



#1 Free Legal Website

FindLaw.com is the leading and largest online resource for legal information. For basic legal issues to more complex ones, you'll find thousands of helpful articles, a legal community to get answers to your specific questions, an attorney directory, blogs, news, DIY forms, and much more.

What is a Common-interest Community?

Common-interest communities, also known as common-interest developments or CIDs, include condominiums, retirement communities, vacation timeshares, and other housing developments comprised of individually owned units, in addition to shared facilities and common areas. CIDs usually are created through a set of legal documents drafted by the developer, which may change according to the community's needs. Typically, these types of communities are governed by an association made up of the individual unit owners, most often through an elected board.

One of the advantages of living in a CID is the ability to enjoy certain amenities (such as tennis courts or swimming pools) that otherwise may be too expensive for one individual household to acquire.

For additional articles and resources related to CIDs, see FindLaw's [Owning a Home](#) subsection, which includes [Homeowners Association Basics](#) ; [Timeshares](#) ; and [Condominiums and Co-Ops](#) .

Homeowners Associations

In the case of condominiums and some neighborhoods with single-family homes, the management and funding of the shared facilities and common areas (such as playgrounds, parking lots, and swimming pools) are facilitated through [homeowners associations or HOAs](#) . An HOA makes decisions about monthly dues, maintenance priorities, rules for pets, rules for the appearance of units, yard maintenance, and other considerations affecting the community as a whole.

The developer must incorporate the HOA prior to selling any individual units, but its purpose is to take over the management and care of shared spaces after the developer has sold all of the units and is no longer involved.

HOAs also have the authority to levy fines or file lawsuits against property owners for nonpayment of monthly dues, to obtain injunctive relief to enforce HOA rules, or to seek reimbursement for damage to common areas.

Differences in State Laws

Most states adhere to the Uniform Condominium Act (UCA), which was drafted in 1980 and adopted by states individually. The Act was intended to serve as a comprehensive body of law for housing developments in which units are owned individually but certain facilities and grounds are shared. But, while most CIDs operate in a similar manner from one state to the next, make sure you fully understand how your state laws govern the creation and management of CIDs.

Consider speaking with a [real estate attorney](#) if you have any legal questions about living in common-interest communities.

FINDLAW.COM EMPOWERS PEOPLE WITH TRUSTED, TIMELY AND INTELLIGENT LEGAL INFORMATION

BLOGS – FindLaw Blogs present timely news that has real-life implications, deliver important information and discuss law-related entertainment.

FINDLAW ANSWERS – A vibrant, interactive online community where everyday people can ask legal questions and get real-time answers from legal professionals and others with similar experiences.

NEWS & NEWSLETTERS – Updated throughout the day and night and covering a wide range of legal topics, FindLaw.com's News page presents current legal news, keeping people informed and educated.

FIND A LAWYER – An easy-to-search database of more than one million lawyers and law firms. It provides detailed information, enabling people to contact a qualified lawyer when they are ready.



DO-IT-YOURSELF FORMS & CONTRACTS – FindLaw.com provides accurate legal documents for common legal matters. Choose from a library of easy-to-use, low-cost, accurate legal forms for everyday legal issues.

FINDLAW VIDEO – On FindLaw.com, you'll find an online directory of more than 1,500 short videos dedicated exclusively to legal topics and attorney and law firm profiles.

Connect With Us

FindLaw.com has an entire social media team dedicated to providing our users with as many options as possible to join, participate in, and learn from the FindLaw community. Some of the social key channels are the following:



[FindLaw for Consumers on Facebook](#)

Making the law easy to access with interactive legal updates aimed at starting conversations, informing followers of their legal rights and providing a forum for questions and resources



[@FindLawConsumer on Twitter](#)

Tweeting interesting, entertaining and informative legal news everyday

HAVE A LEGAL QUESTION?
NEED TO FIND AN AFFORDABLE,
QUALIFIED ATTORNEY?

Protect yourself, your family or
your business with a legal plan
or form from LegalStreet

www.LEGALSTREET.com

Copyright © 2013 FindLaw, a Thomson Reuters business. All rights reserved. The information contained in this article is for informational purposes only and does not constitute legal advice. The use and distribution of this article is subject to the Creative Commons BY-NC-ND license, which can be viewed at <http://creativecommons.org/licenses/by-nc-nd/3.0/>. You must attribute the article by providing the title of the article, FindLaw copyright notice and link to the original work. You may not use the article for commercial purposes and you may not alter or transform this article in any way.

FindLaw[®]
A Thomson Reuters Business