

Casitas de Taos Homeowners' Association

Policies and Rules of Conduct

The Casitas de Taos is a condominium association shared by owners, tenants and their guests.

The following policies have been put into place to give all parties the peace, privacy and respect needed to provide a safe and healthy environment for all. These rules will be enforced at all times without exception.

1. Owners are responsible for the actions of their tenants and the enforcement of these rules. Any owner who personally breaks these rules, or whose tenant breaks these rules while occupying a Casitas de Taos condominium, is subject to fines, criminal charges and/or other disciplinary actions, as applicable.
2. The use, manufacture, or distribution of illegal drugs or controlled substances will not be allowed at Casitas de Taos. Under New Mexico law, any tenant caught in these acts will have eviction procedures started. Any owner caught is subject to the forfeiture of their property to the state for violation of these same laws.
3. Guests are welcome to come and visit. Please keep in mind that Casitas de Taos has limited parking. There are only enough parking spots for one car per unit and these will soon be assigned by signs. The walls are also very thin, so do not loiter in the parking lot. Tenants and owners alike are subject to fines and disciplinary actions if they are repeatedly caught. Unauthorized vehicles may be towed at the owner's expense.
4. Any criminal activity on Casitas de Taos property will be handed over to Taos Police and prosecuted to the fullest extent of the law. There are certain offenses that allow for the immediate process of a three (3) day eviction proceeding, and this will be done when applicable. Owners not complying will be fined. All convictions for criminal activity will result in the beginning of eviction proceedings, as well. The conviction calls for a thirty day (30) day eviction notice for breach of contract. Insure that this is in your rental agreement. Again, owners are responsible for the actions of their tenant.
5. There is a noise curfew at Casitas de Taos. The thin walls force us to put this policy into place. From 10pm to 7am, you need to keep noise levels as low as possible so as not to disturb your neighbors. Owners face fines for repeated offenses of their own or their tenants.

6. The plumbing in Casitas de Taos is not the best, and therefore the HOA asks that everyone be aware of the problem and do their part to ensure that the lines do not become clogged by items that should not be placed in the sewer system. Because of Taos' cold climate, grease is the major offender. Please do not put any kind of grease or oil down the drain in the sinks or toilets; it will solidify and cause problems. Any clog that can be directly linked to a specific unit will result in the owner being fined as well as billed for the repairs.
7. The Homeowners Association pays the water bill to the Town of Taos. The excessive use of water causes the bill to climb; this expense must be passed on to all homeowners through an increase in our dues. An example of excessive use would be more people living in a unit than the health department would find safe (two people in a one bedroom unit). Owners are responsible for their tenants and can be fined if the tenants are found to be using water in excessive amounts for their unit - to include any major increase in the bill.
8. Due to poor construction of the building, the HOA has put into place a No Smoking policy. The units have no insulation within the walls between them. Secondhand smoke can therefore pass between units and present health risks to others within their own home. If you must smoke, please do so outside and away from the building. Also, so as to keep cleaning costs down, please do not throw your butts on the ground.
9. Pets are not allowed at Casitas de Taos due to the lack of space to walk them and the thin walls that cause sound issues. This does not apply to service animals. Owners should obtain legal documentation if a service animal is to be present. Owners are responsible to ensure that this is enforced with their tenants.
10. Waterbeds are not allowed at Casitas de Taos. The poor construction could cause damage to several units if the liner should rupture. Therefore, for the safety of all owners and residents, they are just not allowed.
11. The laundry room is for the use of owners, tenants and their guests residing at Casitas de Taos. Please remember that others may be waiting to use the machines and promptly remove your belongings so the next person can use it. The laundry room is not a hang out n which to loiter. To ensure that the machines and the laundry rooms are kept clean and safe, please do not prop the door open. To help with overhead costs, ensure that you clean up after yourself and leave the laundry as you found it. Costly repairs to the machines and laundry room could result in higher HOA dues that no one wants.

12. Due to the lack of parking, there can be no Home Businesses at the Casitas de Taos.
13. Our insurance does not allow for the storage of paint, thinners or other flammable materials on the property. Please dispose of these items in a safe and legal manner.
14. The trash container on the property is shared by ten (10) units, so please take large or bulky items to the dump. There are many things that are illegal to throw into the dumpster. Please contact Waste Management at (800) 634-8760 for a free pamphlet if you have any questions regarding what is legal to put in the dumpster. Anyone found dumping illegally or illegal items is subject to heavy fines by the State, County and Town of Taos, and the HOA. Please look out for yourself and be aware of the facts.
15. Please insure that all tenants are aware that the U.S. Postal Service does not deliver to the property. They must get a PO Box number at the post office.
16. There are to be no auto repairs done on the property. The checking of fluid levels is acceptable, but any vehicle maintenance should be done off property. Any inoperable vehicle left in the parking lot for more than thirty (30) days will be towed at the vehicle owner's expense. Owners are subject to fines as well.
17. Yard sales are not allowed due to the lack of parking space at Casitas de Taos.
18. The HOA has a Universal Rental Agreement that we ask you to use if you are personally renting out your condominium unit to insure that we are all using the same forms. You will need to have a background check done on any prospective tenant. The HOA does not allow anyone into the building who has failed a criminal background check. If they fail the credit portion, it is at the owner's discretion to rent the unit. If you use a property manager to lease your unit, they have their own forms and run their own checks. Please insure that your property manager has a copy of this **Policies & Rules of Conduct**, and that it is provided to every tenant. You, the property owner and member of the HOA, are responsible for the actions of your tenant.

Thank you for your help in enforcing these rules and policies.

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