

# *Cast, Characters, and Legal Framework*

Who is who, and how the HOA is governed.

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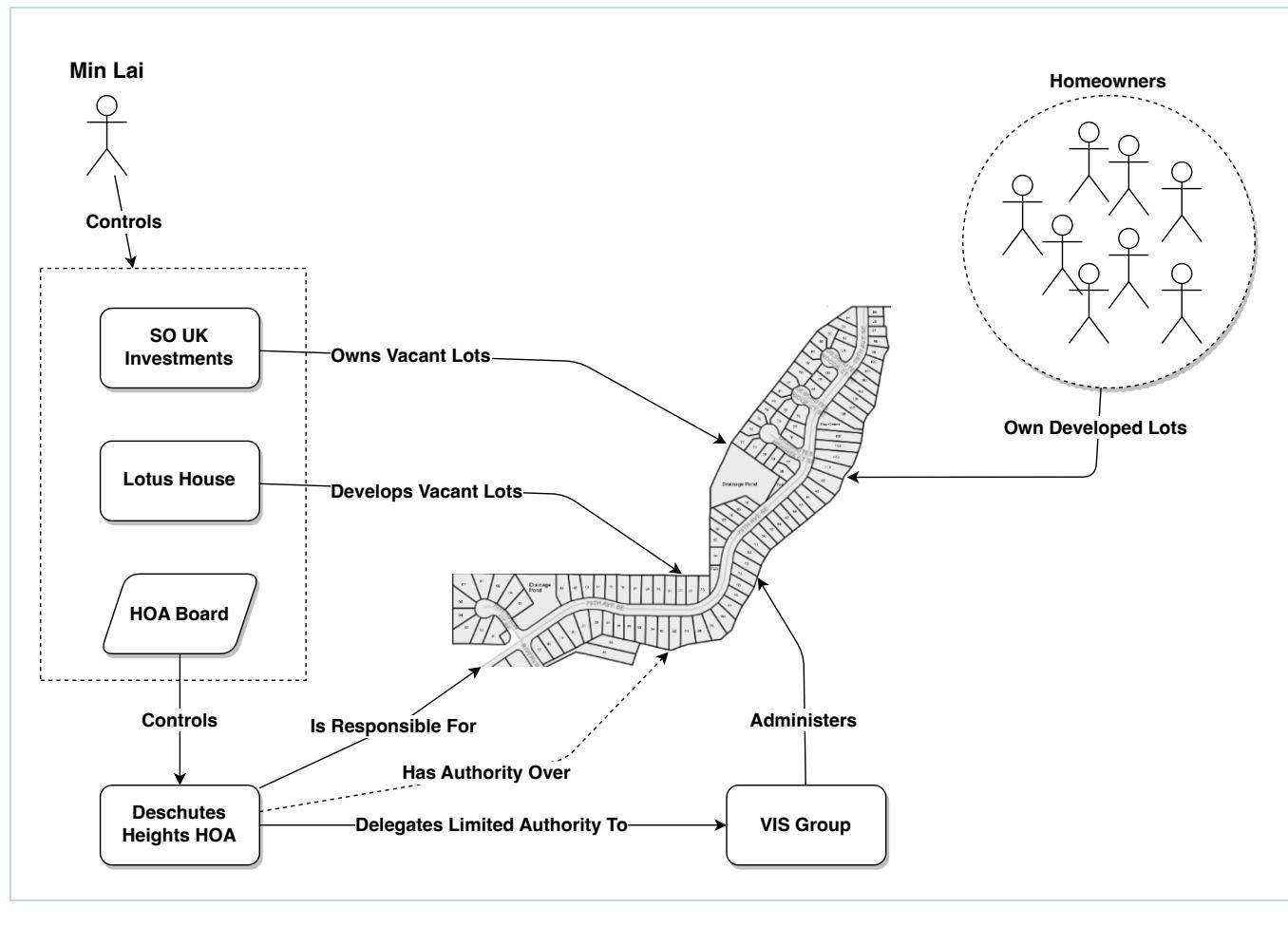
## *Timeline*

<b>2011</b> HOA incorporated.	<b>2019</b> Declaration amended (CC&Rs).	<b>2020</b> VIS Group engaged.	<b>2026</b> Homeowners take board control.
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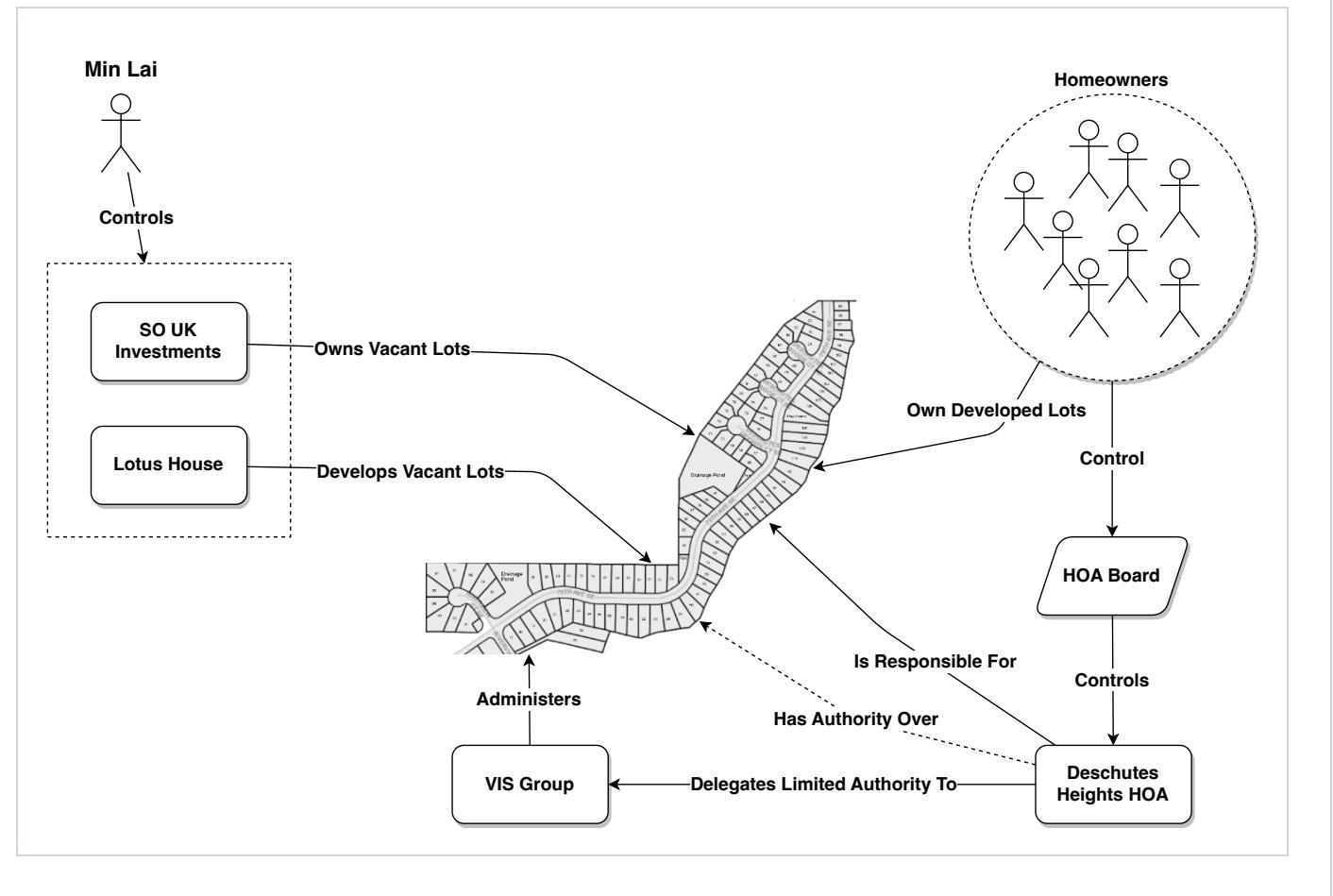
## *Cast*

- **Deschutes Heights HOA** - Nonprofit corporation (founded 2011) created to maintain common areas; powers and limits come from statute and the Declaration (CC&Rs).
- **The Board** - Directors who control the HOA on behalf of the members.
- **Min** - Individual residing in NY; family acquired the land; not a full-time developer.
- **SO UK Investments** - NY investment entity controlled by Min; owned the land.
- **Lotus House** - WA business entity controlled by Min; developer entity that contracted with builders.
- **VIS Group** - WA management company engaged in 2020 to administer the HOA.
- **Simply Home Realty** - WA company affiliated with VIS Group (relationship disclosed).
- **Precision Groundworks** - WA vendor for stormwater maintenance.

## Relationship Map: Developer Control Period (2011-2025)



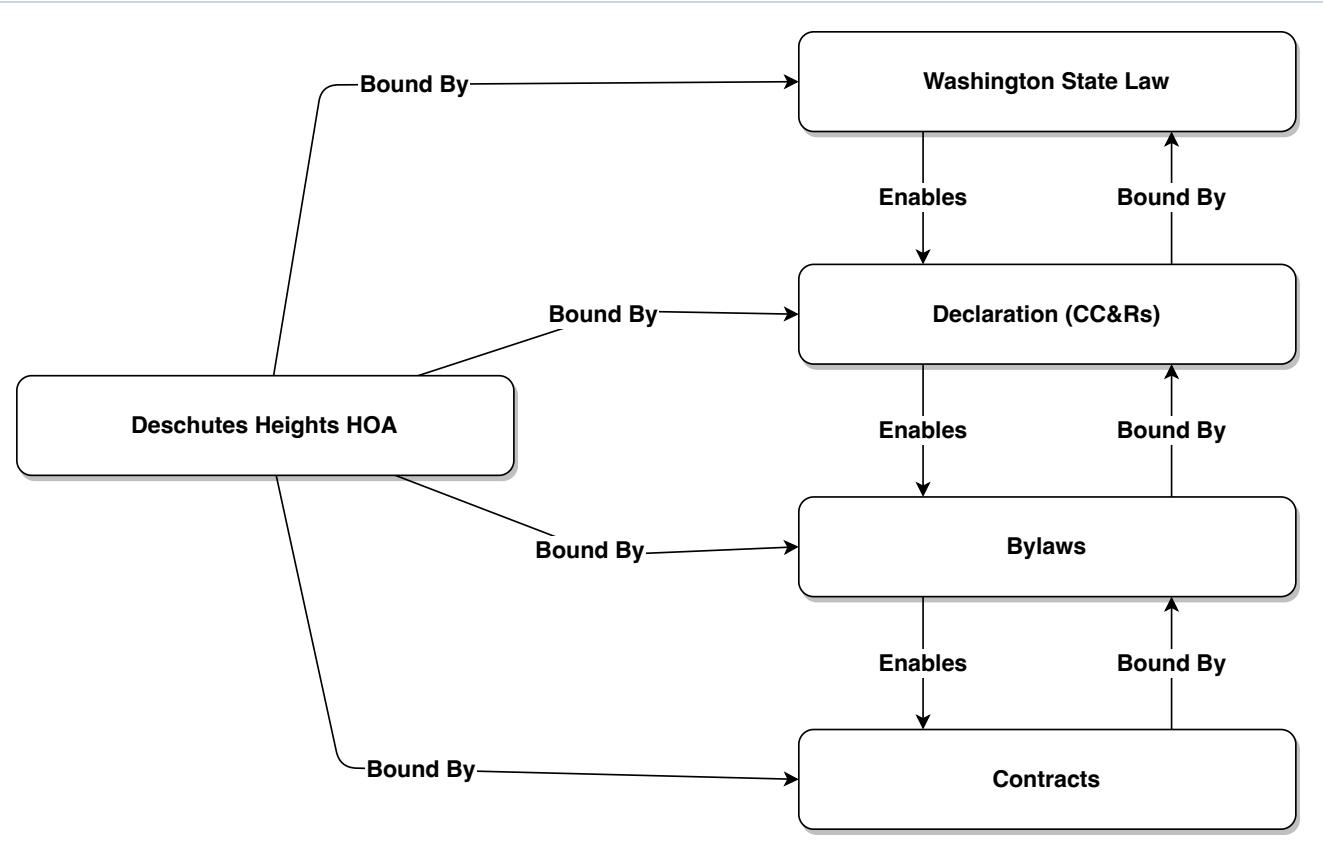
## Relationship Map: Homeowner Control Period (2026-)



# Authority Framework

Delegation and control relationships in HOA operations.

## Authority



Authority flows from state law through the governing documents to the HOA. Specifically:

State Law grants corporate powers to govern, manage finances, and enforce rules.

The HOA's Declaration (CC&Rs) grants authority to enforce use restrictions, collect assessments, and maintain common areas.