

## Condo/HOA

### Attorneys

Brian D. Bichy  
Marc DeCandia  
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### Services

Association Governance and  
Operations  
Governing Documents Amendments  
Policy Resolutions  
Rules and Regulations  
Assessment Collection  
Covenant Enforcement  
Developer Transition  
FHA Certification  
Fair Housing Compliance  
Litigation/Arbitration/Mediation  
AIA Contracts Review

Linowes and Blocher LLP's Condo/HOA Practice Group is an industry leader in all aspects of planned community development. We represent developers and community association boards in a variety of planned community developments, from straight-forward residential condominiums to multifaceted new urbanism/urban infill projects involving public-private partnerships.

Linowes and Blocher LLP's Condo/HOA Practice Group utilizes creative and innovative ideas in drafting complex documentation for residential, office, retail, mixed-use and multi-family developments, often involving the use of sophisticated land condominiums and air rights parcels. We provide a unique legal experience that includes structuring associations and cost sharing arrangements for large planned community and commercial developments, while preserving the needs of our developer clients. We also advise planned community associations in Maryland, the District of Columbia and Virginia after they are formed and operational, using our expertise in the formation of these associations to help boards enforce their provisions and defend claims.

### Real Estate Development

On behalf of our developer clients we:

- Develop an optimal common interest association structure to create maximum value, insure flexibility, and be mindful of liability issues
- Prepare documentation to establish and operate residential, commercial, mixed-use planned communities, including, condominiums, community associations, mixed-use communities, multi-family communities, business parks, merchant associations, and master planned communities
- Create opportunities and enhance value by establishing non-traditional associations such as land condominiums, marina condominiums, multi-tiered condominiums, and non-profit associations
- Prepare and register public offering statements for condominiums
- Compile disclosure statements for residential community associations

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## Community Associations

On behalf of community association clients we:

- Provide legal representation related to governance, assessment collection and operations, management and maintenance of the association
- Handle litigation and arbitration/mediation in Maryland, Washington, D.C. and Virginia courts and administrative bodies, including, foreclosure of liens for non-payment of assessments, architectural/covenant enforcement, and violations of rules, regulations, covenants, restrictions and state and local laws
- Provide legal advice in connection with distressed and fractured planned communities
- Help assure compliance pursuant to local and federal laws and regulations such as the Fair Housing Act, HUD, Fannie Mae and Freddie Mac

In addition to ensuring that all applicable laws and regulations are addressed, we take a proactive approach to help minimize future claims against developers, builders and community associations. We not only carefully draft the governing documents for common interest projects, but also pursue legislative initiatives to reduce the cost and potential liability associated with developing and financing these projects. Our experience provides us with the ability to anticipate problems and take steps to prevent them. In addition, our many years of experience in drafting documents for hundreds of common interest projects provides us with unique insights that assist us in our representation of the governing bodies of these communities.

## Project Profiles

- Prepared condominium documents for Sunset Island Marina Condominium, a marina project in Ocean City, Maryland, consisting of condominium units
- Prepared master homeowners' association documents, water/sewer declaration, and condominium documents for The Ridges at Landover Metro, a residential project in Landover, Maryland, consisting of townhouses, townhouse condominiums, and 2-over-2 condominiums
- Prepared master homeowners' association documents and water/sewer declaration for Glenn Dale Crossing, a residential project in Glenn Dale, Maryland, consisting of single-family detached homes, townhouses, and condominiums
- Prepared land condominium documents, master homeowners' association documents, water/sewer declaration, and condominium documents for The Residences at Wildewood, a residential project in California, Maryland, consisting of condominiums
- Drafted association and related governing documents for Beechtree Community Association, Upper Marlboro, Maryland (residential and golf community)

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- Drafted association and related governing documents for Emerson Community Association, Columbia, Maryland (master planned community)
- Drafted association and related governing documents for Park Potomac Master Association, North Potomac, Maryland (office and residential association)
- Drafted association and related governing documents for Park Potomac Condominiums, North Potomac, Maryland (mixed-use building condominium)
- Drafted association and related governing documents for Upstairs at Bethesda Row, Bethesda, Maryland (mixed-use building condominiums)
- Drafted association and related governing documents for The Veridian, Silver Spring, Maryland (mixed-use master association and building condominium)
- Drafted association and related governing documents for Pike and Rose, Rockville, Maryland (mixed-use master building and residential condominiums)
- Drafted association and related governing documents for 10,000 Town Center, Columbia, Maryland (mixed-use master building and residential condominiums)
- Drafted association and related governing documents for North Bethesda Market, North Bethesda, Maryland (mixed-use master association and building condominiums)
- Drafted association and related governing documents for 7100 Wisconsin, Bethesda, Maryland (mixed-use master building and residential condominiums)
- Drafted association and related governing documents for 8300 Wisconsin, Bethesda, Maryland (mixed-use master building and residential condominiums)
- Drafted association and related governing documents for Bethesda Center, Bethesda, Maryland (commercial condominium, hotel, and office uses)
- Drafted association and related governing documents for Gables Garage Condominium, Montgomery County, Maryland (county/private owned parking garage)
- Drafted association and related governing documents for New Carrollton Garage Condominium, New Carrollton, Maryland (ground-leased mixed-use parking garage)
- Drafted association and related governing documents for New Carrollton Metro Station, New Carrollton, Maryland (ground-leased mixed-use development)
- Represented joint venture investor in review of documents for The Dillon, Charlotte, North Carolina (mixed-use master condominium and city/private owned garage condominium)
- Drafted association and related governing documents for Broad Marsh Marina Condominium, Ocean City, Maryland (private marina condominium)

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- Represented successor developer in sections of Swan Point, Charles County, Maryland (marina and golf course resort community)
- Drafted association and related governing documents for Parcel C-1 and Parcel C-2, Columbia, Maryland (mixed-use master building and residential condominiums)
- Drafted association and related governing documents for Decatur Farm Townhouse Condominium II, Berlin, Maryland (residential for-sale townhouse condominium)
- Drafted association and related governing documents for Worman's Village, Frederick, Maryland (mixed-use master building and residential condominiums and master HOA)