

This e-memo and those that follow throughout 2010 are meant to reinforce the basic elements of results oriented association management. Professional management companies have learned from years of experience that care of the community is directly correlated to board members' understanding of fiduciary duties, adherence to community legal documents, continued education of owners, board members and managers as well as care of the association's finances.

## Community Association Rules Hierarchies

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Ever wonder about the hierarchy of the "rules" governing your community association?

Federal and State Law supersede all other statutes and legal documents. Civil Codes supersede the recorded Declaration (CC&Rs) of the common interest development and so on...

Believe it or not, but some statistics indicate that more Civil Codes (specifically in reference to common interest developments) have been passed in the last five years than since the turn of the century.

Consequently, the CC&Rs and other association legal documents are no longer the "law of the land." For complete and legal association governance, board members and managers must also reference the appropriate statutes and laws.

### Community Association Rules Hierarchy

