

-----Less Power -----

Voluntary Neighborhood Association

- Voluntary compliance & participation
- Voluntary dues
- City ordinances/ no covenants
- Emphasis on social activities, improvement activities (clean-up, revitalization, etc.)
- Enforcement through City Code Enforcement
- Hard work to maintain leadership over time- not costly

****Common to all:**

- **Bylaws**
- **Voluntary Board**
- **D & O Insurance (smaller NA may not need)**
- **Officers & Directors elected and term limits established**
- **Access to an attorney**

Covenanted HOA or NA with Voluntary Dues

- Mandatory compliance
- No dues required
- Board with Officers & Directors and term limits
- Hard work but can maintain with term limits and amending covenants as needed over time

Covenanted HOA (TOA or COA) with Mandatory Dues

- Require HOA in covenants
- Mandatory compliance
- Mandatory dues
- Requires attorney
- More power for enforcement because of greater resources

-----More Power -----

Special Districts (several types)

- Form of local government
- Need approval of city council or county commissioners
- District can tax/ charge fees
- Board is elected and run by local government
- Requires attorney
- Special districts can be assigned control over covenants; can just be road improvements, etc.
- Can be costly to establish but very useful for neighborhoods with no government assistance on road maintenance, etc.