

Vista Estates Rules & Regulations

Effective 9/11/2023

PURPOSE

This document is intended to help clarify the Vista Estates CCRs and to establish guidelines for new questions that have arisen since Vista Estates was first established, following the intent and spirit of the original documents.

The goal is to help preserve the property values of Vista Estates' homeowners and protect the quality of life residents have the right to expect in our community.

In the case of a perceived violation or complaint, the Homeowner's Association Board will first reach out to the homeowner directly in order to assess the situation and allow an opportunity for the homeowner to remedy the situation, should this be deemed necessary.

DEFINITIONS & ABBREVIATIONS

CCRs: Declaration of Protective Covenants, Conditions, and Restrictions. This is one of the founding documents of the Vista Estates HOA and is in the Document Library section of the Vista Estates website.

HOA: The Vista Estates Homeowners Association

ACC: The Architectural Control Committee

Vista Estates Website: <https://vistaestateshoa.org>

RULES & REGULATIONS

1. RECREATIONAL VEHICLES - DEFINITION AND STORAGE

Per the CCRs, Recreational Vehicles may be stored on a homeowner's Lot throughout the year so long as they are parked behind the front of the homeowner's garage and an effort is made to shield it from the street and their neighbor's view.

Recreational Vehicles (RVs) are defined as Travel Trailers, Motorhomes (Class A, Class B over 24' in length, Class B+, Class C and Class E), Toy Haulers, Fifth Wheels, and boats. The Vista Estates Board reserves the right to approve or disapprove any RV or vehicle which does not fall under one of the aforementioned categories or is deemed aesthetically detrimental to the community.

In order to uphold the CCRs while also trying to accommodate homeowners' needs, homeowners can request a variance from the ACC if they wish to park an RV in their driveway for any length of time between Memorial Day and Labor Day.

An ACC variance can be requested by email (instructions are in Item 11 of this document) or by direct mail (instructions are in Item 10 of this document)

2. ATVs, QUADS, DIRT BIKE, SNOWMOBILE STORAGE

ATVs, quads, dirt bikes, and snowmobiles may be stored on a homeowner's Lot throughout the year so long as they are parked behind the front of the homeowner's garage and an effort is made to shield it from the street and their neighbor's view.

3. UTILITY TRAILERS

Utility trailers may be stored on a homeowner's Lot throughout the year so long as they are parked behind the front of the homeowner's garage and an effort is made to shield it from the street and their neighbor's view.

4. ATVs, QUADS, DIRT BIKE USAGE WITHIN VISTA ESTATES

To maintain the peace and quiet of our neighborhood, recreational use of ATVs, quads, gas-powered scooters and dirt bikes is not allowed on Lots, roads, or trails within Vista Estates. However using a quad or ATV on a temporary basis for removing trees, hauling wood, or property maintenance is acceptable, and using our community-owned streets to drive to and from Reiter Road is permitted.

5. PARKING & STORING OF VEHICLES

Parking or storing of vehicles (with the exception of short-term parking during parties, or the vehicles mentioned in sections 1 and 2) on Lots anywhere other than an established driveway is prohibited within Vista Estates.

For the purpose of this document, a driveway is a gravel, concrete, paved, or other improved space specifically designed for the operation and parking of motor vehicles. This does not include: backyards, front yards or side yards regardless of whether or not there is grass in these areas.

The Vista Estates Board reserves the right to define what qualifies as a driveway or an acceptable space for parking and storing vehicles. If a homeowner has any questions about what constitutes a driveway we encourage the homeowner to reach out to the ACC.

6. SHIPPING CONTAINERS

Shipping containers are not allowed within Vista Estates. If a homeowner has any questions about what constitutes a shipping container we encourage the homeowner to reach out to the ACC.

7. LOT MAINTENANCE

All Lots within Vista Estates shall be maintained so that long-term storage of “garage-type” items such as ladders, boxes, car parts, tools, etc. shall be out of view from the street and neighbors’ views. Garages and sheds are ideal storage locations for such items.

8. HOLIDAY DECORATIONS

All holiday decorations shall be removed within one month of the holiday’s end unless safety is a concern, in which case decorations should be removed as soon as it is safe to do. This does not apply to non-seasonal lights and/or decorations that fall within the CCR guidelines of what is approved in Vista Estates.

9. DRIVEWAY MAINTENANCE

Gravel driveways should be kept to a maximum of 20% of weeds/grasses and potholes should be filled. Homeowners shall maintain their portion of the street where pavement abuts landscaping to ensure organic material does not encroach on the paved road, which causes the paving to deteriorate. Homeowners with gravel driveways should regularly blow or sweep any gravel in the street back into their driveway

10. UPDATED ADDRESS FOR ACC APPLICATION

Applicants shall use the postal address on the current ACC Application (not the address listed in the CCRs) if applying by postal mail.

A current ACC Application can be found in the Documents Library section of Vista Estates’ website.

Instructions for applying for ACC approval are in Items 11 and 12 of the Rules and Regulations, below, and Article 3.2 of the CCRs.

Important: Failure to receive a response from the ACC within 15 days shall NOT constitute a waiver of the requirement for the application to obtain approval if the application was sent to the wrong address.

11. NON-REGISTERED MAIL SUBMISSION OF ACC APPLICATION

In order to make it simpler to obtain ACC approval, Lot owners may apply for ACC approval via unregistered postal mail instead of registered postal mail.

Instructions for applying for ACC approval by mail are in Item 12, below, and in Article 3.2 of the CCRs.

A current ACC Application can be found in the Documents Library section of Vista Estates’ website.

Applicants shall use the postal address on the current ACC Application (not the address listed in the CCRs) if applying by postal mail.

Important: Failure to receive a response from the ACC within 15 days shall NOT constitute a waiver of the requirement for the application to obtain approval if the application was sent a) by unregistered mail, and/or b) to the wrong address.

The ACC shall make every effort to respond to mail promptly; however, because it is impossible to verify that unregistered mail was sent, applications via unregistered mail are not considered approved until the ACC responds with a specific approval.

12. EMAIL SUBMISSION OF ACC APPLICATION

In order to make it simpler to obtain ACC approval, Lot owners may apply for ACC approval via email instead of direct mail. Instructions for applying are as follows:

Instructions for Email Submission of ACC Application:

1. Use the "Contact" feature of the Vista Estates website at www.vistaestateshoa.org.
2. Once the ACC responds, the Lot owner will be able to reply and submit the required information, including the ACC Application Form, via email rather than postal mail.
- 3. Important: Failure to receive a response from the ACC within 15 days shall NOT constitute a waiver of the requirement for the applicant to obtain approval if the application was sent by email.**

The ACC shall make every effort to respond to emails promptly; however, because emails do not always have 100% deliverability, applications via email are not considered approved until the ACC responds with a specific approval.

13. DRONES

In order to protect the privacy of individual Lot owners, drone use is not allowed in Vista Estates, with the exception of drone use for the purpose of real estate listing photos.

14. BARKING DOGS

The current CCRS, Articles 4.4 (Pets) and 4.6 (Noxious or Offensive Activity), apply to barking dogs.

In order to preserve quality of life and property values in Vista Estates, no resident shall allow their dog to create a nuisance by barking. This includes excessive barking at any time, and/or barking during the night that generates a complaint from another homeowner.

15. FIREWORKS

In order to protect the homes in our rural community, fireworks are not allowed in Vista Estates.

16. SHORT TERM RENTALS

In order to preserve the security and quality of life of residents in Vista Estates, no rental or lease agreement for a dwelling shall be for a term of less than three months. The Lot owner is responsible for ensuring that any renter or tenant is aware of and abides by the provisions of the CCRs, Bylaws, and Rules and Regulations. The Lot owner is responsible for any violation of these provisions by a renter or tenant.