

LEGAL DOCUMENTS REQUIRED FOR CONDOMINIUM DEVELOPMENTS

Submit one copy of each item:

- Attorney Certification submitted to the VA for review and approval for Loan Guaranty purposes are to contain a certification from a qualified attorney specifying that all documents meet all requirements within the 36.4300 series of VA regulations and Nevada revised statutes. The person certifying must be familiar with VA condominium requirements and experiences in planned communities. The decision to limit or make a comprehensive review of subject documents shall be at the discretion of the Loan Guaranty Officer. The certification should expedite VA review and result in a quicker response to the sponsor.
- Master Plan for Phased Development Projects
- Subdivision Plat Map and/or Air Lot Survey to Adequately Identify Subject Units
- Declaration of Covenants, Conditions and Restrictions for Condominium
- Articles of Incorporation of the Homeowners Association
- Bylaws of the Homeowners Association
- Information Brochure (see VA Form 26-8200, page iii, par 10) (**applies to proposed condominiums**)
- Assessment fees and the HOA proposed budget (**applies to proposed condominiums**)
- Common Element Plans for Recreational and Landscape (**applies to proposed condominiums**)
- Current Association Budget (**applies to existing condominiums**)
- Statement from Board of Directors specifying any existing or pending special assessments and any pending litigation affecting the Association or Unit (**applies to existing condominiums**)
- Minutes of the last two Homeowners Association Meetings (**applies to the existing condominiums**)
- Sponsor's name, address and telephone number.

Contact VA for Special policies and procedures regarding condominium conversions.