

## Condominium Association Management Agreement

The \_\_\_\_\_ Association's Board of Directors (hereafter The Association) hereby exclusively appoints Agent, J Keller Properties, LLC (hereafter Manager), to manage the Association in accordance with its covenants, conditions and restrictions, bylaws, and all Federal and State laws for a period of 90 days beginning on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and ending on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. At the end of said term this contract shall renew on a recurring 90-day basis until either party submits a formal written 90 day notice.

**MANAGER'S DUTIES AND RESPONSIBILITIES-** Manager shall have duties and responsibilities including, but not limited to, the following:

### A. ADMINISTRATIVE

The Manager Shall:

- 1) Provide a permanent contact person for communications between the Board and the Association unit Owners. The initial contact person shall be Jon Keller or Drew Fanelli.
- 2) Assume and administer current sub-contractor contracts in effect at time of new Management Contract for Services.
- 3) Set up and maintain a current owner database. Such information will be made available to The Association electronically if available.
- 4) Attend periodic Board Meetings as set by Board. Not to exceed 4 meetings per year. Board shall provide minutes to Manager.
- 5) Enforce Association Covenants, Conditions, and Restrictions as outlined in Association by-laws and Master Deed.
- 6) Provide a password-protected webpage at [www.jkellerproperties.com](http://www.jkellerproperties.com) devoted to The Association with pdf access to by-laws, master deed, owner directory, and whatever other materials the Board advises.

### B. ACCOUNTING DUTIES

The Manager Shall:

- 1) Maintain a separate checking account in the name of the Association. No funds belonging to the Association shall co-mingle with Manager or any other properties' funds.
- 2) Collect and deposit all fees, dues, and assessments dictated by the Board of Directors in the approved (monthly, quarterly, or annual) basis and provide payment coupons to all owners.

# Condominium Association Management Agreement

**Stephen Mettling, David Cusic, Ryan  
Mettling, Joy Stanfill**



## **Condominium Association Management Agreement:**

*Condominium Management Agreement*, 1978      Condominium and Homeowners' Association Management Agreement  
Institute of Real Estate Management, 1989      Community Associations Stephen R. Barber, Vickie Gaskill, 2008

Condominium and Homeowners' Association Management Agreement/With Addendum, 1989-12-01      **Principles of Real Estate Practice in Georgia** Stephen Mettling, David Cusic, Ryan Mettling, Joy Stanfill, 2023-10-30 Principles of Real Estate Practice in Georgia contains the essentials of the national and Georgia real estate law principles and practices necessary for basic competence as a real estate professional and as mandated by Georgia license law It is based on our highly successful and popular national publication Principles of Real Estate Practice which is in use in real estate schools nationwide The text is tailored to the needs of the pre license student It is designed to make it easy for students to learn the material and pass their real estate exam prepare students for numerous career applications stress practical rather than theoretical skills and knowledge Principles of Real Estate Practice in Georgia is streamlined direct and to the point It includes multiple learning reinforcements It has a student oriented organization both within each chapter and from chapter to chapter Its examples and exercises are grounded in the authors many years in real estate education Table of Contents The Real Estate Business Rights in Real Estate Interests and Estates Ownership Encumbrances and Liens Transferring and Recording Title to Real Estate Leasing Essentials Land Use Planning and Control Legal Descriptions Fundamentals of Contract Law National Agency Listing Agreements An Overview General Brokerage Practices Overview of Conveyance Contracts Real Estate Market Economics Appraising and Estimating Market Value Real Estate Finance Real Estate Investment Real Estate Taxation Professional Practices Closings Risk Management Property Management Real Estate Mathematics Georgia Licensing Regulation Enforcement Georgia Brokerage Regulation Other Georgia Laws Glossary of General Real Estate Terms Index For Georgia students looking for an exam prep book to complement Principles of Real Estate Practice in Georgia we have Georgia Real Estate License Exam Prep      **Washington Real Estate Law** Alan Tonnon, 2005      *Carl Sanburg Village Condominium Association No. 1 V. First Condominium Development Co*, 1984

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