

## **Mandatory versus Voluntary - Are You Ruled by a HOA?**

First, in order to create a mandatory association there has to be 100% participation in the association. That is to say the deed restrictions creating an association must have been recorded before any property was sold to a buyer or any property which was sold would have to sign a consent and joinder agreeing to be a member of the association. A mandatory association cannot have less than 100% participation because that would mean not everyone is a mandatory member.

A mandatory association can be created after the fact (after the sale of lots) if 100% of the lot owners agree to be bound to the association.

Posted by [Barbara Billiot Stage](#) at [5:58 PM](#)

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