

generally private, non-profit membership corporations which are organized to own and maintain common open space and recreational facilities in a specific subdivision or other residential neighborhood. Typically, all residents of the neighborhood automatically become members of the association, entitled to elect officers and directors and to vote on important policy matters. The members are bound -- and often required to pay dues to finance the association's activities -- by covenants running with the land sold to each individual homeowner. 1/ With the tremendous growth in planned subdivisions since World War II, arrangements of this kind have become a common feature throughout the United States.

In the last 15 years, moreover, the homeowners' association concept has been tremendously enlarged with the development of new communities. These "new towns", beginning with Reston, Virginia and Columbia, Maryland, are intended to become largely self-sufficient cities, some exceeding 100,000 in population. New towns are generally organized around neighborhoods or villages, each having an association patterned after the standard homeowners' association. In addition, many new communities have also created a central homes association: a private, non-profit corporation whose members are often representatives of the neighborhood associations. A central association of this kind may own and maintain large amounts of land dedicated to the "public" use of the resi-

1/ See generally Urban Land Institute Technical Bulletin 50, The Homes Association Handbook (rev. ed. 1970).