

## **RIGHTS & RESPONSIBILITIES Of LeMar Estates Homeowners and Leaders**

A thriving community values both the rights and responsibilities of its homeowners and leaders. It has been said that we tend to focus on our rights and other's responsibilities. Our hope is that all of us will also remember other's rights and our responsibilities as well. To that end, this list can serve as a helpful guide for mutual respect.

### **Homeowners have the right to:**

- A responsive and competent community association.
- Honest, fair, and respectful treatment by association leaders.
- Participate by attending meetings, voting, serving on committees, and standing for election.
- Access appropriate association financial records.
- Prudent expenditure of assessments.
- Live in a community that is appropriately maintained to established standards.
- Fair treatment regarding financial and other association obligations.
- Have access to all association governing documents.
- Appeal association decisions affecting non-routine financial responsibilities or property rights.

### **Homeowners have the responsibility to:**

- Read and comply with the governing documents of the association.
- Stay informed by attending meetings and reading materials provided by the association.
- Maintain their property according to established standards.
- Treat association leaders with respect.
- Vote in community elections and on other issues.
- Pay assessments and other charges on time.
- Contact association leaders, if necessary, to discuss payment of financial obligations.
- Request reconsideration of material decisions that personally affect them.
- Provide current contact information to help ensure that they receive information.
- Ensure that those who reside on their property adhere to all rules and regulations.
- Respect the privacy of association leaders at their homes and during leisure time.

### **Association leaders have the right to:**

- Expect homeowners to meet their financial obligations to the community.
- Expect homeowners to know and comply with association rules and regulations.
- Respectful and honest treatment.
- Conduct meetings in a positive and constructive atmosphere.
- Receive support and constructive input from owners.
- Personal privacy at home and during leisure time.
- Take advantage of educational opportunities approved by the association.

**Association leaders have the responsibility to:**

- Fulfill their fiduciary duties in a manner they believe to be in the best interests of the association.
- Exercise sound business judgment and follow established management practices.
- Balance the needs of the community as a whole with those of individual preferences.
- Understand and comply with governing documents.
- Obtain input from homeowners through open meetings.
- Conduct open, fair, and well-publicized elections.
- Welcome and educate new homeowners.
- Encourage events that foster neighborliness and a sense of community.
- Conduct business in a transparent manner when feasible and appropriate.
- Give homeowners access to appropriate community records when requested.
- Collect all monies due from homeowners.
- Initiate foreclosure proceedings only as a measure of last resort.
- Disclose personal and financial conflicts of interest related to the actions of community leaders.