PENDER & COWARD
ATTORNEYS AND COUNSELLORS AT LAW

PRACTICE AREA

COMMUNITY ASSOCIATION

The attorneys in the Community Association Practice Group at Pender & Coward have experience and expertise in dealing with legal issues arising in connection with both residential and commercial cooperative common interest communities. We assist residential condominium property owners' associations, their boards, and their members with a variety of legal issues and represent these homeowners associations when disputes arise. Our attorneys regularly counsel boards of directors on proper governance and best practices in the operation of the association. Additionally, our attorneys provide training for management companies.

- Our Community Association attorneys handle all aspects of community association legal services including:
- Enforcing covenants
- Guiding boards in day-to-day operations
- Drafting amendments to governing documents
- Reviewing and negotiating contracts
- Creating and implementing association policy
- Defining rules and regulations
- Collecting assessments and fines
- Preparing and filing liens
- Handling disputes between owners and the association
- Prosecuting and defending claims involving the association

Pender & Coward attorneys have extensive experience handling disputes between the rights of the association and rights of the property owner. We assist property management companies and community associations to assure the association is complying with Virginia law, enforcing the association's governing documents, and

bringing collection actions against property owners delinquent on their assessment payments.

When representing residential condominium associations, cooperative homeowners' associations, developers, and owners of units and lots within deed-restricted communities, our attorneys respond quickly and economically to the ongoing issues that arise. We fully understand the budget constraints faced by most community associations and realize that legal fees must be reasonable and transparent. Our goal is to provide affordable legal advice in an efficient manner.

- Involved in several unique disputes, including a challenge to a $1.2 million special assessment and defending an allegation of a Fair Housing Act violation.
- Achieved several settlements for association clients in construction defect litigation.
- Represented condominium associations and homeowners' associations with prosecuting liens for unpaid assessments.

REPRESENTATIVE CASES

- Involved in several unique disputes, including a challenge to a $1.2 million special assessment and defending an allegation of a Fair Housing Act violation.
- Achieved several settlements for association clients in construction defect litigation.
- Represented condominium associations and homeowners' associations with prosecuting liens for unpaid assessments.

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Practicing Attorneys

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