

# Summary of Contents

<b>PART I. INTRODUCTION TO CONCEPTS</b> .....	1
Chapter 1. General Concepts.....	1
Chapter 2. Land and Subdivision Issues .....	5
Chapter 3. Units—Definitions.....	13
Chapter 4. Common Elements .....	31
Chapter 5. Undivided Interest in Common Elements.....	59
Chapter 6. Overview of Associations.....	71
<b>PART II. CREATION</b> .....	85
Chapter 7. Declaration .....	85
Chapter 8. By-Laws .....	121
Chapter 9. Drawings.....	125
Chapter 10. Conversions.....	137
Chapter 11. Expandable Projects .....	145
Chapter 12. Leasehold Condominiums .....	161
<b>PART III. SALES</b> .....	163
Chapter 13. Developer—Identity .....	163
Chapter 14. Developer—Obligations.....	181
Chapter 15. Sales—Selected Issues .....	199
Chapter 16. Seller Disclosure .....	215
Chapter 17. Requirement for Payment of Liens at Conveyance.....	249
<b>PART IV. ASSOCIATION OBLIGATIONS</b> .....	251
Chapter 18. Common Expenses.....	251
Chapter 19. Enforcement of Assessments .....	261
Chapter 20. Enforcement of Rules .....	291
Chapter 21. Litigation .....	299
Chapter 22. Repair of Common Areas .....	303
Chapter 23. Authority to Buy, Borrow, and Pledge.....	321
Chapter 24. Restrictions on Leasing.....	327
Chapter 25. Insurance .....	333
Chapter 26. Standards and Duties.....	337
Chapter 27. Records and Meetings.....	345

Chapter 28. Liens .....	349
Chapter 29. Termination .....	351
Chapter 30. Amendments by Board; Retroactivity .....	353
<b>PART V. CONDOMINIUM ASSOCIATION PRACTICE AND LITIGATION .....</b>	<b>363</b>
Chapter 31. Daily Operational Issues of Associations .....	363
Chapter 32. Liens and Lien Foreclosures.....	371
Chapter 33. Litigation and Covenant Enforcement—Principles of Construction .....	383
Chapter 34. Litigation Against Developer .....	419
Chapter 35. Fair Housing Amendment Act.....	427
<b>PART VI. FORMS .....</b>	<b>431</b>
Chapter 36. Ohio Condominium Forms .....	431
<b>PART VII Ohio Revised Code—Chapter 5311—Condominium Property</b>	
<b>Table of Laws and Rules</b>	
<b>Table of Cases</b>	
<b>Index</b>	