



**Benjamin J. Andres**  
COUNSEL

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**COLUMBIA**  
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## BIOGRAPHY

Mr. Andres has more than a decade of legal experience, including over four years with Whiteford's Community Associations Industry Group. As Counsel, he represents condominium unit owner associations, homeowner associations, and housing cooperative entities. Mr. Andres provides fiduciary counseling and training to Boards of Directors on issues and disputes, interpretation and compliance with governing documents, member issues and disputes, elections, voting and other day-to-day business operations and procedures. He reviews and negotiates contracts for various services needed by community associations and assists various clients in Maryland and the District of Columbia with drafting, revising and amending governing documents. Mr. Andres is also active in two chapters of Community Associations Institute (CAI), the Chesapeake Region and Washington Metropolitan Region.

## MEMBERSHIPS & ACTIVITIES

- Member: Maryland State Bar Association
- Member: Frederick County Bar Association

## PRACTICES & INDUSTRIES

[Community Associations](#)  
[Developer/Warranty Issues](#)  
[Interpretation/Amendment of Governing Documents](#)  
[Contract Negotiations and Dispute Resolution](#)  
[Financial Transactions](#)  
[Rules and Covenants Enforcement](#)  
[Delinquent Assessment Collection](#)  
[Counsel to Boards of Directors](#)  
[Real Estate](#)  
[Construction and Real Estate Litigation](#)

## EDUCATION

The George Washington University School of Law, 2014, J.D.

McDaniel College, 2011, B.A., summa cum laude

- Member: District of Columbia Bar Association
- Member: Community Associations Institute - Washington Metropolitan Chapter
- Member: Community Associations Institute - Chesapeake Region Chapter

## ADMISSIONS

Maryland

District of Columbia

U.S. District Court: District of Maryland

## RECOGNITIONS

- *Best Lawyers in America*®, Labor and Employment Law - Management (2026)
- *Ones to Watch*® Community Association Law (2027)

## RULES AND COVENANTS ENFORCEMENT

- Advises and assists community associations in covenant enforcement, including drafting due process resolutions, attending due process hearings, and litigating covenant violations.

## COMMUNITY ASSOCIATIONS LITIGATION

- Defense of community associations in discrimination actions, fair housing complaints, breach of contract claims, breach of fiduciary duty claims, environmental claims (mold and smoke) personal injury and tort actions in state courts.
- Represents condominiums and homeowners association in transition from developer to owner control, including litigation and negotiation of numerous statutory warranty claims in the District of Columbia and Maryland.

## DELINQUENCY ENFORCEMENT

- Provides collection and enforcement services for condominiums, homeowners associations and cooperatives throughout Maryland and the District of Columbia, including litigation in state courts, settlements, post-judgment enforcement actions, and foreclosures.