



PRO SE / SELF-REPRESENTED GUIDE

# HOA/Condo Dispute Exhibit Guide

Organize your evidence for HOA fine hearings, architectural disputes, and board enforcement challenges

Homeowner association disputes often come down to whether the board followed its own rules. The CC&Rs, bylaws, and meeting minutes are the governing documents — and if the board skipped required notice, ignored its own procedures, or enforced rules selectively, that is your defense. Under the Fair Housing Act (42 U.S.C. § 3601), discriminatory enforcement is also actionable. State statutes like the Florida Homeowners' Association Act (§ 720) and California's Davis-Stirling Act (Civ. Code § 4000) give homeowners specific procedural rights. This guide helps you organize the evidence you need for hearings before the board, mediation, or court.

## Governing Documents

- 
- 
- 
- 

## Board Communications and Actions

- 
- 
- 
- 
- 

## Evidence of Selective Enforcement

- 
- 
-

## Financial Records

---

- 
- 
- 

### COMMON MISTAKES TO AVOID

1. Assuming the board is always right — many fines are imposed without following required procedures
2. Not reading the CC&Rs yourself before the hearing
3. Sending angry emails instead of formal written objections
4. Missing the deadline to request a hearing (check your bylaws for the specific window)
5. Failing to document selective enforcement — the board fines you but ignores the same violation next door

### ORGANIZATION TIPS

- Start with the specific CC&R or bylaw section the board says you violated
- Follow with the violation notice, then your response, then board meeting minutes
- Create a timeline showing every communication between you and the board or management company
- If arguing selective enforcement, organize photo evidence by address with dates
- Include the fine schedule or penalty provisions showing whether the board followed its own escalation process

### COURTROOM PREPARATION

- Know the exact CC&R section at issue — read it aloud if the hearing officer asks
- If the board skipped required notice or hearing procedures, lead with that
- Selective enforcement is a strong defense — show specific comparable violations that went unenforced
- Stay factual and calm. Board hearings are informal but your demeanor matters.
- Bring enough copies for each board member plus yourself
- Check whether your state requires the board to allow you to speak at the hearing — many do
- If your dispute involves the Fair Housing Act (discrimination), say so explicitly and cite 42 U.S.C. § 3601

## Make your exhibits look professional

ExhibitPrep adds court-ready exhibit labels to all your documents.

*Perfect for self-represented litigants.*

**Try Free at [www.exhibitprep.app/tool](http://www.exhibitprep.app/tool)**

*Used by thousands of pro se litigants*



Scan to try free