

# Lava Falls Homeowners Association

## Overview

### HOMEOWNERS ASSOCIATION (HOA):

- An association of property owners in the Lava Falls Subdivision.
- Is a legal non-profit corporation registered with the state of Idaho and is responsible for managing and maintaining the assets of the community.
- Is run by a Board of Directors elected by members of the association.
- Is governed by Federal and State laws, Articles of Incorporation, Bylaws, and the Declaration of Covenants, Conditions and Restrictions.

### ARTICLES OF INCORPORATION:

- A document filed with state of Idaho creating a non-profit corporation the: "Lava Falls Homeowners Association, Inc."
- Outlines and defines the association's corporate status, powers, limits, members, and Board of Directors.

### BYLAWS:

- Are the internal rules and procedures that govern how a nonprofit organization functions.
- Establishes the roles and responsibilities of members, directors, and officers.
- Provide a framework for decision-making, accountability, and transparency.
- Outline the procedures and frequency of the organization's meetings.
- *LEARNING THE COMMUNITY BYLAWS WILL KEEP YOU INFORMED ABOUT HOW YOUR HOA IS RUN.*

### DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs):

- Were agreed to with the purchase of a home in the Lava Falls Subdivision.
- Is a legal document filed and recorded with the Canyon County Recorder.
- Cannot be changed or amended without written consent of 2/3 of all Homeowners (1 vote per house).
- Specifies the annual regular assessment of \$720.
- Are part of the normal routine of home ownership and maintenance in Lava Falls.
- Identifies restrictions designed to preserve the properties' value, desirability, and attractiveness.
- Non-compliance with the requirements of CC&R's can result in fines, liens, forced compliance, or legal action.

RULES AND REGULATIONS:

- Most Rules and Regulations are derived from specific CC&R requirements and are the most difficult to change because the CC&R must also be changed.
- Rules and Regulations adopted by the board and not derived from specific CC&R requirements can be changed by a “board vote”. The board can take the community’s comments into consideration when voting to adopt or dismiss a rule or regulation.

RIVERSIDE MANAGEMENT COMPANY:

- Is an outside Management Company under yearly contract by the Lava Falls HOA.
- They manage and maintain the HOA’s budget, bookkeeping, preparing financial reports and required tax filings.
- They do monthly Lava Falls site visits and enforce CC&R restrictions including the rules and regulations.
- They collect member fees, issue notices, file liens when applicable, seek legal advice from an HOA Attorney if required.
- They are the homeowners main contact for any issues regarding Lava Falls subdivision, then Riverside contacts Lava Falls board members to discuss required action.

For any issues regarding the Lava Falls subdivision please contact:

Lava Falls HOA  
c/o Riverside Management Company, Inc.  
8919 W. Arden Street  
Boise, Idaho 83709

Email: [riversideboise@aol.com](mailto:riversideboise@aol.com)  
phone: (208)-376-1616  
Fax: (208)-378-7676

For copies of the Lava Falls Homeowners Association’s *Articles of Incorporation*, *Bylaws*, or the *Declaration of Covenants, Conditions and Restrictions* (CC&R) please send an Email to [riversideboise@aol.com](mailto:riversideboise@aol.com).

To contact the Lava Falls HOA Board of Directors directly, please send an Email to: [LavaFallshoa83686@gmail.com](mailto:LavaFallshoa83686@gmail.com).