

## Condominiums and Planned Communities

Manning Fulton real estate attorneys have a depth of knowledge and experience in establishing both commercial and residential common interest communities.

Our work begins with identifying the common facilities for a planned community and then working to create the appropriate governance system and set of covenants and easements to implement our client's plan. We have significant experience developing the full suite of documents to support commercial subdivisions, single-family residential subdivisions and planned communities, townhomes and mixed-use subdivisions. As projects build out, we continue to support the client by providing counsel on and drafting amendments and supplements to the covenants as necessary.

The scope of our work with condominiums ranges from the creation of stacked units to land condominiums in many counties throughout the state of North Carolina. As with traditional subdivisions, past projects include purely residential and commercial condominiums in addition to mixed-use projects. Clients find that our experienced team is able to assist with condominium projects from the initial planning stages through build-out, as well as providing counsel and documentation for conversion of rental properties to a condominium form of ownership.

It's important to note that not all work in this area involves new development. When clients acquire existing common interest communities and commercial projects, we additionally partner with them to plan and to execute revisions and amendments to existing covenants and governance documents to enable the project to develop according to a new or revised plan.

### Related Services

Real Estate Acquisition and Development  
Commercial Real Estate Finance  
Residential Development  
Title Examination and Certifications  
Loan Workouts, Restructuring and Foreclosures  
Commercial Real Estate Commercial Leasing

### Related Attorneys

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