

Rewriting your CC&Rs or Condominium Declaration need not “break the bank.”

If your association is looking to “fix” the governing documents to work better (eliminate irrelevant provisions, incorporate prior amendments into a single recorded document, adopt current industry practices, adopt electronic notices and voting, etc.) we have some flat fee options to accomplish those goals.

Each package includes at least a new Declaration with maintenance responsibility chart, new Bylaws, a ballot, a 2-page summary of changes, and a cover letter to the owners. By default, we will include common amendments (rental caps, insurance, high-risk components, dispute resolution, etc.), but can tailor this at the request of the client. You can choose to adopt WUCIOA (recommended and our default given no other instructions) or remain under existing statutes. To avoid duplication and promote the purpose of each document, we complete the Declaration and Bylaws as a set. Bylaws for governance issues, Declarations for owner and property rights. Please see our complete Fee Schedule for further details.

Review Declaration and Bylaws for WUCIOA Compliance - \$1,250

Includes review of the Declaration, Amendments, and Bylaws with a list of direct conflicts and advice for potential next steps.

Standard Restatement of Declaration and Bylaws - \$5,000 plus recording fees

Includes our “model” Declaration and Bylaws with your Association inserted into it. Includes one set of revisions if requested within 11 months of delivery of the first draft. Additional revisions, questions, and meetings will be billed hourly.

Advanced Restatement of Declaration and Bylaws - \$9,000 plus recording fees Includes our “model” Declaration and Bylaws drafted for your Association, including specific changes requested by client. Includes a phone or in-office conference to discuss the documents, and 2 sets of revisions.

Comprehensive Restatement of Declaration and Bylaws - \$13,500 plus recording fees Includes everything from Advanced version with an additional set of revisions (up to 3 total). Includes answers to follow-up questions from Owners, and our attendance at one Association meeting with your membership. Includes a (messy) track changes or comparison document between the original and proposed documents.

Single or dual-purpose amendments - \$1,500 and up

We still offer targeted amendments for specific purposes, whether it is to adopt WUCIOA, change how insurance losses are allocated among members, adopt rental restrictions, or swap parking spaces.

We have been amending and restating association governing documents for more than 15 years. We can typically have a first draft of restated declarations and bylaws within eight weeks. Single purpose amendments are usually ready within a week or two.

These flat fee rates are in effect January 1, 2025, and are subject to change. Contact info@condolaw.net with questions or to request a restatement.