

# Revisiting Your Commitment as a Homeowner

7 Important Rules to Live By

**Common-interest communities create some unique homeowner obligations to the community and to the other residents within it.** It's important to communicate and remind owners of their commitment.

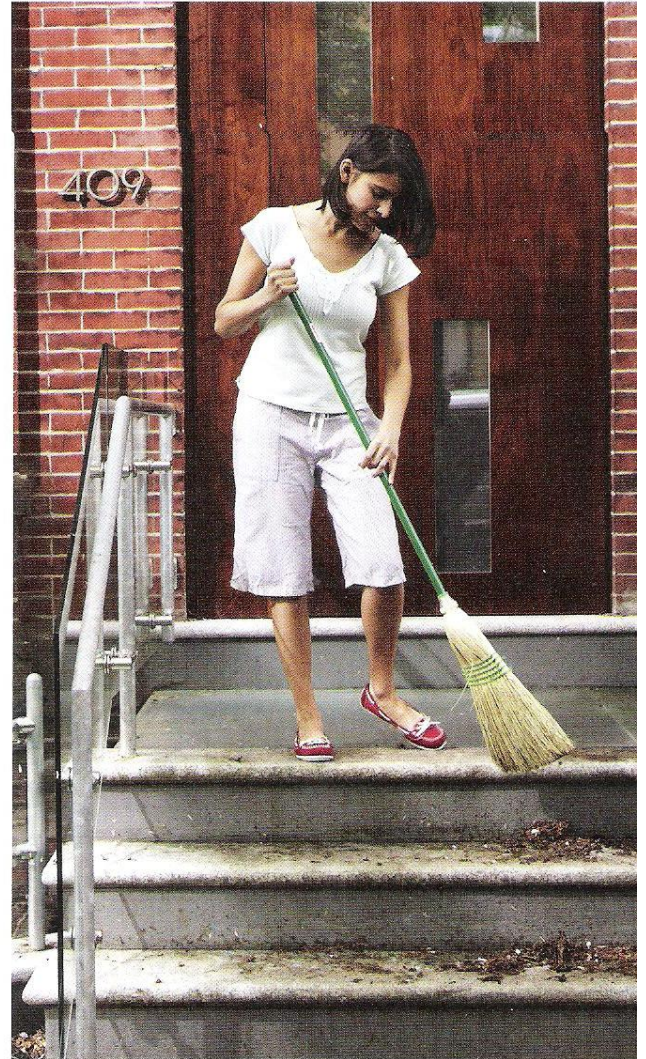
**Read and comply with the community's governing documents.** Make sure you understand what's included in governing documents, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines, and when you must pay association assessments.

**Provide current contact information to association board members or the manager.** Make sure the board or manager knows how to reach you in case of an emergency and how to notify you of association meetings and other important events. If you rent out your home, provide contact info for your tenants also for use in an emergency.

**Maintain your property according to established standards.** The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well maintained.

**Treat association leaders honestly and respectfully.** Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative, and helpful.

**Pay association assessments and other obligations on time.** Your regular assessments pay for common-area maintenance, amenities, and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like water, electricity, and trash removal, falls on your neighbors. If you're having problems, contact a board member or the manager to discuss alternative payment arrangements.



**Attend meetings and vote in community elections.** The association is a democracy, and your voice and vote can affect important issues.

**Ensure that tenants, visiting relatives, and friends adhere to all rules and regulations.** If you lease your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Screen tenants thoroughly and familiarize them with the community's rules. 