Notice to tenants, **10:2**
- Repair and replacement, cost estimates, **16:11**
- Special disclosure requirements, **10:4, 16:11**
- Statement of condition, **16:11**

INDEX

CONVERSIONS—Cont'd

- Tenants
 - notice to, **10:2**
 - options, **10:3**
- Waiver of rights, **10:2, 10:3**

CONVERTIBLE UNITS

- Defined, **3:8**

CONVEYANCES

- Common elements, conveyance on termination of condominium regime, **29:1**
- Description of unit, **1:1**
- Liens
 - deeds recorded prior to recordation of lien, **28:1**
 - payment of, **17:1**
- Restraints on conveyance of residential units, **7:6**

CORPORATE TRANSPARENCY ACT

- Associations, **6:2**

COUNTY AUDITOR

- Document filing requirements, **9:5**

COVENANT ENFORCEMENT

- Generally, **33:1 e seq.**
- Aesthetics, **33:13**
- Arbitration, mandatory, **33:2**
- Architectural enforcement, **33:9**
- Bingo, **33:17**
- Business judgment rule, **33:4**
- Concealed weapons, carrying, **33:15**
- Delay in enforcement, **33:6**
- Electronic signatures, **33:5**
- Exclusive use, changing, **33:7**
- Fiduciary duty, **33:4**
- Flags, **33:18**
- Leasing restrictions, **33:3**
- Litigation, **33:1**
- Parking, **33:12**
- Pets, **33:10**
- Pit bulls, **33:11**
- Proxies, **33:5**
- Satellite dish antennas, **33:14**
- Sex offenders, **33:16**
- State action, **33:8**
- Statutory procedures, **31:2**
- Tow away zones, **33:12**

DAMAGES

- Acceptability check
 - disclosure requirements, violation of, **16:21**

DAMAGES—Cont'd

- Developer's failure to provide association with specified items, **14:7, 34:4**

DANGEROUS AND VICIOUS DOGS

- Covenant enforcement, **33:11**

DECEDENTS' ESTATES

- Voting rights, **6:4**

DECLARATION

- Generally, **7:1 e seq.**
- Amendments
 - generally, **7:11**
 - board, amendments by, **30:1**
 - converting convertible unit, **3:8**
 - developer, restrictions on, **14:4**
 - reallocation of limited common elements, **4:5**
 - secondary market restrictions, **7:12**
- Association membership, **7:10**
- By-laws, attachment of, **8:1**
- Condominium instruments requirements, **7:14**
- Construction and interpretation, **33:1**
- Contents, required, **7:1**
- Creation of condominium by filing, **1:2**
- Delay in enforcement, **33:6**
- Drawings, filing with, **9:1**
- Expandable projects. See EXPANDABLE PROJECTS
- External appearance restrictions, **7:3**
- Form, **36:1**
- Leasing restrictions, **7:7**
- Pet restrictions, **7:8**
- Restrictions
 - generally, **7:2**
 - external appearance, **7:3**
 - leasing, **7:7**
 - pets, **7:8**
 - sale, **7:6**
 - secondary markets, **7:12**
 - signs, **7:4**
 - use, **7:5**
- Rights of declarant, **13:2**
- Sales, restrictions on, **7:6**
- Secondary market requirements, **7:13**
- Secondary market restrictions, **7:12**
- Signs, restrictions on, **7:4**
- Undivided interests, required provisions, **7:9**
- Use restrictions, **7:4**

DEEDS

- Recorded prior to recordation of lien, **28:1**

DEEDS—Cont'd

Warranty deed, form, **36:6**

DEFECTS

Construction defects, litigation against developers, **34:2**

Wear and tear, defects arising from, **15:2**

DEFINITIONS

Common elements, **4:2**

Common profits, **18:1**

Conversion, **10:1**

Developer control, **13:5**

Developers, definitional problems, **13:1**

Limited common elements, **4:3**

Units. See UNITS

DELINQUENCY LIST

Enforcement of assessments, **19:3**

DEPOSITS

Generally, **15:1**

Conditions for return, disclosure in conspicuous boldface type, **16:14**

Escrow of deposits, **16:17**

Withdrawal for construction costs, **15:1**

DESCRIPTIONS

Declaration, required provisions, **7:1**

Expandable projects, description of additional property, **11:6**

Limited common elements, **4:4**

Residential unit, **3:5**

DEVELOPERS

Amendment of declaration, restrictions on, **14:4**

Assessments for unsold units, obligation to pay, **14:2**

Association obligations

control, turning over, **14:3**

establishment, **14:1**

materials, turning over, **14:7, 34:4**

Common elements, restrictions on retaining interest in, **14:5**

Contracts, surviving, restrictions on, **14:6**

Declarant's rights, **13:2**

Definitions

definitional problems, **13:1**

Directors' duties during developer's control, **26:2**

Financing offered by or through developer, disclosures, **16:8**

Identity

generally, **13:1 e seq., 16:1**

declarant's rights, **13:2**

disclosure of identity of developer and developer manager, **16:5**

DEVELOPERS—Cont'd

Litigation against

authority of unit owner to sue developer, **34:1**

construction defects, **34:2**

turnover of developer control, **34:4**

underfunding reserves, **34:3**

Materials, obligation to turn over to association, **14:7, 34:4**

Obligations

amendment of declaration, restrictions on, **14:4**

assessments for unsold units, obligation to pay, **14:2**

association obligations

establishment, **14:1**

turning over control, **14:3**

common elements, restrictions on retaining interest in, **14:5**

contracts, surviving, restrictions on, **14:6**

materials, obligation to turn over to association, **14:7, 34:4**

restatement of Servitudes, **14:8**

Reserves, duty to contribute, **34:3**

Restatement of Servitudes, **14:8**

Seller of two or more units as developer, **7:5, 16:1**

Successor developers

bulk purchasers of units, **13:5**

expandable projects, **11:13, 13:3**

liabilities, **13:3-13:5**

new project, creation of, **13:4**

Turning over control

association obligations, **14:3**

litigation against developer, **34:4**

Unsold units, obligation to pay assessments, **14:2**

Who is developer, **16:1**

DIRECTORS

Board as government agency for state action purposes, **33:8**

Budget, adoption of, **18:3**

Business judgment rule, **33:4**

Declaration, amendment by board, **30:1**

Duties, **26:2, 26:3**

Election after turnover of control, **14:3**

Expiration of term, **6:5**

Meetings of board, **27:2, 36:7**

Minutes of meetings, **36:7**

Reasonableness test, **26:3**

Relocation of unit boundaries, board approval, **3:9**

Self-dealing, **26:3**

Who may serve, **6:5**

INDEX

DISCLOSURE

Interstate Land Sales Full Disclosure Act, **15:5**

DISCLOSURES BY SELLER

Generally, **16:1 e seq.**

Associations

information regarding, **16:12**

standing to sue, **16:21**

Budget and operating expenses, **16:10**

Conspicuous boldface type, buyer's rights, **16:14**

Construction completion dates, **16:7**

Conversions, special disclosure requirements, **10:4, 16:11**

Escrow of deposits, **16:17**

Exclusions

generally, **16:2**

reservations, **16:3**

Financing offered by or through developer, **16:8**

Identity of developer and developer manager, **16:5**

Leasing, restrictions on, **16:18**

Litigation, current, **16:19**

Management and other agreements, **16:13**

Nonmaterial errors and omissions, **16:21**

Penalties

generally, **16:20**

attorney general, action by, **16:22**

damages, **16:21**

voiding contract, **16:20**

Prices, **16:6**

Reservations, exemption from disclosure requirements, **16:3**

Reserve funds, **16:15**

Sale, restrictions on, **16:18**

Scope of disclosure, **16:4**

Status of construction, **16:7**

Title matters, **16:16**

Types of units, **16:6**

Warranties, statement of, **16:9**

What must be disclosed, **16:4**

Who must disclose, **16:1**

DOGS

Dangerous and vicious, covenant enforcement, **33:11**

Size regulations, **33:10**

DRAWINGS

Airspace, purpose to define, **9:1**

Certification, **9:3, 9:4**

Completed buildings requirement, **9:2**

Declaration, filing with, **9:1**

Easements, showing, **9:3**

DRAWINGS—Cont'd

Expandable projects, supplemental drawings, **11:10**

Filing, **1:2, 9:5**

Leasehold condominiums, **12:1**

Required information

generally, **9:2**

completed buildings requirement, **9:2**

easements, showing, **9:3**

Survey plat, **9:1**

DUE PROCESS

Enforcement of assessments, **19:2**

EASEMENTS

Adjoining property, **14:5**

Common elements, easements across, **4:8**

Disclosure requirements, **16:13**

Drawings, showing on, **9:3**

Expandable projects

access to easement, **2:3, 11:12**

new easements, **13:4**

Ingress and egress, **14:5**

Permanent easement, grant of, **36:1**

Utilities, **14:5**

ELECTRONIC SIGNATURES

Covenant enforcement, **33:5**

ELEVATORS

Maintenance expenses, **18:1**

ENFORCEMENT OF ASSESSMENTS

See ASSESSMENTS

ENFORCEMENT OF RULES

Generally, **20:1**

Tenants, power to evict, **20:2, 33:1**

ENGINEERS

Certification of drawings, **9:4**

ESCROW

Deposits, escrow of, **16:17**

EVICITION

Enforcement of rules, power to evict tenants, **20:2, 33:1**

Form of 10 day notice to unit owner for eviction of tenant pursuant to ORC 5311.19(B), **36:12**

EXCLUSIVE USE AREAS

Generally, **4:6**

Additional fees, **18:1**

Covenant enforcement, changing exclusive use, **33:7**

**EXECUTORS AND
ADMINISTRATORS**Voting rights, **6:4****EXPANDABLE PROJECTS**Generally, **11:1 e seq.**

Common elements, allocating undivided interests

any consistent method, **5:9**par value method, **5:7**Curative act, **11:3**

Declaration provisions

generally, **11:4**additional property, identification of, **11:6**explicit reservations, **11:4**improvements, compatibility of, **11:9**maximum number of units, **11:7**non-liability of successor who is not affiliate, **11:11**non-residential use, restrictions on, **11:8**supplemental drawings, **11:10**timing limitations, **11:5**Drawings, supplemental, **11:10**

Easements

generally, **13:4**access to, **11:12**Identification of additional property, **11:6**Maximum number of units, **11:7**Non-liability of successor who is not affiliate, **11:11**Non-residential use, restrictions on, **11:8**Pre-October 1, 1978 projects, **5:1, 11:1**Reservations, explicit, **11:4**Stand-alone project, creation as, **13:4**Statutory method, **11:2**

Successors

non-liability of successor who is not affiliate, **11:12**rights of successor developers, **11:13**warranty obligations, **13:3**Timing limitations, **11:5**Turnover of control, **6:5****EXPENSES**

See COMMON EXPENSES

EXTERNAL APPEARANCERestrictions in declaration, **7:3****FAIR HOUSING AMENDMENT ACT**55 and older communities, **35:2**Reasonable accommodation, **35:1****FAIR MARKET VALUE**Allocating undivided interests, **5:5****FEE SIMPLE**Form of ownership, **1:1, 2:1****FIDUCIARIES**Covenant enforcement, fiduciary duty, **33:4**Voting rights, **6:4****FILING**Drawings, **9:5****FINANCING**Disclosures, financing offered by or through developer, **16:8****FLAGS**Covenant enforcement, **33:18****FORECLOSURE**

See LIENS AND LIEN FORECLOSURE

FORM OF OWNERSHIPChange in, building code requirements, **2:4**Common element ownership, tenants in common, **4:1**Fee simple, **1:1, 2:1**

Leaseholds. See LEASES AND LEASEHOLDS

FORMSAmendment to declaration to permit time extension for addition of units, **36:13**Appointment of association manager as receiver during foreclosure, **36:14**Association directors' minutes of meeting, **36:7**By-laws, **36:1**Certificate of lien, **36:9**Declaration, **36:1**

Development statement

generally, **36:2**notice to tenants, **36:3**purchase agreement, **36:5**waiver of option to purchase and notice, **36:4**warranty deed, **36:6**Eviction notice, **36:12**

Management

agreement, **36:8**certificate of lien, **36:9**condominium association directors' meeting minutes, **36:7**Minutes of meeting, association directors, **36:7**

INDEX

FORMS—Cont'd

Sales

- condominium development statement, **36:2**
- notice to tenants, **36:3**
- purchase agreement, **36:5**
- waiver of option to purchase and notice, **36:4**
- warranty deed, **36:6**

FREEDOM OF SPEECH

- Signage restrictions, **7:4**

GARAGES

- Ownership and sale restrictions, **7:6**
- Parking. See **PARKING AND PARKING SPACES**
- Voting rights, garage units, **6:4**

GUARDIANS

- Voting rights, **6:4**

HANDICAPPED PERSONS

- Parking, setting aside space, **4:7**
- Reasonable modifications to dwelling unit, **35:1**

ICE

- Removal, operational issue, **31:5**

IMPROVEMENTS

- Common elements, **4:7, 36:10**
- Expandable projects, **11:9**

INCORPORATION

- Generally, **6:1**

INJUNCTIONS

- Developer's failure to provide association with specified items, **14:7, 34:4**

INSPECTION RIGHTS

- Books and records, **27:1**

INSTRUMENTS

- Condominium instruments
- statutory requirements, **7:14**

INSURANCE

- Association obligations, **25:1**
- Disclosure of costs, **16:10**
- Limited common elements, **36:11**
- Title insurance endorsements, **15:3**
- Unit defined, **3:4**

INTEREST IN COMMON ELEMENTS

- See **COMMON ELEMENTS**

INTEREST ON MONEY

- Deposits, **15:1**
- Enforcement of assessments, **19:1**

INTERSTATE LAND SALES FULL DISCLOSURE ACT

- Sales, **15:5**

JOINT AND SEVERAL LIABILITY

- Generally, **6:1**

LACHES

- Delay in enforcement of restrictions, **33:6**

LATE CHARGES

- Enforcement of assessments, **19:1**

LATE FEES

- Liens and lien foreclosure, **31:3**

LEASES AND LEASEHOLDS

- Leasehold condominiums
- generally, **12:1**
- 99-year leasehold, **2:1**
- Restrictions on
- association-imposed restrictions, **24:1**
- declaration, restrictions in, **7:7**
- enforcement of covenant, **33:3**
- reasonableness test, **33:3**
- seller disclosure, **16:18**

LIENS AND LIEN FORECLOSURE

- Generally, **32:1**
- Assessments, enforcement of, **19:5, 19:6**
- Association obligations, **28:1**
- Attorney's fees, **32:4**
- Bankruptcy filing before or during foreclosure action, **32:5**
- Certificate of lien
- generally, **19:5**
- contents, **32:1**
- form, **36:9**
- Conveyances, requirement for payment of all liens, **17:1**
- Counterclaims, **32:2**
- Defenses, **32:2**
- Duration of validity, **32:1**
- Effective date, **32:1**
- First lien rights, sales subject to, statutory requirements, **32:3**
- First mortgage, sales subject to, statutory requirements, **32:3**
- Foreclosure action
- generally, **32:1**
- bankruptcy, filing before or during action, **32:5**
- Late fees, **31:3**
- Mechanics' liens, **28:1**
- Priority of lien for assessments, **19:5**
- Rent, payment during pendency of action, **32:1**

LIENS AND LIEN FORECLOSURE

—Cont'd

Statutory procedures, **31:2**

LIMITATION OF ACTIONS

Builder's negligence, **34:2**

Damages actions, **16:21**

acceptability check, **16:21**

LIMITED COMMON ELEMENTS

See COMMON ELEMENTS

Maintenance responsibility, **4:9**

LITIGATION

Authority to sue or be sued, **21:1, 31:2**

Covenant enforcement, **33:1**

Current litigation, disclosure by seller,
16:19

Daily operational issues, **31:1**

Developers, litigation against
authority of unit owner to sue
developer, **34:1**

construction defects, **34:2**

turnover of developer control, **34:4**

underfunding reserves, **34:3**

Liens. See LIENS AND LIEN FORE-
CLOSURE

Statutory background, **31:2**

Zoning or annexation, notice of, **21:1**

MAGNUSON-MOSS ACT

Federal warranty protection, **15:1**

MAINTENANCE

Common elements, **3:3, 4:9, 36:11**

Unit defined, **3:3**

MANAGEMENT AGREEMENTS

Disclosure requirements, **16:12, 16:13**

Form, **36:8**

Restrictions on contracts surviving turn-
over of control, **14:6, 34:4**

MECHANICS' LIENS

Generally, **28:1**

MEETINGS

Association directors' meeting minutes,
36:7

Member and board meetings, **27:2**

MEMBERS

Board. See DIRECTORS

Duty of association to members, **26:1**

Meetings, **27:2**

Owners association. See ASSOCIA-
TIONS

MINORS

Voting rights, **6:4**

MINUTES OF MEETING

Condominium Association directors,
36:7

MIXED USE PROJECTS

Generally, **7:5**

NOTICE

Eviction notice to unit owner, **36:12**

Proposed assessment, **19:2**

Tenant, notice to
conversions, **10:2**
form, **36:3**

Zoning or annexation, notice of, **21:1**

OTARD RULE

Dish antennas, **33:14**

OWNERSHIP AND POSSESSION

Approval of new owners, **7:6**

Form of. See FORM OF OWNERSHIP

Nature of ownership interest offered,
disclosure of, **16:6**

Owner-occupancy restrictions, **7:7**

Unit defined, **3:2**

PAR VALUE

Allocation of undivided interests, **5:7**

PARKING AND PARKING SPACES

Covenant enforcement, **33:12**

Exclusive use areas, **4:6**

Handicapped spaces, **4:7**

Options for sale of, **4:5**

Regulations, board promulgated, **7:3**

Unit, as part of, **3:1**

PARTITION

Common elements, **1:1, 4:1**

PENALTIES

See DISCLOSURES BY SELLER

PERCENTAGE INTEREST

See COMMON ELEMENTS

PETS

Covenant enforcement, **33:10**

Dangerous and vicious dogs, **33:11**

Restrictions in declaration, **7:8**

PIT BULLS

Covenant enforcement, **33:11**

PLATTING

Limited common elements, descriptions
and reference to plat, **4:4**

Statutory exemption, **2:3**

PRICES

Disclosures by seller, **16:6**

INDEX

PROFITS

See COMMON PROFITS

PROXIES

Covenant enforcement, **33:5**

PURCHASE AGREEMENT

Form, **36:5**

PURCHASER

See BUYERS

RECEIVERS

Lien foreclosure, enforcement of assessments, **19:6**

RECORDS

Generally, **27:1**

Turn over by developer, **34:4**

RECREATIONAL VEHICLES

Restrictions, **7:3**

REPAIR OF COMMON AREAS

As common expense, **3:3**

Champlain towers collapse, **22:3**

Failure to repair damage or destruction, **22:2**

Obligation to repair, **22:1**

RESERVATION AGREEMENTS

Generally, **16:3**

RESERVE FUNDS

Common expenses, **18:4**

Disclosures by seller, **16:15**

Underfunding, litigation against developer, **34:3**

RESIDENTIAL UNIT

Defined, **3:5**

RESTATEMENT OF SERVITUDES

Assignment of future assessments, **23:2**

Associations

duties, **26:1**

rights after turnover of control by developer, **14:6**

Business judgment rule, **26:1**

Developer's duties

to common interest community, **14:8**

to establish association, **14:1**

Director's duties, **26:3**

Easements, granting of, **4:8**

Leasing restrictions, **24:1**

Options, enforceability, **7:6**

Owner-occupancy restrictions, **7:7**

Real estate, authority to purchase, **23:1**

RESTRICTIONS

See DECLARATION; LEASES AND LEASEHOLDS; USE

RETROACTIVITY

2004 amendment to condominium statute, retroactive effect, **30:1, 30:2**

Allocation of interests among unit owners, **5:1**

RIGHTS OF FIRST REFUSAL

Generally, **7:6**

RULE AGAINST PERPETUITIES

Generally, **7:6**

RULES ENFORCEMENT

Generally, **20:1, 20:2**

Delay in enforcement, **33:7**

Standards for enforceability, **33:1**

Statutory procedures, **31:2**

SALES

Buyer. See BUYERS

Conversion projects. See CONVERSIONS

Deposits

generally, **15:1**

escrow of deposits, **16:17**

Developers. See DEVELOPERS

Development statement

general form, **36:2**

notice to tenants, **36:3**

purchase agreement, **36:5**

waiver of option to purchase and notice, **36:4**

warranty deed, **36:6**

Disclosures. See DISCLOSURES BY SELLER

Forms

development statement, **36:2**

notice to tenants, **36:3**

purchase agreement, **36:5**

waiver of option to purchase and notice, **36:4**

warranty deed, **36:6**

Interstate Land Sales Full Disclosure Act, **15:5**

Purchase agreement, form, **36:5**

Restrictions on sale, seller disclosure, **16:18**

Tenant's rights. See TENANTS

Title insurance endorsements, **15:3**

Unit, sale of

restrictions in declaration, **7:6**

Warranties

generally, **15:2**

statement of warranties, **16:9**

SALES—Cont'd

Warranty deed, form, **36:6**

SATELLITE DISHES

Covenant enforcement, **33:14**

SECONDARY MARKET LENDERS

Amendments to declaration, restrictions on, **7:12**

Document review rights, **27:1**

Expandable projects, time limits, **11:5**

Leasing restrictions, **24:1**

SENIOR CITIZENS

55 and older communities, **35:2**

SERVICE OF PROCESS

Owners association, service upon, **21:1**

Statutory procedures, **31:2**

SEX OFFENDERS

Covenant enforcement, **33:16**

SHERIFF'S SALE

Property subject to senior lien, statutory requirements, **32:3**

SIGNS

Restrictions in declaration, **7:4**

SMOKING

Associations

daily operational issues, **31:4**

SNOW

Removal, operational issue, **31:5**

SOLAR ENERGY

Collection devices, **30:3**

STATE ACTION

Board as government agency, **33:8**

Signage restrictions, **7:4**

STATUTE

Land subject to, **2:1, 2:2**

Retroactivity of 2004 amendment, **30:1, 30:2**

STATUTE OF LIMITATIONS

See LIMITATION OF ACTIONS

STAY OF PROCEEDINGS

Bankruptcy, relief from automatic stay, **32:5**

SUBDIVISIONS

Exemption from RC Chapter 711 requirements, **2:3**

SUCCESSOR DEVELOPERS

See DEVELOPERS

SURVEY PLAT

Generally, **9:1**

SURVEYORS

Certification of drawings, **9:3**

TAXATION

Units as separate tax parcels, **1:1, 4:1**

TENANTS

Conversions

notice to tenants, **10:2, 36:3**

tenants' options, **10:3**

Enforcement of rules

generally, **7:7**

eviction, **20:2, 33:1**

TENANTS IN COMMON

Ownership of common elements, **1:1, 4:1**

TERMINATION

Condominium regime, termination of, **29:1**

TITLE

Restrictions on alienability, **7:6**

Seller disclosures, title matters, **16:16**

Title insurance endorsements, **15:3**

TORT LIABILITY

Associations, **6:1**

TOW AWAY ZONES

Covenant enforcement, **33:12**

TRANSIENT USE

Restrictions, **7:7**

TRUCKS

Restrictions, **7:3**

UNDIVIDED INTERESTS

See COMMON ELEMENTS

UNIFORM COMMON INTEREST OWNERSHIP ACT

Easements etc., granting by association, **4:8**

Leasing restrictions, **24:1**

Rule against perpetuities, **7:6**

UNIFORM CONDOMINIUM ACT

Conversions, **10:1**

Developer, defined, **13:1**

Successor developers, obligations and liabilities, **13:3, 13:5**

UNITS

Commercial unit, **3:7**

Convertible unit, **3:8**

INDEX

UNITS—Cont'd

Defined

- generally, **3:1 e seq.**
- commercial unit, **3:7**
- convertible unit, **3:8**
- reasons for definition
 - generally, **3:2**
 - insurance, **3:4**
 - maintenance responsibilities, **3:3**
 - ownership and possession, **3:2**
- relocation of unit boundaries, **3:9**
- rooms in a building, **3:1**
- specifics and recommendations, **3:5**
- water slips, **3:6**

Direct exit requirements, **2:3**

Expandable projects, maximum number of units, **11:7**

Insurance, **3:4, 36:11**

Maintenance responsibilities, **3:3, 4:9, 36:11**

Ownership and possession, **3:2**

Relocation of unit boundaries, **3:9**

Residential unit, defined, **3:1, 3:5**

Special benefits for specific units, **18:1**

Specifics and recommendations, **3:5**

Tax parcels, separate, **1:1, 4:1**

Types of units, disclosures by seller, **16:6**

Water slips, **3:6**

UNSOLD UNITS

Developer's obligation to pay assessments, **14:2**

USE

Exclusive use areas

additional fees, **18:1**

common areas, **4:6**

Restrictions

association-imposed restrictions, **24:1**

residential vs. commercial, **7:5**

transient use, **7:7**

UTILITIES

Easements, **14:5**

VEHICLES

Garages. See GARAGES

Inoperable vehicles, prohibition, **7:3**

Parking. See PARKING AND PARKING SPACES

VOIDING CONTRACTS

See CONTRACTS

VOTING

Rights of unit owners, **6:4**

Undivided interests in common elements, **5:4**

WAIVER

Condominium development statement, waiver of option to purchase and notice, **36:4**

Conversion rights, **10:2, 10:3**

WARRANTIES

Generally, **15:2**

Construction defects, **34:2**

Statement of warranties, **16:9**

Successor developers, warranty obligations, **13:3**

Warranty deed, form, **36:6**

WATER SLIPS

Unit defined, **3:6**

WEAPONS

Covenant enforcement, carrying concealed weapons, **33:15**

WEAR AND TEAR

Defects arising from, **15:2**

ZONING

Disclosure of zoning status, **16:7**

Service on association by zoning authorities, **21:1**