THREE60 COMMUNITIES
WHAT IS COMMUNITY MANAGEMENT?
Real wealth is hard work that benefits both a person and the community. It is immortal and eternal, and becomes the value of the person and the nation.

SHEIKH ZAYED BIN SULTAN AL NAHYAN
Late President and Founder of the United Arab Emirates
OWNER’S ASSOCIATIONS IN THE UNITED STATES BY THE NUMBERS

• 10,000 in 1970
• 342,000 in 2016
• 69 Million Americans
• 21.3% of the total population
• $ 4.95 Trillion Dollars Capital Value
• $ 70 Billion Dollars Annual Assessments/Service charges
• $ 22 Billion Dollars Reserve Fund contributions
COMMUNITY MANAGEMENT
MASTER PLANNED COMMUNITY

• Typically Horizontal (villas)
• Exclusive Ownership
• Separate Interest

• Mandatory membership
• Rights and Obligations
HIGHRISE (VERTICAL) OWNER’S ASSOCIATION

- Owns the Air space (volume) only
- Shared Interest in Common areas
- Share calculated on fractional interest calculation
DEFINITION OF A COMMUNITY ASSOCIATION

1. Membership in the community association is mandatory and automatic for all owners.

2. Certain documents bind all owners to be governed by the community association.

3. Mandatory lien-based economic charges or assessments are levied on each owner in order to operate and maintain the community association.
PURPOSE OF A COMMUNITY ASSOCIATION

- Manage common areas of the property
- Manage property interests of owners
- Provide services for owners
- Develop a sense of community through social activities and/or amenities
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