

**AMENDED AND RESTATED RULES AND REGULATIONS**  
**VALLECITO VALLEY SECOND ADDITION PROPERTY OWNERS ASSOCIATION, INC.**  
**(June 2025)**

The following Rules and Regulations are enforceable by the Vallecito Valley Second Addition Property Owners' Association Board of Directors as provided by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions (CC&R'S) For Vallecito Valley Second Addition. They are to be adhered to by all Lot Owners in addition to the VVII CC&R's as provided by Sections 2.28, 4.6 and 15.1 of the Amended and Restated Declaration of CC&R's. Definitions of terms are consistent with CC&R definitions.

(For administrative requirements, see Governance Policies and Procedures for Vallecito Valley Second Addition Property Owners' Association, Inc.

For organizational requirements, see Bylaws for Vallecito Valley Second Addition Property Owners' Association, Inc.

For building/landscaping requirements, see Design Review Standards for Vallecito Valley Second Addition Property Owners Association Revised and Restated Effective January 27, 2017)

**Land Use and Occupancy Restrictions:**

**1. Recreational Vehicles [see also CC&R Section 9.1(c)(2) and DRS Section H (15)]:**

(a) Placement of an Owner's RV on a Lot is subject to the Design Review Standards. Parking of an RV belonging to an Owner's guest on a lot is limited to the driveway or an ARC approved RV parking spot.

(b) RV's belonging to an Owner's guests may be temporarily placed on a Lot for a period not to exceed two weeks per visit or 42 cumulative nights per calendar year. Extended periods of time require prior approval of the Board of Directors.

(c) No more than one visiting RV at a time is allowed per lot unless pre-approved by the Board of Directors.

(d) Generator use for Guest RV's is prohibited.

(e) The following do not qualify as acceptable recreational vehicles for placement in the Vallecito Valley Second Addition Subdivision:

A “Tiny Home” on wheels, a Mobile Home Park Model marketed as a “Destination RV”, bus conversions, horse trailers modified for residential use by humans, or any other vehicle not originally RVIA manufactured for use as short term housing while on vacation or traveling.

Any structure which normally requires a foundation for support shall be submitted to the Architectural Review Committee for review as a house and not an RV.

## **2. Permitted/Prohibited Business [see also CC&R Section 9.1 (c) 7]**

(a) Garage/yard sales, as voted by the Association at the annual meeting, are prohibited.

## **3. Parking and Vehicle Restrictions: [see also CC&R's Section 9.1 (h), (f) and DRS Section I (6) and R & R Section 1(a),(b)]:**

(a) Vehicles may not be parked on vacant lots, without approved driveways or ARC approved parking spaces.

(b) Vehicles parked on or off of ARC approved parking spaces and driveways shall constitute a nuisance or offensive activity if they are being stored, are unsightly, or block neighboring viewsheds, and, are determined to be a nuisance or offensive activity by the Executive Board.

(c) The 15mph roadway speed limit is for all motorized vehicles. This speed limit is in effect for the safety of all Owners, their families, and their pets. Owners are responsible to advise their guests, tenants and engaged contractors of our speed limits.

## **4. Garbage Cans**

(a) Bear resistant trash cans are required for all outdoor containers used for household trash that are not securely enclosed in a garage, shed or other building.

## **5. Landscaping Restrictions [See also CC&R's Section 9.1 (c), (e), (f) and DRS Section 1.9)**

(a) All slash and debris resulting naturally or from felling, pruning or handling trees and brush, shall not be allowed to accumulate on a lot. It shall be removed from the lot or chipped and spread on the lot.

(b) Firewood shall be neatly piled or stacked.

(c) Grass and weeds on all lots shall be kept no taller than 12" .

## **Easements [See also CC&R's Section 14:**

### **1. Walkway/Fishing Easements**

(a) Motorized vehicles of every type are prohibited from driving through the easement or along the top of the creek bank, unless said vehicles are operated by the owner of the property, or the Owner hires a contractor to work on their property. Owners are responsible to ensure their contractors keep their vehicles entirely on the property where they have been hired to work.

(b) Property Owner's permission is required to walk or fish outside the Fishing and Walkway easements as described in CCR's, Section 14.

(c) All Association Members and guests wishing to use the Fishing and Walkway Easements, must access them from CR 501 at the bridge for Vallecito Creek or Mushroom Drive for Boletus and Middle Creeks. Any other access is across private property and requires permission from the Owner. The 7.5 foot utility easement on the property boundaries of each Lot is private property, and is not a part of the Fishing and Walkway Easements. Boletus and Middle Creek have Walking Easements. They do NOT have Fishing Easements.

(d) Due to safety, security, and privacy concerns, utilizing the Fishing and Walkway Easements from 30 minutes after sunset until sunrise requires permission from each property Owner whose Lot you are walking on or fishing from.

(e) Cleaning fish is prohibited within the Walking/Fishing Easements.

## **Lot Owner Burden of Responsibility**

**1. Lot Owners will be responsible at all times for any violation committed by the Owner's tenant, guests, and engaged contractors of the VVII CC&R's, and the regulations adopted thereunder including but not limited to the Rules and Regulations and Design Review Standards.**

**(a) Contractors Code of Conduct: This set of rules applies to contractors engaged by Owners. Owners are responsible to ensure their contractors follow these rules. The Contractors Code of Conduct is available online for Owners to download and give to their contractors.**

### **Contractors Code of Conduct:**

**1. Contractors engaged by Owners are subject to the following rules: (Any violation of these rules will result in a warning to the property Owner. Additional infractions may result in monetary fines for the property Owner as per our bylaws.)**

**(a) Speed limit in subdivision is 15 mph.**

**(b) All job sites shall have a Porta-John for the duration of construction. (Waived if existing restroom available.)**

**(c) Any dogs brought to the job site shall be restrained and their waste picked up and properly disposed of.**

**(d) No loud music or profanity.**

**(e) All trash and debris shall be contained in dumpsters and properly hauled away and disposed of. No burning of trash or slash.**

**(f) Work hours shall be limited to 7am to 6pm Monday through Saturday, with the exception of emergency repair work.**

**(g) No "borrowing" of neighbor's utilities without written permission.**

**(h) Any damage to the neighborhood roads or fences shall be repaired.**

**CERTIFICATION:**

**Certified to be the Rules and Regulations adopted by consent of the Board of Directors of the Vallecito Valley Association "Second Addition" Property Owners' Association, Inc., June 1, 2025 .**

**ATTEST:**

**Mark Conley, President**

**John Wilson, Secretary**

**6/1/2025**