

# Community Association

**A one-stop shop to help navigate contract review, collections, governance, and more.**



Levenfeld  
Pearlstein

The Community Association Group at LP has been a recognized leader in homeowner and condominium association law for over four decades.

A one-stop shop for community associations, we help clients solve a wide range of business problems – from contract review and employment issues to collections, litigation and condominium deconversions. We also advise community associations on all governance matters, ensuring that clients have the guidance they need to comply with Illinois law.

Our attorneys have particular skill when representing newly formed community associations through the turnover from developer to unit owner control, including developer negotiation and litigation.

## **Our legal services include:**

- General counseling to condominium, cooperative, and homeowner associations
- Interpretation of governing documents and applicable statutes
- Review and negotiation of various contracts including management agreements, construction contracts (e.g., AIA agreements), bulk cable/internet agreements, etc.
- Drafting of amendments to condominium declarations, bylaws, and rules and regulations
- Drafting of amendments to residential cooperative bylaws and proprietary leases, recognition agreements, trust guaranty forms and other cooperative documents
- Enforcement of governing documents, including rule violations, hearings and disputes relating to the same
- Collection and foreclosure matters
- Litigation (developer and construction disputes, building code violations, breach of contract, breach of fiduciary duty claims, and other related matters)
- Developer turnover guidance
- Handling of fair housing matters, including reasonable accommodation requests, Emotional Support Animal (ESA) requests, and discrimination claims
- Preparation of leases, licenses and easements relating to the common elements and other association owned property
- Telecommunication and construction contract review and negotiation



- Labor law matters (union representation and employee termination and disciplinary matters)
- Condominium and homeowner association loan documentation and negotiation with lending institutions

For a video tutorial on using our client extranet, please click [here](#).

“[Y]our knowledge and guidance on several hot button topics was spot on. We appreciate your insight and I wanted to reaffirm what a pleasure it was to work with you.”

–Community Association client

*Connect with our Community Association Group.* If you're on the board of a condominium or community association or you own a condo management company, let's find out what we can achieve together. Get in touch today.

**CONTACT US**