

## Know Maryland State Law

Maryland Condominium Act, Real Property Article of the Annotated Code of Maryland, Section 11-101.

Maryland Homeowners Association Act, Real Property Article of the Annotated Code of Maryland, Section 11B-101.

Maryland Cooperative Housing Act, Corporations and Associations of the Annotated Code of Maryland, Section 5-6B.

### Resale Disclosure Requirements

The Condo and HOA Acts compel the seller to provide to the purchaser a package prepared by the association that identifies the property as a common ownership community.

## How We Can Help

Offer training programs to help association members gain insight into the best practices for common ownership communities.

Provide information and make referrals for County Services.

Assist during the transition period to ensure the association is turned over from the developer to the homeowners in good standing.

Offer community mediation and conflict resolution services to individuals. This is an informal process where disputing participants meet with a trained, impartial third party.

When your neighborhood needs our help for resolving issues, we stand ready to step in. Our goal is to find the solution that works best for everyone.



### Register Your Association

You must register your Association with our office. Call 301-952-4729 or download a registration form from [www.princegeorgecountymd.gov](http://www.princegeorgecountymd.gov)



Rushern L. Baker, III  
County Executive  
Prince George's County Maryland

**Contact us for Assistance:**  
Office of Community Relations  
COMMON OWNERSHIP COMMUNITIES  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
301-952-4729

[COC@co.pg.md.us](mailto:COC@co.pg.md.us)  
[www.princegeorgecountymd.gov](http://www.princegeorgecountymd.gov)

## COMMON OWNERSHIP COMMUNITIES



*Neighbors Helping Neighbors*



*Building Community Pride*



*Educational Seminars*



*Public & Private Partnerships*

Prince George's County  
Office of  
Community Relations



## COMMON OWNERSHIP COMMUNITIES

# ON THE PATH TO GREATNESS

### Mission Statement

The mission of the Common Ownership Communities Program is to help address common ownership issues by developing partnerships with association members, boards of directors, management companies and the County government.



*COC Annual Conference*

### Goals

Provide education to common ownership community associations and help them with their individual problems

Maintain an information and referral system for all services in the county directly related to common ownership communities and recommend other services when needed.

Monitor legislation and regulations affecting common ownership communities.

Strengthen partnerships with public and private sectors to maximize success for all common ownership stakeholders.

Register common ownership associations and maintain a roster of associations and management companies.

Partnering with communities brings residents and businesses together to enhance and strengthen our community.

Our community shares on goal for a safe, clean and quality place to call home. You can play a vital role in reaching that goal.

Be involved in your association, be a board member or committee chair, attend board meetings, in addition to annual meetings.

Follow architectural guidelines.

Pay association assessments on time.

Ensure that those who visit your residence (tenants, relatives and friends) adhere to all rules and regulations.

Carefully read, understand and comply with your association's governing documents.

Vote in person or by proxy on all issued affecting your association.

### Create Picture Perfect Communities

Recycle and place trash in trash receptacles at the curb on the day of collection and remove containers promptly.

Be thoughtful neighbors, keep the noise down, keep your grass cut and don't park on the lawn.

Report acts of vandalism and graffiti to your local authority.

Clean up after your pets and keep them on a leash.



Organize neighborhood cleanups.

Participate in community activities.

Look for ways to improve the quality of life issues for your neighborhood.

Planning a shed, fence or other structure on your property? Remember all property improvements require association approval and County permits before you start any project. Permits 301-883-5784