

DEVELOPER TRANSITION SERVICES

No two developer-controlled to homeowner-controlled board transitions are the same. The issues and needs of these boards are as varied as their communities. We are well-versed in handling all aspects of these transitions, such as:

BOARD TRANSITION

When it's time for the board to transition from developer to homeowner control, our services include:

- Assisting with elections to replace declarant-held seats on the board;
- Providing a complimentary board orientation to address director duties, obligations, fiduciary duty and sources of authority;
- Identifying and ensuring the transfer of all documents from developer to the association, including maintenance manuals;
- Compliance with CC&R-mandated inspection and maintenance manuals.

RULES & POLICIES

Some rules and policies are required by the California Civil Code and others are just good governance.

We can evaluate the needs, draft the appropriate documents, and assist with the adoption of rules and policies. These include, but are not limited to:

- Voting and Election Rules
- Schedule of Fines and Monetary Penalties
- Collections Policy
- Enforcement Policy
- Architectural Rules and Guidelines
- Electric Vehicle Charging Station Policy
- Solar Policy
- Parking Rules
- Pool Rules
- Fitness Center Rules

On behalf of our clients, we regularly work together with municipalities and government agencies to negotiate, draft, interpret, and enforce agreements and advise clients regarding their rights and responsibilities. Additional needs can include transfers of common area and related inspections, bond releases, adherence to maintenance manuals, and elections of directors.