

## GENERAL REPRESENTATION

Specializing in the affordable, effective representation of community associations such as residential homeowners associations and commercial and industrial common interest developments, HGCT assists hundreds of clients each year with their corporate governance and governing document needs.

### CORPORATE GOVERNANCE

HGCT's team of general counsel attorneys has significant experience representing all types of homeowners associations, including senior housing communities, timeshares, co-ops, urban in-fill projects, and high-rise developments and understands the unique and varied issues they each present. Corporate governance representation includes:

- Statutory and Corporate Compliance
- New Board Member Orientation, Director Education, and Fiduciary Duty Compliance
- Contract Drafting and Review
- Election Assistance
- Dispute Resolution
- Developer Transitions
- Assessments, Funding, and Reserves

### GOVERNING DOCUMENTS

Governing documents state the rules, rights, restrictions, and responsibilities of an association and its members. Even the best-drafted documents can have ambiguous provisions and become dated. New statutory requirements and technological advances are just two factors impacting document longevity. HGCT attorneys are experts in:

- Governing Document Interpretation and Enforcement
- Bylaw and CC&R Revision and Amendment
- Drafting Rules and Policies, including Voting and Election Rules, Schedule of Fines and Monetary Penalties, Collections, Enforcement, Architectural, Electric Vehicle Charging Stations, Solar, Parking, and Pools.

### GOVERNING DOCUMENT UPDATE PROGRAM

An HGCT governing document revision and restatement incorporates all current statutory requirements and best practices and addresses the needs of California associations – today and looking forward. Topics incorporated into updated documents include technological advances (such as electric vehicle charging stations and solar panels), changes in local laws (smoking restrictions and short-term rentals, for example), and clarification of ambiguous sections in existing documents, such as maintenance, repair and replacement responsibilities and “the big three P’s” – people, parking, and pets.