

LOS LAGOS VISTAS SYNOPSIS OF RULES

WELCOME to Los Lagos Vistas, a special place with very special people. Please familiarize yourselves with this synopsis which is a summary of the rules of the CC&Rs. Years of prior history have dictated why the Board and Association members believe these rules are needed for a small community to co-exist in peace and harmony. Our Philosophy is to live by the Golden Rule. All residents have a responsibility to cooperate with each other in day to day living. Complaints of violations are investigated by the BOD, and if found to be accurate, unit Owners will be fined accordingly.

RENTING:

- Owners who rent their unit please refer to the renting guidelines and rules available on the website.
- Rental periods may not be less than one month, or more than 6 months per calendar year.
- Carports are included in the rental.
- Owners relinquish their right to use the Rec area during the rental period.
- Tenant registration forms are required, and must be submitted to the Association for each rental period. Forms are available online.
- Owners are responsible for providing their tenants with copies of the Association Rules, and important information regarding the complex. Any violations or resulting fines will be Owner responsibility.

POOL AND REC AREA:

The Pool and Rec area is for the use of the residents of Los Lagos Vistas and their guests.

- Invited guests are limited to two (2) invited guests per unit. An invited "guest" is an individual not residing or staying in a condo or Townhome. Family guests staying in a residents' unit are welcome to come as a group.
- Larger/Other group gatherings in the Rec area for special occasions: please get prior written approval from the Board. The application is available online.
- All guests must be accompanied by the resident of a unit with a valid current pool key.
- Owners who rent their unit relinquish the use of their pool/Rec key during the rental period.
- All users of the Rec area must enter the gates with a valid current pool key.
- The gates must be left locked at all times, and not propped open.
- Persons under 18 must be accompanied by a 21+ adult.
- Posted pool rules apply to all users of the pool.

CARPORTS (ASSIGNED PARKING SPACES):

- The carports are for parking licensed wheeled vehicles, cycles, or water crafts (*on trailers with pad and cone) that fit into the required space restrictions.
- Owners renting their unit relinquish the use of their carport during the rental period, unless other arrangements are agreed upon between the two parties.
- Carports are NOT to be used for long term storage of items. Short term (5-7 days) storage may be allowed with prior approval.

PARKING (CIRCLE PARKING/UNASSIGNED SPACES):

- Circle parking is for residents and visitors. Vehicles in violation may be towed at the Owner's expense.
- No long term or seasonal parking of any vehicle is allowed.
- No repairs or construction is allowed in any parking area.
- The maximum parking spaces any unit may occupy is 3 (one assigned and 2 unassigned).
- Circle parking is on a first come basis. Residents are asked to be respectful with extra spaces taken.

BOATS:

- Boats may be stored in carports if they comply with the full boating rules (available on the website).
- Oversized boats or trailers may be parked for a limit of 72 hours on Vista Del Sol.
- Maximum loading and unloading time of 30 minutes, without blocking traffic.
- Boat Owners not complying with the Rules for Boats will be fined accordingly.

MOTORHOME/CAMPER/RV/TRAILER PARKING:

- Parking is restricted to Vista Del Sol (3 days/72 hours maximum) as a resident or guest of a resident.
- No electrical hookup, sleeping, cooking or use of any kind while parked on Vista Del Sol.
- Do not block other vehicles, dumpsters or handicapped parking.

PETS:

- All pets must be kept on a leash and under the control of a competent individual at all times.
- Pets may not be tethered to an unenclosed patio or device without direct supervision.
- Dogs are not allowed to use patios, balconies, or steps for dog toilet, or a violation will be issued.
- Pet waste must be bagged, picked up and disposed of immediately in the dumpsters. Violations of the pet waste and leash rules are cause for an immediate fine.
- Pets are prohibited in the pool and rec area.
- Residents are restricted to 2 dogs per unit at any time.
- Complete pet rules are available on the website.

PATIOS/BALCONIES:

- Outdoor patio furniture only.
- No storage or accumulation of rubbish, or debris of any kind (including pet waste) is allowed on patios or balconies.
- Electric or propane outdoor grills are preferred. Charcoal grills are not allowed under patio or balcony roofs, and are discouraged within the complex due to the fire hazard.

WATER and FLAMMABLES:

- Washing of vehicles, boats or water crafts is not allowed anywhere in the complex.
- No flammables may be stored in storage units due to fire hazard, and high summer temperatures.

ARCHITECTURAL REQUESTS:

- No building, fence, wall, sidewalk, patio or other Association owned common area may be commenced, erected or installed without an Architectural request submitted to the Architectural Committee Chair and approved by the Board. The Design form is available online.

ANTENNAS AND SATELLITE DISHES:

- Installation of satellite dishes or other receivers on any rooftops shall be overseen by the property manager, who shall be notified prior to installation, and installed in accordance with directives by the Architectural committee.
- Exposed wires on roofs are NOT allowed.

LANDSCAPE:

- Residents shall not remove, alter, injure, or interfere with shrubs, trees, grass, plants or their source of water supply.
- All trees and their fruit are Association property. The fruit is available to all residents.

This synopsis serves as a summary of the complete rules of Los Lagos Vistas. A COMPLETE guide to all rules regarding Los Lagos Vistas is available on the website. Please call Management or a Board member if you have immediate questions. We thank all Residents and guests for respecting this guideline, which is desirable for the mutual enjoyment, pleasure and safety of everyone.