

Our Homeowner Association is governed by a chain of governing documents and laws.

- The **Articles of Incorporation** filed with the Secretary of State provide the legal basis of the association in the form of an Incorporated Non-Profit Corporation.
- The recorded map or '**plat**' defines each owner's title to property including the association's title to common areas.
- The **CCR's (Covenants, Conditions, and Restrictions)** are publicly recorded deed restrictions.
- The **Bylaws** are the rules for management and administration.
- **Resolutions** are additional rules and regulations that the association may adopt.
- **Federal Laws** also apply. Some but not all include the The Fair Housing Act, Internal Revenue Codes, the American Disabilities Act, and the Fair Debt Collection Practices Act.
- **State Laws** affecting homeowner associations are primarily contained in the [North Carolina General Statutes Chapter 55A](#) (The North Carolina Non-Profit Corporations Act). Additional state laws regulate storm water runoff, coastal development, elevator inspections for condos, and pool operations to name a few.
- **Local Ordinances**, while not specific to homeowner associations, apply to building codes, animal control, abandoned cars, water restrictions, etc.
- **Additional legal regulations** can exist in the form of case law; standards set by professional organizations such as accountants, engineers, architects, home inspectors, and real estate brokers.