



TABLE OF CONTENTS

1

Brief History of Restrictive Covenants and Common Interest Communities

§ 1.01.	Common Interest Communities in the United States.....	1-1
§ 1.02.	Restrictive Covenants Prior to Statutory Frameworks.....	1-3
§ 1.03.	The Growth of Common Interest Communities in the United States.....	1-7
§ 1.04.	The Advent of Uniform State Laws	1-9
§ 1.05.	The Adoption of the Unit Ownership Act.....	1-10
§ 1.06.	The Adoption of the Condominium Act.....	1-11
§ 1.07.	The Adoption of the Planned Community Act.....	1-13
§ 1.08.	Recent Statutory Developments Nationally and in North Carolina	1-14

2

Summary of Major State and Federal Laws Applicable to Common Interest Communities

§ 2.01.	In General.....	2-1
§ 2.02.	The Nonprofit Corporation Act.....	2-1
§ 2.03.	The Planned Community Act.....	2-2
§ 2.04.	The Condominium Act.....	2-3
§ 2.05.	The Unit Ownership Act	2-4
§ 2.06.	Real Estate License Law	2-5
§ 2.07.	Uniform Electronic Transactions Act.....	2-5
§ 2.08.	The Residential Property Disclosure Act.....	2-6
§ 2.09.	The Unincorporated Nonprofit Act	2-7
§ 2.10.	The Interstate Land Sales and Full Disclosure Act.....	2-8
§ 2.11.	The Fair Debt Collection Practices Act	2-9

§ 2.12.	North Carolina Debt Collection Practices Act	2-10
§ 2.13.	Fair Housing Amendments Act.....	2-11
§ 2.14.	Americans with Disabilities Act	2-13
§ 2.15.	Pool Safety	2-13
§ 2.16.	Condominium and Cooperative Conversion Protection Abuse Relief Act.....	2-14
§ 2.17.	North Carolina Time Share Act.....	2-15
§ 2.18.	North Carolina Fair Housing Act.....	2-16
§ 2.19.	Family Care Homes	2-17
§ 2.20.	Statutory Issues for Pre-1999 Planned Communities	2-19
§ 2.21.	Statutory Issues for Pre-1986 Condominiums	2-19
§ 2.22.	State Subdivision Regulations	2-19
§ 2.23.	Coastal Area Management Act of 1974	2-20

3

County and Municipal Ordinances Applicable to Common Interest Communities

§ 3.01.	In General.....	3-1
§ 3.02.	State Subdivision Regulation Statutes	3-2
§ 3.03.	County Ordinances Applicable to Common Interest Communities.....	3-3
§ 3.03.01.	Wake County.....	3-3
§ 3.03.02.	Guilford County	3-5
§ 3.03.03.	Forsyth County.....	3-5
§ 3.03.04.	Durham County.....	3-6
§ 3.03.05.	Cumberland County	3-6
§ 3.03.06.	New Hanover County	3-8
§ 3.03.07.	Buncombe County	3-8
§ 3.03.08.	Orange County	3-9
§ 3.03.09.	Gaston County	3-10
§ 3.03.10.	Union County.....	3-10
§ 3.03.11.	Johnston County.....	3-11
§ 3.03.12.	Onslow County	3-11
§ 3.03.13.	Catawba County	3-11
§ 3.03.14.	Alamance County.....	3-12
§ 3.03.15.	Rowan County	3-12
§ 3.03.16.	Brunswick County	3-13
§ 3.03.17.	Wayne County.....	3-13
§ 3.03.18.	Cleveland County.....	3-14

§ 3.03.19.	Nash County.....	3-14
§ 3.03.20.	Lee County.....	3-15
§ 3.04.	Municipal Ordinances Applicable to Common Interest Communities	3-16
§ 3.04.01.	Charlotte.....	3-16
§ 3.04.02.	Raleigh.....	3-16
§ 3.04.03.	Greensboro.....	3-17
§ 3.04.04.	Winston-Salem.....	3-18
§ 3.04.05.	Durham	3-18
§ 3.04.06.	Fayetteville.....	3-19
§ 3.04.07.	Cary.....	3-20
§ 3.04.08.	Wilmington	3-20
§ 3.04.09.	Asheville	3-22
§ 3.04.10.	Chapel Hill	3-22
§ 3.04.11.	High Point	3-22
§ 3.04.12.	Greenville.....	3-23
§ 3.04.13.	Jacksonville.....	3-23
§ 3.04.14.	Rocky Mount	3-24
§ 3.04.15.	Burlington	3-24
§ 3.04.16.	Wilson	3-25
§ 3.04.17.	Gastonia	3-25
§ 3.04.18.	Apex.....	3-26
§ 3.04.19.	New Bern	3-27
§ 3.04.20.	Thomasville.....	3-28

4 Summary of Legal Documents for Common Interest Communities

§ 4.01.	In General.....	4-1
§ 4.02.	Maps and Plats	4-1
§ 4.02.01.	Planned Communities	4-2
§ 4.02.02.	Condominiums.....	4-2
§ 4.03.	The Declaration.....	4-2
§ 4.04.	Defining the Area to Be Maintained	4-3
§ 4.05.	The Annexation Documents.....	4-5
§ 4.06.	Articles of Incorporation.....	4-6
§ 4.07.	Bylaws.....	4-7
§ 4.08.	Architectural Guidelines	4-8

§ 4.09.	Resolutions of Board of Directors	4-10
§ 4.10.	Amendments to Legal Documents.....	4-11
§ 4.10.01.	Methods for Amending	4-11
§ 4.10.02.	Retroactive Application of Amendments	4-11
§ 4.10.03.	Notification of Mortgagees	4-12
§ 4.10.04.	Challenges to Amendments.....	4-13
§ 4.10.05.	Effective Date of Amendments	4-16
§ 4.10.06.	Unilateral Amendments by Developers	4-18
§ 4.11.	Stormwater Agreements and BMPs	4-19
§ 4.12.	Recordation of Documents	4-21
§ 4.13.	Conflicts between Documents.....	4-21
§ 4.14.	Encroachment Agreements	4-21
§ 4.15.	Easements	4-22
§ 4.16.	Licensing Agreements.....	4-22

5

Formation of Common Interest Communities

§ 5.01.	In General.....	5-1
§ 5.02.	Creation of Condominiums.....	5-1
§ 5.02.01.	Declaration	5-1
§ 5.02.02.	Office Condominiums.....	5-3
§ 5.02.03.	Leasehold Condominiums	5-3
§ 5.02.04.	Conversion Projects	5-3
§ 5.02.05.	Public Offering Statements	5-4
§ 5.02.06.	Escrow of Deposits	5-6
§ 5.02.07.	Warranties	5-6
§ 5.02.08.	Termination of Declarant Contracts.....	5-8
§ 5.02.09.	Initial Board of Directors and Declarant Control Period	5-9
§ 5.02.10.	Land Condominiums.....	5-10
§ 5.03.	Creation of the Planned Community.....	5-10
§ 5.03.01.	When and How Formed.....	5-10
§ 5.03.02.	Age-Restricted Communities.....	5-11
§ 5.03.03.	Types of Membership: Class A and Class B Members	5-12
§ 5.03.04.	Initial Board of Directors and Declarant Control Period	5-12
§ 5.03.05.	Deed of Common Elements	5-13
§ 5.03.06.	Termination of Declarant Contracts.....	5-14

§ 5.03.07. Master and Sub-Associations.....	5-14
§ 5.04. Creation of the Mixed-Use Development Project.....	5-15
§ 5.05. Voluntary Homeowners Associations	5-15
§ 5.06. FHA Condominium Guidelines	5-16
§ 5.07. VA Condominium Guidelines	5-17
§ 5.08. Fiduciary Duties of the Declarant and Initial Board of Directors.....	5-18
§ 5.09. Assignment of Declarant Rights	5-22
§ 5.10. Duty to Complete Amenities.....	5-23
§ 5.11. Developer Transition Checklist.....	5-25
§ 5.12. Subdivision Performance Bonds.....	5-26

6 The Common Elements

§ 6.01. In General	6-1
§ 6.02. Planned Communities	6-1
§ 6.02.01. Maintaining the Common Elements	6-1
§ 6.02.02. Damage to Common Elements and Lots	6-2
§ 6.02.03. Limited Common Elements	6-3
§ 6.02.04. Capital Improvements and Changes to Common Elements	6-4
§ 6.02.05. Conveying the Common Elements	6-5
§ 6.03. Condominium Associations	6-5
§ 6.03.01. Maintaining the Common Elements	6-5
§ 6.03.02. Damage to the Common Elements	6-6
§ 6.03.03. Limited Common Elements	6-7
§ 6.03.04. Distinction Between Units and Common Elements.....	6-7
§ 6.03.05. Alteration of Unit and Common Element Boundaries.....	6-9
§ 6.03.06. Capital Improvements and Changes to the Common Elements.....	6-10
§ 6.03.07. Conveying the Common Elements	6-10
§ 6.04. Contractor Considerations	6-11
§ 6.04.01. Workers' Compensation.....	6-11
§ 6.04.02. Insurance	6-12
§ 6.04.03. Indemnification	6-13
§ 6.04.04. Mechanic's Liens	6-14
§ 6.05. Liability Issues for Common Elements.....	6-15
§ 6.06. Eminent Domain	6-18
§ 6.07. Taxes	6-20
§ 6.08. Conversion of Private Residential Streets.....	6-21

7**Duties of Common Interest Communities**

§ 7.01.	In General.....	7-1
§ 7.02.	Budgeting.....	7-1
	§ 7.02.01. Planned Communities	7-2
	§ 7.02.02. Condominiums.....	7-3
§ 7.03.	Audits, Income and Expense Statements and Balance Statements.....	7-4
	§ 7.03.01. Planned Communities	7-4
	§ 7.03.02. Condominiums.....	7-5
§ 7.04.	Property Insurance	7-5
	§ 7.04.01. Planned Communities	7-6
	§ 7.04.02. Condominiums.....	7-7
§ 7.05.	Liability Insurance	7-10
	§ 7.05.01. Planned Communities	7-11
	§ 7.05.02. Condominiums.....	7-12
§ 7.06.	Covenant Enforcement.....	7-12
§ 7.07.	Setting Reserves and Reserve Studies	7-14
§ 7.08.	Safeguarding and Investing Association Funds	7-16
§ 7.09.	Surplus Funds.....	7-16
	§ 7.09.01. Planned Communities	7-17
	§ 7.09.02. Condominiums.....	7-18
§ 7.10.	Safeguarding Members Privacy	7-18
§ 7.11.	Appointing and Maintaining Registered Agents.....	7-19
§ 7.12.	Maintaining Townhomes.....	7-19
§ 7.13.	Party Walls	7-20

8**Powers of Common Interest Communities**

§ 8.01.	In General.....	8-1
§ 8.02.	The Power to Adopt and Amend Bylaws.....	8-3
§ 8.03.	The Power to Sue and Be Sued.....	8-3
§ 8.04.	The Power to Engage Agents, Employees and Contractors.....	8-4
§ 8.05.	The Power to Adopt Budgets	8-5
§ 8.06.	The Power to Charge for Use of Common Elements.....	8-5
§ 8.07.	The Power to Enter Into Contracts and Incur Liabilities	8-6
§ 8.08.	The Power to Purchase Land	8-6

§ 8.09.	The Power to Regulate the Use of Common Elements and to Pass Rules and Regulations.....	8-8
§ 8.10.	The Power to Grant Easements, Licenses and Leases of Common Elements	8-9
§ 8.11.	The Power to Encumber Property.....	8-10
§ 8.12.	The Power to Assess	8-11
§ 8.13.	The Power to Charge Late Fees	8-11
§ 8.14.	The Power to Convey Property.....	8-12
§ 8.15.	The Power to Merge Associations	8-13
§ 8.16.	The Power to Fine and Suspend Membership Privileges	8-13
§ 8.17.	The Power to Charge for Preparation and Recordation of Documents.....	8-14
§ 8.18.	The Power to Indemnify and to Purchase Liability Insurance.....	8-14
§ 8.19.	The Power to Protest Zoning and Land Use Outside the Community.....	8-14
§ 8.20.	The Power to Protect Trademarks and Service Marks.....	8-15
§ 8.21.	The Power to Enter Units and Lots.....	8-17
§ 8.22.	General Residual Powers of Nonprofit Corporations	8-17

9 Meetings

§ 9.01.	In General.....	9-1
§ 9.02.	When and Where.....	9-2
§ 9.03.	Notice of Meetings.....	9-2
§ 9.04.	Quorum Requirements	9-4
§ 9.05.	Voting by Proxy	9-6
§ 9.06.	Voting by Ballot	9-7
§ 9.07.	Special Meetings.....	9-8
§ 9.08.	Recording or Taping of Meetings	9-8
§ 9.09.	<i>Robert's Rules of Order</i>	9-9
§ 9.09.01.	Order of Business.....	9-10
§ 9.09.02.	Order and Preference of Motions.....	9-10
§ 9.09.03.	The Main Motion	9-11
§ 9.09.04.	Subsidiary Motions	9-11
§ 9.09.05.	Privileged Motions.....	9-13
§ 9.09.06.	Incidental Motions	9-14
§ 9.09.07.	Rules Governing Debate	9-15
§ 9.09.08.	Voting.....	9-16
§ 9.10.	Minutes of Meeting.....	9-17
§ 9.11.	Reports of Officers and Committee Members	9-17

10

Board of Directors and Officers

§ 10.01. In General.....	10-1
§ 10.02. The Board of Directors	10-1
§ 10.02.01. Election of Board Members	10-2
§ 10.02.02. Powers and Duties of Board Members	10-3
§ 10.02.03. Regular Meetings	10-4
§ 10.02.04. Notice of Meetings.....	10-4
§ 10.02.05. Quorum Requirements.....	10-5
§ 10.02.06. Voting.....	10-5
§ 10.02.07. Number of Directors	10-6
§ 10.02.08. Special Meetings.....	10-7
§ 10.02.09. Action Without a Meeting.....	10-7
§ 10.02.10. Executive Session at Meetings.....	10-7
§ 10.02.11. Recording or Taping of Board Meetings.....	10-8
§ 10.02.12. Members Attendance at Board Meetings.....	10-8
§ 10.02.13. Terms of Board Members	10-9
§ 10.02.14. Resignation of Board Members	10-10
§ 10.02.15. Removal of Board Members.....	10-10
§ 10.02.16. Vacancies on Board.....	10-11
§ 10.02.17. Director Conflicts of Interest	10-12
§ 10.02.18. The Business Judgment Rule	10-13
§ 10.02.19. Immunity and Indemnity of Board Members	10-16
§ 10.03. Officers.....	10-18
§ 10.03.01. Election of Officers	10-19
§ 10.03.02. Duties of Officers	10-19
§ 10.03.03. Removal or Resignation of Officers.....	10-20
§ 10.03.04. Immunity and Indemnity of Officers	10-20
§ 10.04. Derivative Actions	10-20

11

Records of Common Interest Communities

§ 11.01. In General.....	11-1
§ 11.02. Records That Must be Kept	11-2
§ 11.03. How Long Records Should be Kept	11-4
§ 11.04. Record Requests From Members.....	11-5

§ 11.04.01. Production Under Planned Community Act, Condominium Act and Unit Ownership Act.....	11-5
§ 11.04.02. Unconditional Production Under Nonprofit Act.....	11-6
§ 11.04.03. Conditional Production Under Nonprofit Act.....	11-6
§ 11.04.04. Date of Production	11-9
§ 11.04.05. Costs of Production.....	11-10
§ 11.05. Privileged or Confidential Documents.....	11-10
§ 11.06. Court-Ordered Inspection	11-11

12 Use Restrictions

§ 12.01. In General.....	12-1
§ 12.02. Animals and Pets.....	12-2
§ 12.03. Parking and Towing	12-5
§ 12.04. Landscaping	12-8
§ 12.05. Antennas and Satellite Dishes.....	12-9
§ 12.06. Solar Panels.....	12-11
§ 12.07. Flags.....	12-12
§ 12.08. Political Signs	12-13
§ 12.09. Firearms	12-13
§ 12.10. Nuisances	12-14
§ 12.11. Single-Family Use Restrictions and Family Care Homes	12-16
§ 12.11.01. Single-Family Use Restrictions	12-16
§ 12.11.02. The <i>Joffee</i> Cases	12-17
§ 12.11.03. Family Care Homes	12-18
§ 12.12. Lot and Home Maintenance.....	12-19
§ 12.13. Sexual Predators and Other Criminals	12-19
§ 12.14. Guests and Tenants.....	12-21
§ 12.15. Rental Restrictions	12-22
§ 12.16. Home Businesses	12-23
§ 12.17. Setback Requirements.....	12-25
§ 12.18. Square-Footage Restrictions	12-26
§ 12.19. Local Laws and Regulations.....	12-27
§ 12.20. Waiver of Restrictions.....	12-27
§ 12.21. Golf Courses	12-29

13 Constitutional Issues

§ 13.01. General.....	13-1
§ 13.02. State and Federal Constitutions	13-3
§ 13.02.01. North Carolina Constitution.....	13-4
§ 13.02.02. United States Constitution	13-4
§ 13.03. State Action.....	13-5
§ 13.04. Freedom of Speech	13-7
§ 13.05. Freedom of Religion	13-10
§ 13.06. Due Process and Equal Protection	13-11
§ 13.07. Impairment of Contract.....	13-14

14 Assessments and Income

§ 14.01. In General.....	14-1
§ 14.02. Regular Assessments.....	14-2
§ 14.03. Calculating Assessments in Planned Communities	14-2
§ 14.04. Calculating Assessments in Condominiums	14-3
§ 14.05. Special Assessments	14-4
§ 14.06. Defenses to Assessment Collection Actions/Offsets.....	14-5
§ 14.07. Increasing Assessments.....	14-7
§ 14.08. Interest and Late Fees	14-8
§ 14.09. 15-Day Demand.....	14-9
§ 14.10. Personal Obligation of the Owner.....	14-10
§ 14.11. Claim of Lien	14-10
§ 14.12. Foreclosure.....	14-11
§ 14.13. Post-Sale Procedures.....	14-12
§ 14.14. The Association as a Creditor in Bankruptcy	14-13
§ 14.14.01. Types of Bankruptcy	14-13
§ 14.14.02. Pre-Petition Debt.....	14-14
§ 14.14.03. Post-Petition Debt	14-15
§ 14.14.04. The Automatic Stay and Lift of Stay	14-15
§ 14.15. Servicemembers Civil Relief Act.....	14-17
§ 14.16. Attorneys' Fees Incurred in Collecting Assessments.....	14-18
§ 14.17. Special Assessments for Attorneys' Fees	14-19
§ 14.18. Taxation of Association Income.....	14-19

§ 14.19. Working Capital Assessments/Transfer Fee Covenants.....	14-20
§ 14.20. Personal Covenants to Pay Assessments.....	14-22
§ 14.21. Assessment Obligations on Recombined Lots.....	14-23
§ 14.22. Division of Assessments at Closing.....	14-24

15 Architectural Control

§ 15.01. In General.....	15-1
§ 15.02. Appointment of the Architectural Control Committee	15-4
§ 15.03. Meetings of the Architectural Control Committee.....	15-5
§ 15.04. The <i>Boiling Spring</i> Case and the Plan and Scheme of Development.....	15-6
§ 15.05. Earlier Architectural Committee Court Decisions	15-7
§ 15.05.01. “Structures” and “Improvements”	15-7
§ 15.05.02. Rejection of Plans That Depart From Plan and Scheme of Development.	15-8
§ 15.06. The <i>Raintree</i> Decision	15-9
§ 15.07. Cases Subsequent to <i>Raintree</i>	15-10
§ 15.07.01. Landscaping	15-10
§ 15.07.02. Remedies for Violations of Architectural Committee’s Decision.....	15-11
§ 15.07.03. Oral Arrangements With Committee Members or Directors	15-12
§ 15.07.04. Communicating the Decision.....	15-12
§ 15.07.05. “Best Practices”	15-14
§ 15.08. The Application.....	15-15
§ 15.09. Liability for Wrongful Approval.....	15-16
§ 15.10. Fair-Housing Considerations	15-17
§ 15.11. ARC Bonds	15-17

16 Enforcement

§ 16.01. In General.....	16-1
§ 16.02. Who May Enforce.....	16-2
§ 16.02.01. Enforcement of Architectural Committee Decisions	16-3
§ 16.02.02. Unique Enforcement Issues for Pre-1986 Condominiums	16-4
§ 16.03. Injunctive Relief.....	16-6
§ 16.04. Suspension of Membership Privileges and Services	16-7
§ 16.05. Fines and Judicial Foreclosure.....	16-8
§ 16.05.01. The <i>Wise</i> Decision.....	16-9
§ 16.05.02. Statutory Amendments Subsequent to the <i>Wise</i> Decision.....	16-10

§ 16.05.03. Current Status of Fining in North Carolina.....	16-10
§ 16.05.04. Judicial Foreclosure	16-11
§ 16.06. Self-Help.....	16-12
§ 16.07. Defenses to Enforcement.....	16-13
§ 16.07.01. Failure to Follow Statutes	16-14
§ 16.07.02. Selective Enforcement	16-14
§ 16.07.03. Retroactive Enforcement	16-15
§ 16.07.04. Public Policy	16-16
§ 16.07.05. Waiver	16-16
§ 16.07.06. Statute of Limitations and Laches.....	16-16
§ 16.08. Attorneys' Fees	16-17
§ 16.09. Alternative Dispute Resolution.....	16-19

17

Construction Defects in Common Interest Communities

§ 17.01. In General.....	17-1
§ 17.02. Standing Issues.....	17-2
§ 17.03. Association's Responsibilities	17-5
§ 17.04. Theories of Liability	17-6
§ 17.05. Liability of the Developer to the Association	17-9
§ 17.06. Liability of Third Parties to the Association	17-9
§ 17.07. Personal Liability of Builder	17-11
§ 17.08. Damages.....	17-12
§ 17.09. Insurance Coverage Issues.....	17-14
§ 17.10. Public Roads	17-16
§ 17.11. Statute of Limitations and Repose	17-18
§ 17.11.01. In General.....	17-18
§ 17.11.02. Tolling of the Statute of Limitations and Repose	17-20
§ 17.12. Exculpatory Provisions and Pre-Litigation Requirements in the Declaration	17-21
§ 17.13. Alternative Dispute Resolution.....	17-24

18

Representing Common Interest Communities

§ 18.01. In General.....	18-1
§ 18.02. Initial Representation of the Developer	18-2
§ 18.03. Representation of the Association	18-2
§ 18.03.01. In General.....	18-2

TABLE OF CONTENTS

§ 18.03.02. Identifying the Client	18-4
§ 18.03.03. Duties of the Lawyer.....	18-5
§ 18.03.04. Conflicts With Individual Members.....	18-6
§ 18.04. Attorney-Client Privilege.....	18-6
§ 18.04.01. In General.....	18-6
§ 18.04.02. Waiver of the Privilege	18-8
§ 18.04.03. To Whom the Privilege Belongs	18-9
§ 18.04.04. Executive Session	18-10
§ 18.05. Developer and Association Conflicts of Interest.....	18-11
§ 18.06. Dual Representation of Owners and Association.....	18-13
§ 18.07. Representation of the Community Manager.....	18-14
§ 18.08. The Lawyer and Board Member.....	18-14
§ 18.09. Ethical Considerations for Collections	18-16

19 The Property Management Company

§ 19.01. In General.....	19-1
§ 19.02. Accreditation.....	19-2
§ 19.03. The Contract.....	19-3
§ 19.04. Nature of the Agency Relationship	19-6
§ 19.05. Handling of Association Funds	19-7
§ 19.06. Termination of the Contract	19-7
§ 19.07. Employees of Association.....	19-8

20 Time Shares

§ 20.01. In General.....	20-1
§ 20.02. Applicability of Time Share Act	20-2
§ 20.03. Types of Ownership and Incidents of Ownership.....	20-3
§ 20.04. How Created/Registration.....	20-4
§ 20.05. Public Offering Statement/Sales	20-8
§ 20.06. Duties of Broker.....	20-9
§ 20.07. Consumer Protection/Consumer's Right to Cancel	20-9
§ 20.08. Federal Regulation and Securities Law D	20-10
§ 20.09. Exchange Programs	20-11
§ 20.10. Disciplinary Action	20-12
§ 20.11. Retention of Records.....	20-13

§ 20.12. Termination of Time Shares and a Developer's Interest in Time Shares.....	20-14
§ 20.13. Liability Issues for Time Share Owners.....	20-14

21

Common Interest Communities Near Water

§ 21.01. In General.....	21-1
§ 21.02. Public Trust Waters	21-2
§ 21.03. Riparian and Littoral Land Rights	21-6
§ 21.04. Rules and Regulations of the State	21-7
§ 21.05. Statutes and Rules for Coastal Development.....	21-9
§ 21.06. CAMA Enforcement.....	21-13
§ 21.07. Dockominiums as Condominiums.....	21-14
§ 21.08. Other Ownership Forms for Boat Slips	21-17
§ 21.09. Houseboat Communities.....	21-17

22

Termination, Insolvency and Bankruptcy of Common Interest Communities

§ 22.01. In General.....	22-1
§ 22.02. Terminating the Condominium Association	22-2
§ 22.03. Terminating Condominiums After Casualty Loss.....	22-4
§ 22.04. Withdrawal of the Condominium from the Unit Ownership Act.....	22-4
§ 22.05. Terminating the Planned Community	22-5
§ 22.06. Terminating the Association Where PCA Does Not Apply	22-6
§ 22.07. Plan of Dissolution.....	22-6
§ 22.08. Judicial and Administrative Dissolution	22-8
§ 22.09. Termination of Restrictive Covenants	22-9
§ 22.10. Receivership.....	22-11
§ 22.11. Bankruptcy of the Association	22-15
§ 22.12. Withdrawal of Previously Submitted Property	22-17

23

(APPENDIX)

Noteworthy North Carolina Cases by Subject

§ 23.01. Architectural Control, Fines and Enforcement	23-1
§ 23.02. Amendments	23-3
§ 23.03. Annexation/Withdrawal	23-5

TABLE OF CONTENTS

§ 23.04. Assessments and Fees	23-5
§ 23.05. Association or Owner Standing	23-9
§ 23.06. Bankruptcy	23-12
§ 23.07. Coastal Resources Commission	23-13
§ 23.08. Common Areas.....	23-13
§ 23.09. Constitutional Issues	23-13
§ 23.10. Consumer Protection.....	23-14
§ 23.11. Declarant Rights.....	23-15
§ 23.12. Dedication of Streets and Open Space.....	23-15
§ 23.13. Developer's Obligation to Complete/Performance Bonds.....	23-16
§ 23.14. Eminent Domain	23-17
§ 23.15. Fair Housing.....	23-17
§ 23.16. Family Care Homes, Residential and Single-Family Use Restrictions	23-17
§ 23.17. General Association Liability/Premises Liability	23-19
§ 23.18. Golf Courses	23-20
§ 23.19. Insurance	23-20
§ 23.20. Landscaping	23-20
§ 23.21. Leasing and Rental Restrictions.....	23-21
§ 23.22. Liens Against Unit Owners.....	23-21
§ 23.23. Miscellaneous Association Powers	23-21
§ 23.24. Miscellaneous Condominium Issues.....	23-22
§ 23.25. Records Requests	23-22
§ 23.26. Restrictions in Deeds	23-22
§ 23.27. Setback Requirements.....	23-23
§ 23.28. Square-Footage Restrictions	23-24
§ 23.29. Statute of Limitations and Repose	23-24
§ 23.30. Subdividing of Lots.....	23-25
§ 23.31. Subdivision Statutes, Local Ordinance and Zoning.....	23-25
§ 23.32. Waiver of Restrictions.....	23-27
§ 23.33. Water	23-28