

PLACING A RECREATIONAL VEHICLE (RV) ON A LOT

(This is a condensed version of the Vallecito Valley Second Addition RV placement rules. Please refer to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions (CC&R's), the Rules and Regulations, and the Design Review Standards provided on our website vallecitovalley2.com in the Documents section for specific information.)

Vallecito Valley Second Addition, Inc., (VVII), is considered one of the finest subdivisions in the Vallecito Lake area due to its beautiful setting in the Blue Spruce forest along the banks of Vallecito and Boletus Creeks, the quality of its homes and the development, and the sense of open space and solitude found throughout the addition. As a result, homes and lots within VVII are highly sought after and real estate values remain high.

While the VVII subdivision was developed for the purpose of new home construction, the placement of a recreational vehicle on a lot prior to home construction is allowed, subject to certain conditions and restrictions. Whether you are a current undeveloped lot owner or considering the purchase of an undeveloped lot in VVII, there are a number of important things that you need to know if you plan to place a recreational vehicle on your lot prior to construction of a home.

LA PLATA COUNTY

- La Plata County and FEMA floodplain regulations apply to recreational vehicles. Make sure to check with the La Plata County Floodplain Administrator prior to the placement of a recreational vehicle on your lot to determine if your lot is subject to FEMA floodplain regulations regarding recreational vehicles.

VVII GOVERNING DOCUMENTS REQUIREMENTS

In order to maintain the quality, character and values of VVII for its property owners, the VVII Property Owner's Association (POA) requires strict compliance with the requirements of the VVII CC&Rs and the Design Review Standards (DRS) of the Architectural Review Committee (ARC), including:

- Placement of a recreational vehicle on a lot requires prior written authorization from the VVII Architectural Review Committee.
- Recreational vehicles include motor homes, fifth wheels, travel trailers, pop-up campers and pickup campers.
- An owner may place a single recreational vehicle on an undeveloped lot prior to home construction for no more than a total of 9 months in any calendar year.
- A recreational vehicle shall not be used as a permanent residence.
- A recreational vehicle shall not be used as a rental.
- Minimum frontage setback for an RV is 20'.
- Minimum side setback for an RV is 10'.
- Minimum setback for an RV from the top of bank of Vallecito or Boletus Creeks is 60'.
- The driveway, approach and parking area or pad site for a recreation vehicle must be appropriately surfaced with gravel or pavement.
- For guest RV rules, see the Rules & Regulations document on the VVII website

Please thoroughly review the VVII Governing Documents before making plans to place a recreational vehicle on your lot. For DRS questions or to request a Review Application, contact the ARC: arc@vallecitovalley2.com

Thank you,

Vallecito Valley Second Addition Property Owners' Association