

Outline for Idaho Condominiums & Townhomes Presentation

1. INTRODUCTION
2. COMMON AREA ISSUES
 - a. COMMON AREA
 - b. LIMITED COMMON AREA
 - c. MISCONCEPTIONS
 - d. COMMON COMMON AREA PROBLEMS
 - i. ENCROACHMENTS
 - ii. TREES
 - iii. POPOUTS
 - iv. DECKS
 - v. UNAUTHORIZED CHANGES
 - vi. CONVEYANCE ISSUES
3. COLLECTION ISSUES
 - a. LIENS
 - b. FORECLOSURE IN AN UPSIDE DOWN WORLD
 - c. LAWSUITS
 - d. OTHER DRASTIC MEASURES: CUT OFF SERVICES?
4. FINES AND THE NEW LEGISLATION
 - a. WHAT WAS THE LEGISLATURE SAYING?
 - b. DID THEY SAY IT RIGHT?
 - c. UNTANGLING THE STATUTE
 - d. FINES V. COSTS, EXPENSES, CHARGES
5. DISABILITIES AND REASONABLE ACCOMMODATIONS
 - a. ADA
 - b. FHA AMENDMENTS
6. PETS, SERVICE ANIMALS
 - a. PET DNA
7. RADON
8. RESERVES

Adam B. King, Attorney at Law P.C.

Professional Biography



Adam B. King has practiced law since 1989. He began as a maritime and insurance attorney in California, prior to relocating to Blaine County, Idaho where he has practiced law since 1997.

A U.C. Berkeley *magna cum laude* graduate (linguistics), and with a Law Degree (*Juris Doctor*) from U.C. Hastings, Adam practiced in Municipal,

Superior, and Federal courts in California, including briefing and arguing in the Ninth Circuit Court of appeals.

In Idaho, Adam has practiced in Magistrate and District courts, and briefed and argued in the Idaho Supreme Court. He was an associate and partner in Idaho's largest law firm, Hawley Troxell Ennis & Hawley, and has been a sole practitioner in Ketchum since 2008.

Adam is the author of ***Idaho Condominiums & Townhomes*** (2013) and co-author of ***Evictions and Landlord/Tenant Law in Idaho*** (2002)

Adam is currently a member of the Idaho and California Bar associations. In Idaho, Adam is a member of the Idaho Bar's Government Law Section and the International Law Section. He is also a member and former officer of the Idaho Municipal Attorney's Association. Since 2001 Adam has been a member of the American Immigration Lawyers Association (AILA), and recently joined the American Health Lawyers Association (AHLA).

In his spare time, Adam is a local trivia host, enjoys hiking, cycling, and snowboarding, and is a former intercollegiate soccer player.

Adam speaks excellent Spanish and near-fluent French.

Contact Adam today to schedule a speaking engagement for your professional association on any topic mentioned in this biography – at no cost.

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Cases Accepted:

❖ Municipal Law

- ✓ Zoning
- ✓ Subdivision
- ✓ Entitlement
- ✓ Appeals

❖ Homeowners' Associations

- ✓ CCRs and Bylaws
- ✓ Liens
- ✓ Disputes

❖ Real estate

- ✓ Purchase and Sale
- ✓ Options
- ✓ Easements

❖ Leasing/Landlord Tenant

- ✓ Commercial Leases
- ✓ Residential Leases

❖ Immigration

- ✓ Family/Marriage Petitions
- ✓ Fiancé/Fiancée Petitions
- ✓ Employment Visas Including H-1B
- ✓ Green Cards
- ✓ Citizenship
- ✓ Conrad J-1 Waivers
- ✓ Q Visas (cultural exchange)
- ✓ O Visas (entertainers)

Current Representative Clientele:

- **City Attorney, City of Sun Valley**
- **City Attorney, City of Carey**
- **General Counsel, Blaine County School District**
- **General Counsel, Wood River Rural Fire District**
- **General Counsel to approximately 42 Wood River Valley Homeowners' Associations**
- **Immigration Counsel for College of Idaho**
- **Immigration Counsel for Northwest Nazarene University**
- **Immigration Counsel for Bingham Memorial Hospital**
- **Immigration Counsel for Kootenai Health**
- **Immigration Counsel for Concordia University (Portland, OR and Boise, ID)**

You are invited to call Adam King with your questions or comments. You can reach him at 208.721.7859 or e-mail him at abk@ketchumlegal.com.

Please feel free to call or e-mail!

Thank you,

Adam B. King

Employment:

2008 – Present ***Sole Practitioner***
Ketchum, Idaho

Practice: Municipal law, school law, real estate, business transactions, homeowners' associations, immigration.

Current Appointments: City Attorney for City of Sun Valley, City Attorney for City of Carey, Blaine County School District General Counsel.

2000 – 2008 ***Associate and Partner***
Hawley Troxell Ennis & Hawley
Ketchum/Boise, Idaho

Practice: Municipal law, school law, real estate, business transactions, litigation, homeowners' associations, immigration.

1997 – 2000 ***Sole Practitioner***
Hailey, Idaho

Practice: Business, real estate, family law, criminal law.

1989 – 2007 ***Attorney***
Derby, Cook, Quinby & Tweedt (now Bullivant Hauser Bailey)
San Francisco, California

Practice: maritime law, insurance law, fire/casualty law, general litigation.

Bar Admissions:

- Idaho Bar Association 1997 - present
- California Bar Association 1989 - present (inactive)
- Hawai'i Bar Association 1998 – 2010
- Also admitted to practice in the US Ninth Circuit Court of Appeals and several Federal District Courts

Memberships:

- Idaho Bar Association
- Idaho Bar Association Government Law Section, Health Law Section
- California Bar Association
- American Immigration Lawyers' Association
- American Health Lawyers Association

Languages:

- French
- Spanish