

Condominium and Homeowner Associations

At Howard & Howard, we provide comprehensive legal counsel to condominium and homeowner associations across Chicagoland. Our attorneys understand the unique challenges faced by community associations and offer strategic, responsive guidance to help boards govern effectively, resolve disputes, and maintain compliance with state and local laws.

Whether your association is newly formed or well-established, we serve as trusted advisors in all aspects of governance, operations, and litigation. Our goal is to empower boards with the legal tools and insights they need to protect their communities and fulfill their fiduciary duties.

Our Services Include

Governance & General Counsel

- Interpretation and enforcement of governing documents
- Drafting and amending declarations, bylaws and rules
- Advising on board meetings and resolutions
- Developer turnover guidance and negotiation
- Annual report filings and registered agent services

Contracts & Transactions

- Review and negotiation of management, construction, and vendor contracts
- Bank loan documentation review and opinion letters
- Easements, licenses, and leasing of common elements

Enforcement of Rules and Collection of Assessments

- Collection of unpaid assessments and fees
- Foreclosure defense and lien enforcement
- Rule/covenant violation hearings and injunction actions

Litigation & Dispute Resolution

- Developer and construction defect claims

- Breach of fiduciary duty and contract disputes
- Building code violations and municipal enforcement actions
- Insurance claims and coverage disputes

Regulatory Compliance & Fair Housing

- Handling reasonable accommodation and ESA requests
- Defense against discrimination claims
- Compliance with local ordinances and fair housing laws