



## PHAEDRA J. HOWARD

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### PRACTICE AREAS

- + Community Associations
- + Collections, Creditor Remedies & Bankruptcy
- + Real Estate Law

### EDUCATION

- J.D. | HAMLIN UNIVERSITY  
SCHOOL OF LAW  
Saint Paul, MN
- B.A. | UNIVERSITY OF CHICAGO  
Chicago, IL // Cultural Anthropology

"Clients who are in difficult situations need an attorney who can win difficult arguments. Meeting that challenge effectively, efficiently, and creatively gives me tremendous satisfaction."

As a partner of the firm and a member of the Real Estate and Development practice group, Phaedra brings her creative and strategic acumen to individuals and a broad range of entities, including condominium, townhouse, cooperative, and other community associations. She provides advice on a wide variety of issues affecting associations, including:

- Collection of assessments and lien foreclosure
- Preparation and enforcement of governing documents
- Homeowner and vendor disputes
- Fair housing issues
- Review and negotiation of management agreements and vendor contracts

Phaedra also represents property owners and others in the real estate sector on issues involving:

- Mortgage and lien enforcement and foreclosure
- Mechanic's liens
- Contracts for deed and cancellations
- Purchase agreements, sales, and leases of residential and commercial real estate
- Easements
- Fair housing issues
- Landlord/tenant disputes, including evictions
- Title defects
- Adverse possession and boundary disputes
- Title exams and opinions
- Torrens registration and proceedings subsequent
- Real estate litigation and appeals

Whether working with individuals or commercial entities



in real estate, community association law, or collections, creditor's rights and remedies, Phaedra tailors her legal services to the unique needs of each client.

"I individualize my approach to each case so that my clients have a clear understanding of their options and how best to proceed within the constraints of a particular situation," says Phaedra. "By getting to know my clients and understanding the unique nature of their situation, we stand a very good chance of achieving the best possible outcome."

Among her successes, Phaedra handled:

- The representation of a cooperative in the sale of its property through a structured sale of all of the members' shares to a single investor
- An appeal on behalf of a townhome association involving its authority to assess a member's unit for legal fees incurred in defending against the member's threats and claims against the association
- Member compliance issues on behalf of a housing cooperative association, resulting in the termination of membership and eviction of several disruptive members
- The representation of a townhome association in adopting all new governing documents, which required 100% consent from all owners and mortgagees, after its initial governing documents had expired
- The defense of a common interest community against claims by a unit owner

She is licensed to practice law in the state courts of Minnesota and Wisconsin and the federal court in Minnesota.

