

Condominium Association vs. Homeowner's Association

What is a townhouse? What's a condominium? What about a Homeowner's Association? What's the difference, and what do we have in Briar Cove?

A **condominium** is a form of ownership, not a type of building. It can be renovated apartments, townhouses, single dwelling homes, or multi-storied buildings. The common theme is that the condo owner only owns what exists inside the interior walls. The condo owner does not own the exterior of the building, or the land that it sits on. Everything outside the interior walls – the exterior of the building, land it sits on, driveways, landscaped areas, etc., is owned in common (jointly) by everyone in the Condo Association.

A **homeowner's association** is usually made up of single family dwellings or townhomes (paired cottages). The people in a homeowner's association (HOA) own their own homes, and they own the land it sits on. The common areas are owned jointly by the members (homeowners) of the Homeowner's Association.

Townhouses are homes that are physically attached to each other. They can be called duplexes, triplexes, row houses, paired cottages, etc. They can have one or more stories. It is an architectural style or type of building. Townhomes can be part of a condominium association, a homeowner's association – or neither.

We are a Homeowner's Association. We own our homes, inside and out, and we own the land it sits on. The common areas that we own jointly are the pond area and the walking path. We are not responsible for the public sidewalks or streets; the towns of Dyer & Schererville are responsible for them. We are a non-profit corporation, and we are bound by a set of legal documents called the "Declaration of Covenants, Conditions, Restrictions, and Easements". The documents spell out what the homeowner is responsible for, and what the Association is responsible for.