Articles of Incorporation

This is a sample document created for the demonstration website. A real association would upload its own recorded documents here.

Article 1 - Purpose. The Association exists to maintain the common areas, enforce the covenants in a fair and consistent way, and protect the value and appearance of the community for every owner.

Article 2 - Membership. Every owner of a lot is a member of the Association. Membership passes with the title to the lot and cannot be separated from it.

Article 3 - Assessments. Each lot is charged an annual assessment set by the board in the yearly budget. Assessments pay for common-area maintenance, insurance, utilities for the amenities, management and contributions to the reserve fund.

Article 4 - Architectural control. No exterior change, addition or structure may be made to a lot until plans have been approved in writing by the architectural review committee.

Article 5 - Use restrictions. Lots are used for single-family residences. Trash containers are stored out of view except on collection day. Boats, trailers and recreational vehicles may not be stored in driveways for more than 48 hours.

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