
RIO VISTA COMMUNITY

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Community Charter

Rio Vista is not merely a collection of homes sharing common property, rather a collection of homeowners that share common values and certain quality of life. By working together, becoming actively involved and supporting your association, we will be able to create the vital and vibrant sense of community we all desire.

Having a decisive plan in place is the first step towards ensuring that common goals will be met. The community's governing documents, known more specifically as Covenants, Conditions, and Restrictions (CC&Rs), the Bylaws, Articles of Incorporation, Association Rules and Landscape and Design Review Requirements act as the community's charter, or Constitution, providing a general framework for the protections and continuance of the community and its common elements.

Please take a moment to familiarize yourself with some of the community-wide standards. Understanding the community's "charter" and responsibilities will greatly enhance your experience as a member of the community.

DRIVEWAYS AND GARAGES – Driveways must be kept clean and free of oil stains. Garage doors are to remain closed except for entry and exit. All garages must be maintained in such a way as to accommodate the number of vehicles for which it was intended and may not be converted for living, recreational activities, business or storage.

PARKING AND VEHICULAR RESTRICTIONS – Owners and guests should adhere to the 15-mph speed limit when driving through the community. (Adopted on 11/16/11). *Continues, next section*

Parking and Vehicular Restrictions - Continued

Owners are responsible for assuring that their guests abide by the parking restrictions. Owners may not park, keep or store on any part of the property, street (public or private), or driveway any prohibited vehicle, except for brief periods for loading, unloading, making deliveries or emergency repairs. Prohibited vehicles are defined as the following:

- a. Recreational vehicles (e.g. motor homes, travel trailers, camper vans and boats);
- b. Buses or vans exceeding 8' in height and 18' in length;
- c. Trailers, Aircraft, Boats;
- d. Inoperable vehicle or parts of vehicles.

Owners may park a non-commercial prohibited vehicle listed above for a period not to exceed 48 consecutive hours and for cleaning, loading, and unloading only. Owners may not exceed 120 hours in any calendar month for cleaning, loading, and unloading of non-commercial recreational vehicles.

Commercial Vehicles are prohibited in the community for any length of time.

No repair, maintenance or restoration of any vehicle may be conducted in the Community except in an enclosed garage when the garage door is closed and for emergency vehicle repairs only.

On street parking overnight is prohibited, except for the vehicles parking pursuant to the short-term parking exception listed above. Vehicles of all residents, guests and invitees shall be parked in garages, on residential driveways on the Lot or in other designated parking areas.

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2018 BOARD OF DIRECTORS

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Online Resources

Governing documents including CC&Rs, Bylaws, Articles, Meeting Agendas, and Minutes are available for instant viewing at www.hoacity.com/rvca. Acrobat Reader must be installed to view these documents.

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Parking and Vehicular Restrictions - Continued

Parking is not permitted within 15 feet of any fire hydrant. Parking in areas designated as “fire lanes” is prohibited always.

Any Owner parked in violation of these rules may be subject to immediate tow away at the vehicle Owner’s expense.

MAINTENANCE AND REPAIR – Each Owner shall maintain, in good and attractive condition and repair and adequately painted and finished, and consistent with applicable local ordinances, all Improvements located upon or within such Owner’s Lot. Owners are encouraged to assess their properties, specifically garage doors, stucco, fascia and other trim areas for paint touch ups.

PETS – Dogs must be on a leash when walking in the Community and you are required to clean up after your pet. No animal may be a nuisance to the Community or its neighbors.

Each Owner, in addition to cleaning up after their pets in common or community areas, is responsible for maintaining their Lot or yard in a manner that is reasonably clean of pet waste or residue.

No structure for the care, housing or confinement of any pet on any Lot shall be maintained to be visible from neighboring property.

Pets may not be left chained or otherwise tethered in front of a Lot or in the Common Area.

Homeowners may not have more than a total of 3 household pets, excluding caged birds maintained within a Residence or fish maintained in an aquarium.

Each person bringing or keeping a pet within the Development shall be solely responsible for the conduct of that pet and shall be liable for all actions of the pet.

Please visit www.hoacity.com/rvca for further information on General Rules, Architectural Procedures and Forms, and Design Review Guidelines.