



# Condominium Development

## CONDOMINIUM DEVELOPMENT

SettlePou's Real Estate Transaction Section is one of a few Texas lawfirms specializing in condominium law with over 25 years of experience. In addition to the basic project documents - the Condominium Declaration, Association Bylaws, and Association Articles of Incorporation - SettlePou prepares the Condominium Information Statement, the Budget Preparer's Certificate, and the Condominium Management Certificate, all of which are required by statute. For condominium conversions, SettlePou prepares the Declarant's Conversion Statement and the notices to tenants that are required by state law. All of the documents are designed to work together without duplication of provisions. For many of our clients we also prepare a Community Manual with initial rules and policies, the unit sales contract, and project-specific contract addenda.

Why our documents are unique:

- \* Custom tailoring for the unique aspects of each development.
- \* Responsive to each developer's unique concerns.
- \* Protect development and marketing rights using concepts that are contemporary and flexible
- \* Reflect changes in case law, statutes, lenders' underwriting guidelines, and standards of operating property owners associations.
- \* Written in plain English.
- \* Attractive presentation for use as marketing tool.
- \* Graphics alert the reader to unusual or particularly important provisions.
- \* Formatting designed to facilitate legibility after document images are reduced in size by microfilming or scanning.
- \* Tables of contents in longer documents.
- \* Developer protective provisions are segregated for quick reference by our clients, and to improve the post-development usefulness of the documents.