

## **IC 32-25.5-2**

### **Chapter 2. Definitions**

#### **IC 32-25.5-2-1**

##### **Applicability**

Sec. 1. The definitions in this chapter apply throughout this article.  
*As added by P.L.167-2009, SEC.2.*

#### **IC 32-25.5-2-2**

##### **"Board"**

Sec. 2. "Board" refers to the board of directors of a homeowners association.

*As added by P.L.167-2009, SEC.2.*

#### **IC 32-25.5-2-3**

##### **"Governing documents"**

Sec. 3. "Governing documents" includes the following:

- (1) The articles of incorporation and bylaws of a homeowners association and all adopted amendments to the articles of incorporation and bylaws.
- (2) Any applicable covenants filed with the office of the county recorder of the applicable county recorder, whether contained in a declaration of covenants, contained in conditions and restrictions (or similarly titled document), or contained within a plat.

*As added by P.L.167-2009, SEC.2. Amended by P.L.141-2015, SEC.7.*

#### **IC 32-25.5-2-4**

##### **"Homeowners association"**

Sec. 4. "Homeowners association" means a corporation or another entity that:

- (1) is organized and operated exclusively for the benefit of two
- (2) or more persons who each own a dwelling in fee simple;
- (2) acts, in accordance with the articles, bylaws, or other documents governing the corporation or entity, to:
  - (A) acquire, transfer, manage, repair, maintain, or engage in construction on or in the land and improvements on the land related to the use of the dwellings owned by the members of the corporation or entity;
  - (B) purchase insurance to cover a casualty or an activity on or in the land and improvements on the land;
  - (C) engage in an activity incidental to an activity described in clause (A) or (B); or
  - (D) engage in more than one (1) of the activities described in clauses (A) through (C); and
- (3) may be governed by a board that serves the purpose of setting policy and controlling or otherwise overseeing the

activities or functional responsibilities of the corporation or entity.

*As added by P.L.167-2009, SEC.2.*

**IC 32-25.5-2-5**

**"Subdivision"**

Sec. 5. "Subdivision" means the division of a parcel of land into lots, parcels, tracts, units, or interests in the manner defined and prescribed by a subdivision control ordinance adopted by a legislative body under IC 36-7-4.

*As added by P.L.167-2009, SEC.2.*