

HOA Documents checklist Guide

- All federal, state, and local laws about HOA-related guidelines in your respective area.
- A comprehensive list of the HOA's Covenants, Conditions, and Restrictions (CC&R's).
- A comprehensive list of the HOA's Bylaws.
- HOA's Articles of Incorporation.
- All rules and regulations that are not stated by the above documents.
- HOA financial documentation, including reserve studies, current and past reserve fund budgets, current and past annual budgets, and any other special assessments are done on the HOA.
- HOA fee-related documentation, including dues amounts and schedule, as well as past and current changes to the dues process and fee amount.
- Property-related documentation, including past or current unpaid fees, property liens, or any legal judgments placed upon the property the buyer wasn't previously aware of.
- HOA board meeting minutes.
- The HOA's Insurance Master Policy or any other insurance-related information that pertains to the HOA as a whole or the property itself.