

**Bella Vista Homeowners Association
Angel Fire, New Mexico
Revised August 2016**

Subject: Rules and Regulations for owners and tenants of the Bella Vista Condominium Units

The Board of Directors of the Bella Vista Homeowner's Association has adopted the following Rules and Regulations for the maintenance, conservation and beautification of the Bella Vista property and for the mutual health, comfort, safety and general welfare of the unit owners and occupants. These rules and regulations are established in accordance with Article III, paragraph 9, of the Bella Vista Homeowners Association Bylaws (094348) filed in Colfax County, NM on July 23, 1980. These Rules and Regulations will be posted in a conspicuous place in each unit and apply to all occupants and tenants occupying units in the Bella Vista Condominium complex.

- **Quiet Hours-** are from **10:00pm to 7:00am**. Radio, TV, construction noise, party noise will be limited to levels that are not audible to the occupants of other units. Please be considerate not to run your washer and dryer or dishwasher or vacuum after 10:00pm.
- **Firewood and other flammables-** will not be stored on porches that have been designated as fire escape routes. This includes all one-bedroom unit porches and those porches adjacent to the front doors of two and three bedroom units. A single day's supply of firewood may be kept on the porch of one bedroom units provided the unit is occupied.
- **Fire Extinguishers-** will be checked annually by the HOA and recharged/replaced as required, the batteries in smoke detectors will be changed semi-annually or more often as may be required. These costs will be passed on to the homeowner.
- **The Water will be turned off-** both at the valve under the kitchen sink and on the top of the water heater in all units when the unit is not occupied. During the winter months, temperature thermostats in all units will be set at a minimum 50 degrees F.
- **Tenants may not keep pets in any unit-** Owners may keep pets but are responsible to see that the pets do not disturb others. Pets will be kept inside property units by owners and will not be tethered outside units at any time day or night. Pets will be kept on a leash and accompanied by an owner when on property grounds. Owners are responsible to see that pet droppings, unacceptable amounts of noise and intimidating actions from pets do not become for other owners or tenants. Caution is suggested for owners walking their pets during hours of darkness due to nocturnal predatory animals in the area. No pets will be allowed on porches after 10:00pm.
- **Insurance-** All owners will be required to carry personal liability and content insurance for their unit, proof must be sent to management annually for file.
- **Commercial activities-** (both goods and services) at Bella Vista will be limited to the rental of units. Owner will be held responsible for all tenant activity and take necessary action to uphold these Rules and Regulations
- **Village of Angel Fire Ordinances-** prohibits the use of charcoal grills. Propane grills only are permitted.

Bella Vista HOA Management
Resort Properties of Angel Fire dba
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888-309-4492 ***After-hours emergency only***