

NEW OWNER INFORMATION

The Board of Vallecito Valley Second Addition Property Owners Association (VVII) welcomes you as new member of our neighborhood. Whether you've purchased an existing home or an undeveloped lot, we hope that you've already made yourself familiar with the Covenants, Conditions and Restrictions (CC&Rs), Design Review Standards (DRS), Rules and Regulations, Bylaws, and Governing Policies and Procedures, all which govern property use, construction activity and Association membership. If you haven't had the opportunity to do so, we encourage you to review those documents as soon as possible. They are available for viewing and download in the **Documents** section of our website at www.vallecitovalley2.com.

To ensure that all new owners are familiar with the more immediate elements of the Governing Documents, the following items are provided by the Board and the Architectural Review Committee (ARC) for your reference: (Note that this is a condensed version and Owners are responsible for knowing and complying with the specifics regarding all Association rules and standards contained in our Governing Documents.)

- **New Construction.** New construction requires pre-application and written authorization from the ARC. Construction requirements are available on the POA website.
- **Exterior Remodeling.** Exterior remodeling requires pre-application and written authorization from the ARC.
- **Exterior Improvements of any kind.** Including but not limited to ancillary buildings, sheds, driveways, walkways, signs, yard decorations, recreational courts or equipment all require pre-application and written authorization from the ARC before building or placement commences.
- **Recreational Vehicles.** Placement of an RV on a lot requires pre-application and written authorization from the ARC. RV placement requirements are available on the POA website.
- **Tree Removal.** Tree removal for diseased or problem trees requires prior written approval from an ARC or Board member. Tree removal associated with new construction requires ARC authorization as part of the new construction application process. A tree removal application is available on the POA website.
- **Floodplain Regulation.** Many lots in VVII are located within FEMA-regulated floodplain and floodway areas. Prior to any new construction activity, owners should contact the La Plata County Building Department to review all current floodplain development regulations.
- **Creek Setbacks.** In order to protect the view shed for all owners along the creeks there are significant setback restrictions for building that must be adhered to – whether the construction is permanent or temporary, and for placement of vehicles, trailers, equipment or other improvements. Please see Governing Documents.
- **Parking and vehicle restrictions.** There are restrictions on parking, vehicle registration, and driving including speed limits, and permitted driving areas. Please see Governing Documents.
- **Lot Maintenance.** All lots are to be regularly maintained in accordance with the standards of our Governing Documents.
- **Pets.** There are limits on the number of pets allowed and restrictions on their freedom to roam.
- **POA Dues.** Annual association dues are due September 30th. Owners will receive an invoice for dues during the week following the July Annual Meeting.
- **Walking Easements.** All walking easements along creeks have restrictions that must be followed by residents and guests.
- **Fishing Easement.** Only Vallecito Creek has a fishing easement. Please follow guidelines on website.
- **Short term rentals.** Not allowed, but some longer term renting is allowed.

The Board and ARC appreciate your review of and adherence to our Governing Documents. (CCRs, DRS, Rules & Regulations, Bylaws, and Policies & Procedures. All documents are available online at vallecitovalley2.com in the **Documents** section. If you have any questions, please contact us by email at board@vallecitovalley2.com or arc@vallecitovalley2.com.