

You've found your dream home in what seems to be the perfect neighborhood. However, if that neighborhood has a homeowners association (HOA), it's important to understand the pros and cons of an HOA before you make an offer. Read on to decide if an HOA neighborhood is right for you.

# 101 SERIES

## HOMEOWNERS ASSOCIATION

### What is a Homeowners Association?

Simply put, a homeowners association is a nonprofit entity that maintains common areas for the community. The rules of an HOA are made and enforced by a board of directors, which is usually made up of community residents, and its bylaws.

### What are the Rules of an HOA?

Each HOA creates and votes on its own bylaws, regulations, fee structure and more. This means the HOA has the freedom to make changes that fit the needs of the residents and the community.

### What are the Duties of an HOA?

- Maintaining pools, landscaping and common areas
- Collecting HOA fees
- Preparing budgets and financial statements
- Addressing rule violations and resident complaints
- Reviewing homeowners' proposed property changes

### What are HOA Fees?

When you live in a community governed by a HOA, you will have to pay either monthly or annual fees toward the association. These fees are charged to every resident of the community, and are used to maintain common areas, enforce rules, update the community and more.

## DISCOVER PROS AND CONS OF LIVING WITH AN HOA

### PROS

- Your family has access to community amenities
- Community maintenance costs are shared among residents
- Your neighborhood will be maintained and attractive, potentially increasing property values

### CONS

- Dues can be expensive
- Changes to your property may be subject to HOA approval
- HOA financial or legal problems can hurt property values

## WANT TO LEARN MORE ABOUT HOAs?

Homeowners associations are required to publish fees and bylaws and many have websites. When choosing a home that might potentially be connected to an HOA, it is important to get information in advance of your purchase. Talk to your real estate agent for more information about your potential HOA, or contact the board of directors directly to learn what you need to know to make an informed decision.

Learn more at  
<https://www.nchfa.com/news/hoa-101>



Think home ownership is out of your league?  
**THINK AGAIN.**  
See if you are eligible and learn more at  
[www.nchomeadvantagemortgage.com](http://www.nchomeadvantagemortgage.com)



NC Home Advantage  
MORTGAGE™