

La Buena Vida Condominiums Unit Owners' Association

## Rules & Regulations

February 2015

**IMPORTANT NOTE:** These Rules & Regulations contain a partial summary of the rules and restrictions found in the legal documents governing the Condominium which consist of the Declaration, Association Bylaws, Association Articles of Incorporation, as well as any Association rules and regulations formally adopted by the Board (as each document may be amended from time to time) pursuant to the New Mexico Condominium Act (collectively: the "Condominium Instruments").

To the extent anything in these Rules & Regulations conflicts with the provisions of the Declaration or Bylaws, the provisions found within the Declaration and Bylaws shall be controlling. If you have not received a copy of the Condominium Instruments, please contact your landlord, rental agent or the Association Manager at: (575) 758-7172 or lbvctaosnm@yahoo.com.

**NO DOGS:** Please respect our "no dog" policy for tenants and guests of tenant, which are strictly enforced. We welcome Certified Service/Companion Dogs and dogs owned by Unit Owners and their families. Walk dogs off property – please - no elimination on grass.

**PARKING IS LIMITED: One vehicle per unit is strictly enforced for the convenience of all residents.** Please drive slowly and park **between orange reflective markers** attached to posts to allow utilization of all spaces. Lock your vehicle and take valuables with you. LBVC is not responsible for losses. Additional parking is available one block west on Kit Carson Road at the Town of Taos lot free of charge. No campers, trailers, unregistered vehicles, non-used vehicles, vehicle maintenance or vehicle washing in the parking lots. **Apple and Cottonwood residents are asked to use the front parking lot only in order to free up space in the rear lot for residents of the rear buildings.**

**COMCAST BASIC TV AND WIRELESS INTERNET** are provided as a bulk amenity to one TV & one internet modem paid by each Unit Owner through their monthly assessments. To access Comcast basic TV, simply connect your TV using the white cable provided. A cable "box" is not required. An *Xfinity* modem and yellow Ethernet cable have also been provided to each unit. To connect to the Internet, the **Network Name (SSID) and Network Key (password) are listed on the label located on the BOTTOM of the modem.** Should you experience interruptions in your service, please call **Bulk Customer Service (888) 895-6504**. Identify your account using the address **226 Kit Carson Road, Taos, NM 87571**; Unit number; and the **CM MAC number on BACK** label of the modem. Follow these same instructions to upgrade your individual unit TV or Internet Service, or to activate a second or third outlet; for an additional cost.

**GRASS & SIDEWALKS:** To assist with maintaining our picturesque grounds at reasonable cost, please use cement sidewalks at all times and please stay off the grass. Rear patio doors are not to be used as ingress and egress from the Condominium. **Please help us control our costs by staying off the grass.**

**CLUTTER:** Please do not place personal property outside the front door of a unit other than approved outdoor furniture. This prohibition includes coolers, lawn chairs, non-approved furniture, decorations, brooms, shoes, trash bags, plastic planters or miscellaneous articles. Rear patios are not to be used as storage areas. A community bicycle rack is located by the office.

**SMOKING** is allowed only in the parking lot away from the buildings. Please pickup cigarette butts in the parking lot.

**NOISE:** Please keep your unit door closed and voices/stereos/TV's at a moderate level so unit noise does not disturb courtyard neighbors. **Quiet hours are 9:00pm to 9:00am.** Please ensure your visitors observe these quiet hours.

**GATES AND PORTALS:** For security purposes, **keep gate closed and locked at all times.** Portal lights are on at all times. Please do not remove the light bulb from the portal. **Please close the gate slowly to avoid slamming.**

**UNIT VACANCY:** Please secure the unit anytime the unit may be vacant for an extended period of time. During winter months, please leave unit **thermostats set at 55 degrees** at all times to prevent the possibility of unit pipes freezing.

**FIREWOOD:** If your unit has an operable fireplace (A1, A2, A3, A4, A9, C4, C5, J5, J6, J7, J9, P4 and P5), firewood can be purchased, delivered and stacked by calling Joe Cruz at (575) 770-2734 or [trabjaosdecruz@gmail.com](mailto:trabjaosdecruz@gmail.com). Joe has scheduled the 1<sup>st</sup> and 15<sup>th</sup> of each month September – March as delivery days at LBVC. Please call at least 48 hours in advance to place your wood order. Dispose of cooled ash properly by using an ash can provided in the unit. Annual fireplace inspection and cleaning takes place every fall.

**TRASH CONTAINERS** are located along the east side of the driveway toward the rear parking lot. Pick up is Monday & Friday mornings. Please use tied trash bags only. Please **break down boxes** and place **ALL** trash in containers.

**MAILBOX KEYS AND STORAGE LOCKERS** are the responsibility of each rental agent/unit owner. Please contact them if you are missing a key.

**LAUNDRY ROOMS** are located in each courtyard building and are equipped with one washer and one dryer at \$1.50 per each per load. Please use only American quarters. Please keep the laundry room clean and debris free for courtyard neighbors. Do not wash rugs or heavy and/or extremely soiled items. **Hours of operation are between 9am -9pm only.** Please keep the door closed.

**GENERAL ASSISTANCE:** If you experience problems with hot water, power, excessive noise, or issues outside of the unit, please contact the LBVC office at (575) 758-7172 or [lrvctaosnm@yahoo.com](mailto:lrvctaosnm@yahoo.com). Management hours are typically Tuesday – Thursday 1pm to 5pm. If you experience a problem concerning an issue within your unit, please contact your rental representative directly.

**IN AN EMERGENCY:** In case of an emergency involving a threat to life, health or safety, **DIAL 911.**

**LBVC MANAGEMENT NOTICES:** Please observe posted notices and read resident emails to keep you informed of routine maintenance or unforeseen circumstances. **Pest Control Inspection and Spraying** notices are posted twice – spring and late summer.

Thank you - your full cooperation is greatly appreciated! Please contact us should you have any questions.