

**Quivira Falls is a PUD, a Planned Unit Development.** It is what is termed a low maintenance development but is often falsely described or perceived to be a “no maintenance development”. The very act of purchasing and owning a unit within a Planned Unit Development makes the owner an automatic Member of the Association. As a Member, one is entitled to the amenities offered and is at the same time, just like the Association, responsible for abiding by the Covenants, By-Laws and policies of the Association. It is to everyone’s advantage to read and understand the documents that govern the community in which they live.

## **So, what’s the difference between a PUD and a CONDO?**

A **PUD**, (Planned Unit Development) and **CONDO** (Condominium Development) are designations describing the manner in which property within the property is owned, organized, maintained and governed.

In a **CONDO** the owner of a unit owns only the space bounded by the inside walls, ceiling and floor of his or her unit. Everything else within the community, including the building and grounds outside of the owned spaces is owned jointly and maintained under the direction of an Association of Condo Owners within the community. Dues, fees and special assessments are paid, usually monthly, to the Condo Association for the maintenance and upkeep.

In a **Planned Unit Development** the owner of an attached, residential unit owns the property above and below the foundation on which the unit sits and from the outside sheath (siding) inwards and the area within a fenced-in patio area and anything attached to the unit such as a decks, windows, doors, garage doors, patios and porches. Roofs and siding are common property for maintenance but replacement is the homeowner’s responsibility and must conform to the Association’s Architectural specifications. All else is common property or ground and is governed and maintained by the Association through the Board of Directors elected by the members of the community.

In Quivira Falls the owner of a detached, single family residential unit owns and is responsible for everything within the platted boundaries of their Lot. This includes land that is outside as well as inside any fenced area but still within the platted Lot. The only exception is the exterior sheathing (siding) and the roof of the unit which are maintained by the Association. Any replacement is the responsibility of the owner. Plat descriptions are on file at the Johnson County Courthouse and are available in the Quivira Falls office.

In both types of development, PUD and Condo, the Association is governed by Kansas Law, the Association Documents; the Articles of Incorporation, the Declaration of Covenants, Conditions, Restrictions and Dedication of Easements (Covenants), a set of By-Laws and the policies, rules, and procedures derived from the first four documents. These documents present the rules of governance and boundaries of authority given to the Board of Directors as well as the responsibilities of both the Association and the members of the Association (homeowners).