
RIO VISTA COMMUNITY

Volume 4, Issue 11

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Holiday Decorations

Holiday decorations are permitted on your Lot; however, decorations of any type are not permitted in the common area. The common area includes, but is not limited to, landscaping, streets, drives, walkways, fences and any other areas maintained by the Association. Any decorations found in the common area will be removed at the Owner's expense.

All decorations are permitted up to 15 days prior to the holiday and must be removed within 10 days after the holiday. All decorations celebrating holidays in December and January must be removed by January 10th each year.

UPCOMING BOARD MEETING DATE

TUESDAY, NOVEMBER 17, 2020

Important Community Reminders

CC&R's Article XI – Unsightly Items, Section 11.8: All weeds, rubbish, debris, or unsightly material or objects or any kind shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. All clotheslines, refuse containers, trash cans, woodpiles, storage areas, machinery and equipment shall be prohibited upon any Lot unless obscured from view of adjoining streets or portions of the Covered Property from a height of six (6) feet or less. Any fence or screen required by this Section shall comply with any standards established pursuant to the Article entitled Architectural Control of this Declaration as to size, color, or other qualifications for permitted fences or screens.

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Architectural Improvements

The objective of the Landscape/Design Review Committee is to facilitate the evaluation of proposed improvements for each residence to assure and promote a cohesive improvement program which will benefit and enhance the quality of living for each individual family.

Sensitivity to the privacy of each resident regarding visibility, noise, odor, vegetation infringement, night lighting, security, hazardous situations, child-proofing, animal control, etc., will be thoroughly evaluated.

Each proposed Landscape Improvement program must first comply with all CC&R requirements, as agreed, as well as local codes and ordinances. Approval by the Association does not, however, constitute a representation or warranty by the Association that the proposed improvements comply with local codes and ordinances.

These Landscape Improvement Requirements are in no way an attempt to dictate the character of the design program, but rather to assure that the design program takes into consideration any obstructions and/or adverse effects to surrounding neighbors.

No structural alterations or modifications to the exterior of residences are permitted without the prior written consent of the Design Review Committee (DRC) as provided in the Association's CC&Rs.

For any improvement projects you may be anticipating for your property, please refer to the Community Handbook for more detailed descriptions and further restrictions. The handbook is available online for instant access at www.hoacity.com/rvca.

2020 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.

Newsletter created by

HOA Management Solutions, Inc.

Important Community Reminders – Continued

CC&Rs Article XI, Use Restrictions, Section 11.5(a) Parking -

Only "conventional passenger vehicles" are permitted to park on the Covered Property. Except as provided in this Section, no commercial or recreational vehicles or equipment shall be permitted to remain upon the Covered Property, including, without limitation, streets, alleys, driveways, or side and rear yards. Nothing contained herein shall preclude the parking of a commercial or recreational vehicle within the garage of a Lot. Notwithstanding the foregoing, recreational vehicles and equipment owned or rented by a maximum of four (4) hours in any forty-eight (48) hour period for the sole purpose of loading and/or unloading such recreational vehicle or equipment for recreational purposes.

Garages shall not be used for any living, recreational, business or other purpose, including, without limitation, storage (other than incidental storage) which will prevent the parking of the number of vehicles within such garage for which the garage was constructed.

There shall be no parking in the driveways if the Owner's garage is not being utilized to the maximum designed capacity for the parking of authorized vehicles, or if to do so obstructs traffic flow, constitutes a nuisance, violates the Association Rules, or otherwise creates a safety hazard.

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

Community Inspections

Residents may notice agents of the Management Company, conducting monthly inspections of common areas and individual lots.

Once the inspections have been completed, homeowners will receive notice addressing any deficiencies observed, with corrective action and deadline date noted. Failure to appropriately address corrective actions may result in additional action per Association rules.