

Bulletin: Tenants

Caveat: This listing is not an attempt to list all of the rules and regulations from all of the Governing Documents, only those considered most germane to day to day activities

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Owners: Owner is responsible for tenants abiding by the Governing Documents (By-Laws, Covenants & Restrictions, and Rules & Regulations) of La Viveza and Estancia Primera. Owners should include a provision in the Owner/Tenant Agreement such as, "Tenants shall comply with Governing Documents of La Viveza and Estancia Primera." Short Term (30 days or less) rentals of property are prohibited. No sign of any kind pertaining to rental or leasing or the prospect of rental or leasing shall be placed or displayed in the Subdivision.

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Garbage: Trash cans are to be put at the street curb the morning of trash pick-up (currently Tuesday) and not before and returned to the garage that evening. On all other days, trash cans should be kept in the garage. When departing, tenants should arrange with a neighbor to take their final garbage for disposal.

Parking: Garages must not be used for any purpose that precludes the housing of the Tenant's vehicle(s). Tenants are expected to park vehicles in the garage at most times and not park in driveways or on the street on a regular or frequently reoccurring basis. No U-Haul, trailers, boats, vans or similar vehicles may be parked in the driveway or on the street on anything but a temporary or emergency basis. Overnight parking on La Viveza Court is prohibited.

Operating Vehicles: Tenants are expected to obey all traffic laws, including the posted speed limits, and to operate vehicles courteously and with respect to others at all times, and at no time operate a vehicle in a manner that would pose a threat or danger to any Owner, guest, tenant, occupant, Pet, wildlife, street structure or landscaping.

Pets: Tenants may not have more than three pets over ten weeks of age. All Pets shall be vaccinated, tagged, and licensed as required by applicable local laws and regulations. The tenant shall be responsible for the immediate removal and clean-up of any Pet's waste in the Subdivision. All Pets on any Common Area, on the streets, sidewalks, or other areas of the Subdivision except for enclosed yards and patios shall be under tenant's control, except cats. No Pet shall be allowed to be a nuisance or to create noise or odor reasonably offensive to Owners, tenants or occupants.

Noxious Activities/Nuisances: No noxious or unreasonably offensive activities shall be carried on nor shall anything be done or placed on the Subdivision which could become a nuisance or cause unreasonable embarrassment, disturbance, or annoyance to any Owner, tenant, or occupant.

External Communication Equipment: Tenants contemplating construction or maintenance of any external radio, computer or television antennas, saucers or other communications device or equipment must consult with the La Viveza Court Architectural Review Board.

Recreational Vehicles: No house trailers, mobile homes, campers, recreational vehicles, boats, or trailers shall be kept or stored in the Subdivision.

Weeds: Tenants should keep the driveway and entry free of weeds and vegetation overgrowth.

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Departures: While it is not anticipated that there will need to be any departures from the above, Tenant's request for a departure should be discussed first with the Owner who in turn should contact a Board member to seek Board approval.

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Note: Capitalized words shall have the meaning ascribed to them in the Governing Documents. See Covenants and Restrictions, Article 1, Definitions.