



Vista Point Owner's Association
Rules & Reminders

Adopted this date: December 19, 2009

This is a check list of things that will help you understand the basic policies of the neighborhood. More information on policies and rules can be found in the neighborhood Declarations and Bylaws which can be referenced at www.vistapointhoa.com.

1. Courtesy is the best policy. As a neighbor and member of a close community, being courteous with your neighbors is usually the best way to solve current problems and avoid future problems.
2. Pick up after your pets. Pet pick up bags & waste containers are located throughout the neighborhood for your convenience. Being conscientious about this will make for a cleaner and healthier neighborhood.
3. Pets must be on a leash when they are off of your private property in accordance with the Town of Breckenridge leash law. If you see loose, unattended pets please call dispatch at 453-2941.
4. Boats, Kayaks, Canoes, Snowmobiles, Motorcycles, ATV's, Trailers, and other water craft and motorized toys must be stored in a garage or off site. In the event a Homeowner needs to store a trailer/snowmobile etc. on their property for a limited time, they must contact the Board of Directors for permission. Please send an email including include what, why and where he/she wishes to store the item and for how long to administrator@vistapointhoa.com requesting permission for temporary storage.
5. Resident cars must be parked on an approved parking pad or in a garage. In the event you have company and need to use the street the Town of Breckenridge also has a 4 hour permit available on line so guests can park for up to 4 hours on the street. To download a permit go to www.townofbreckenridge.com and select the parking department.
6. Motor homes, travel trailers, construction equipment and other oversized machinery and equipment shall not be stored or parked within the Property. Items like snowmobiles, atvs, mowers etc that are stored in the back of pick up trucks shall be covered from view while parked outside.
7. Neighbors must keep any porches, patios, decks, stairs, walkways and driveway in clean and neat manner. All patio, deck and lawn furniture, grills, bicycles, tricycles, toys and recreational equipment shall be kept in the backyard. Notwithstanding, customary lawn furniture is permitted to be stored in front yards during summer months.
8. It is permissible in Vista Point to park a trailer with recreation vehicles for up to 72 hours at a time during a given month. This rule is not intended to enable neighbors to store trailers or other recreation vehicles outside permanently. It is intended to enable people to enjoy their toys and have them conveniently accessible during weekends or visits. Please do not abuse this rule or it will be rescinded.
9. Any improvements or projects for yards, lots or houses must be approved by the Architectural Review Committee prior to beginning any work. Please contact the Association Office at 970 547.5187 to get started with this.
10. Homeowners may have political signs in their yards, but they are not to be posted on structures, trees or on association property or the right of ways.
11. In keeping with the spirit of the community long term rentals of 2 months or more where the homeowner is not in residence are limited to no more than three unrelated people occupying/renting the home. Proposed occupancy of more than three unrelated people is subject to Board approval.
12. Yards & lawns must be kept neat & tidy in the summer time. No noxious weeds may be present on property.
13. Bear proof garbage cans are required and must be latched when placed in the street for pick up.