

Davis Woods Condominium Association

Davis Woods Condominium Association is a Community

A Condominium Association is described in “**The Condominium Concept**” 15th edition 2017-2018, as a form of joint ownership of real property.

Three distinct parts make-up a condominium.

1st. “exclusive ownership of a single unit”

2nd. “joint ownership, as tenants-in-common with others of common areas”

3rd. an “agreement or scheme among owners for the management and administration of the total condominium property”

Davis Woods Condominium Association is a community of individual owners who have come together through the purchase of their units and are the Condominium Association. As a condominium association member; owners have accepted the rights, privileges and responsibilities contained in the Davis Woods Declaration.

The Declaration is a “document or set of documents that actually creates the condominium. It establishes the covenants and restrictions which will affect the property and govern the residents”.

The Articles of Incorporation or Corporate Charter “establishes that part of the condominium responsible for the maintenance, management and operation of the common elements and the condominium property”.

By-Laws “are subordinate to the articles of incorporation; they set-up the internal governance for the association; and establish the procedures for carrying out the responsibilities of the association”. “They define the powers and the manner for exercising those powers by the board of administration and by each of the association’s officers”.

The Davis Woods Condominium Association Declaration and By-Laws are accessible through the Owner’s Portal at (www.daviswoodsfortmyers.com)