



## Courtney B. Harden

Associate  
Civil Litigation  
Construction Law  
Zoning and Land Use

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Courtney's practice is focused on general civil litigation and land use issues. She successfully represents plaintiffs and defendants in breach of contract cases, homeowners' association litigation and construction defect litigation. In addition, she is a local counsel appointee for the Virginia Commissioner of the Department of Transportation (VDOT). She represents VDOT in its eminent domain/condemnation cases, as well as often representing land owners in eminent domain/condemnation matters and related litigation. Courtney has experience with a wide range of land use issues, including partition and easement situations.

A typical client will often have a question arising from a land title, property access or an encumbrance such as an easement and needs to understand the physical and legal implication of the issue. Courtney also represents clients who have a number of land use issues related to a single large parcel which must be resolved before a use permit or subdivision plan approval can be obtained from local regulatory agencies.

Courtney recently successfully represented a landowner who had purchased a large parcel of property, intending to subdivide it. A neighboring owner had built a 19 acre lake on top of the legal ingress/egress easement, which effectively made the property landlocked and significantly reduced its value. Courtney was able to establish the existence of the easement and obtain a court order for the easement's relocation to another location on the property. The practical result was restoration of the property's full value.

### Professional Credentials

- Graduate, University of Virginia
- Graduate, George Mason University School of Law
- Barred in Virginia

### Articles and Presentations

- Co-author and presenter of the materials and information presented at the National Business Institute's *Road and Access Law: Successfully Handling Disputes* seminar, October, 2008.
- *What Can the Community Association Expect When Common Area Is Subject to an Eminent Domain Proceeding?* (August 2010 RB Community Association Newsletter)
- *An Overview of Two Common Homeowners' Association Litigation Matters* (August 2008 RB Community Association Newsletter)

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