

VILLA ENCANTADA HOMEOWNERS ASSOCIATION

COMMUNITY RULES & REGULATIONS

Additional documents are available on the VEHA website veha.us or in the VEHA office.

ABSENTEE OWNERS

- Owners are financially responsible for the actions of their guests and renters.

EXTERIOR MODIFICATIONS

- All exterior modifications require approval from the Architectural Committee. Please refer to the VEHA Architectural Standards document.

FIREWORKS

- All Fireworks are PROHIBITED inside the VEHA community – no exceptions.

GARAGE & ESTATE SALES

- Please notify the office 48 hours ahead of an estate or garage sale so that NO PARKING signs can be placed on surrounding neighbors garage doors to avoid conflicts.

NOISE

- VEHA adheres to the Albuquerque City Noise Ordinance. This includes nothing loud after 10pm that your neighbors can hear.

PARKING

- Residents are expected to park their vehicles in their garages as there is very limited parking within the VEHA community. Please refer to the VEHA Parking Rules document.

PETS

- All provisions of the Albuquerque Animal Control Ordinance shall apply in the VEHA community.
- Pet owners are responsible for removal of all pet waste. Four pet waste stations are located on VEHA common areas.

REFUSE

- Trash pick-up is early Tuesday AM. Your bins may need to go on the opposite side of your street. Please pay attention to how the neighbors on your street are placing their bins.
- Do not overfill your bin. The lid must be closed and weight no more than 150 lbs. in order to be picked up by the City. Trucks will NOT return to pick up your trash if you do not have it out on time or if you have it on the wrong side of the street.
- Please keep trash bin lids closed to keep the smells in and insects out.

- Please store your bins in your garage or behind your front fence.
- Refuse is not to be temporarily stored outside or around any portion of your home, including behind the utility fence.
- Bins are never to be placed against the utility fence. Damage caused to the fence from the receptacle being picked up and put down will be charged to the homeowner.
- Bins are to be used for normal household waste only – no paint or other hazardous materials
- Removal of large items can be arranged by calling 311.

RENTAL UNITS

- All rental units are required to have a signed lease agreement between owner/representative and the renter(s).
- The owner/representative is to ensure a copy of the lease and “Addendum to Rental Agreement is provided to the VEHA office.
- When the residents are family members, the owner is required to provide the names and contact information for all occupants. This process is to be repeated each time the unit is rented.
- Owners are required to provide renters with the VEHA Rules & Regulations. Renters not complying with Rules & Regulations will lose all community privileges. Owners will be financially responsible for any damages or fines assessed to their unit that are a result of their renters.

SATELLITE DISHES / CABLE

- Satellite Dishes CANNOT be physically attached to exterior walls or shared walls. Dishes attached to either of these will be required to have them moved, and all damages will be repaired at the homeowner’s expense. All stucco repairs must be approved by the Architectural Committee to ensure that the correct color of stucco is being used. Incorrect stucco color will be required to be corrected at homeowner’s expense.
- All cables installed MUST be installed with the least amount of visibility as possible and shall not hang loose. It is up to the homeowner to convey this to the cable installer. Please be considerate of the appearance of your home in the VEHA community as this reflects on the entire community and property values.

SECURITY / WROUGHT IRON BARS

- Please refer to the Architectural Standards document.

SIGNS

- Please refer to the Architectural Standards document.

SOLAR EQUIPMENT

- Please refer to the Architectural Standards document.

STORAGE PODS

- Storage pods (mobile storage units brought to your property to be filled and then removed) or other trailer/U-Haul vehicles must be approved to be placed on VEHA property and are not allowed to remain for more than 5 days. These units interfere with trash pickup, daily traffic and are visually disruptive to the VEHA community.

SWAMP COOLERS

- Owners are responsible for winterizing their coolers each year.
- Coolers that leak and collect water on your roof or have water running off your roof, i.e., wasting water, will result in a \$100 fine assessed to your unit each month of this occurrence.
- Owners will be liable for any damages to neighboring properties to which water damages resulted because of their leaking swamp coolers.

TREES / SHRUBS

- Owners are responsible for all trees, shrubs, foliage residing on their property. (See Architectural Standards Document)

COMMUNITY SWIMMING POOL

- Homeowners must be in good standing with the VEHA Association in having their monthly assessments up to date in order to have swimming pool privileges.
- Pool keys are issued in May.
- There is a \$20 key fee – keys must be returned after the pool closes for the season or there is a \$50 fee to have a new key made for the next season.
- Complete Swimming Pool Rules will be issued upon receiving your key. Violation of any pool rule results in immediate loss of pool privileges.

VEHICLE REPAIR

- All vehicle repairs must be conducted in the owner's garage ONLY. NO repairs of any type of vehicle shall be conducted outside of the garage including oil changes.