

## Proposed CCR Amendment for

### Vuemont Vista I and II

#### WHAT?

The Vuemont I and II Board of Directors is proposing an Amendment to our Conditions, Covenants and Restrictions (CCRs) to add the following phrase to the maintenance clause, found in Section 9 of the Declaration (*changes and additions in red*):

#### ***Lot Maintenance Responsibilities*** ~~Landscaping, and Maintenance of Plants and Lawns~~

~~Landscaping, and Maintenance of Plants and Lawns~~. The owner or occupant of each residential site shall maintain their hedges, plants, shrubs, trees and lawns in a neat and trim condition at all times. The owner or occupant of each residential site by acceptance of title thereto or by taking possession thereof, covenants and agrees to submit a plan of a front yard landscape design to Arco or its successor at the time building plans are submitted as outlined in paragraph 3 above. For the purpose of this paragraph "Front Yard" is the minimum setback outlined in paragraph 6, above. ***In addition to the foregoing, the owner or occupant shall also maintain, repair, and replace the home, and any portions of the Lot or improvements thereon, in good order, condition, and repair at all times, including but not limited to, promptly repainting and/or replacing the exterior of the home.***

#### WHY?

- According to the results of our recent email survey, the #1 concern of homeowners in the neighborhood is **curb appeal of homes**. Curb appeal affects the value of all our homes, and just one unkempt or unmaintained home can bring down surrounding property values. ***The Vuemont I & II Board of Directors is in unanimous agreement that enforcing our CCRs to keep property values up and maintain the visual appeal of our neighborhood is our top priority.***
- While many maintenance issues are specifically addressed in the CCRs, the one that is not listed specifically as a maintenance requirement is the exterior appearance of our homes.
- We have several houses in the neighborhood that need painting and maintenance. Unfortunately, without the proposed amendment, we don't have legal ability to require/compel homeowners to maintain their homes and to repaint and repair.
- Surrounding neighborhoods are passing and publishing sets of clear Rules and Regulations (all in agreement with and legally supported by our CCRs and easily readable and understandable) and we would like to move in this direction as well. This amendment gives us the ability to add this requirement to our Rules and Regulations.
- With the increase of non-owner occupied homes (rentals) in our neighborhood, it becomes even more important to have a set of clear guidelines we can all understand and abide by.

#### WHEN?

We will be mailing ballots after the Vuemont I & II Annual Meeting to be held at **Lewis Creek Park Visitor Center on January 21, 2026, 7 pm.**

#### WHAT CAN YOU DO TO HELP?

- We need 51% of homeowners to vote to approve in each subdivision, Vuemont I and Vuemont II, to pass this amendment. Please help us protect your property values. ***Please vote to APPROVE this amendment when your ballot comes in the mail.***
- Please chat with your neighbors and friends in the neighborhood in support of this amendment. Ask them to vote to APPROVE the Amendment and to spread the word that this amendment is needed!
- Questions? Please feel free to email [president@vuemont.org](mailto:president@vuemont.org) with any questions!

**THANK YOU!**