

Loma Encantada Homeowners' Association: Regulations

REGULATIONS OF LEHOA

BURGLAR ALARMS

Outside security alarms are banned. Inside audible alarms must sound for no more than five (5) minutes after activated, or in accordance with City of Santa Fe regulations. (Adopted by City, 2009) (See Summary, page 17)

History: Adopted by the General Membership on 6/20/1987.

CLUBHOUSE RULES

1. **Homeowners** must make a **reservation** (which should include time for setup and cleanup) on the LEHOA website, and must be in attendance for any scheduled activity s/he holds. With the permission of the Homeowner, his/her **tenant** may hold an activity but the Homeowner must make the reservation. The Homeowner does not need to be present at the tenant's event. The host may borrow a **key** from the Caretaker.
2. Any **damage** to the interior and/or exterior of the Clubhouse is the ultimate responsibility of the sponsoring Homeowner, whether the event is hosted by the Homeowner or by his/her tenant.
3. You may use the **tablecloths and napkins** in the front closet. Wash and replace them in a timely manner. Dressier linens are stored in a locked cabinet near the coat closet, and require careful cleaning. See instructions in the cabinet, a key for which is available from the Clubhouse Committee Chair
4. The login information for **WiFi** is posted on the counter near the coat closet.
5. Do not attach any **decorations** to the ceiling or the walls. Clean up **spills on the carpet** or flooring immediately. If the carpet requires cleaning, please notify the Clubhouse Committee Chair. You will be billed a cleaning fee.
6. If anything in the Clubhouse is **broken** (for example, dishes, glasses, appliances), please notify the Clubhouse Committee Chair.
7. **Clean up** after you are done using the Clubhouse. **Tidy** the kitchen, including putting dishes away after the dishwasher cycle is complete, clean the bathrooms, vacuum the carpet, take out the **trash**, and sweep/mop the kitchen floor. The **vacuum** cleaner is in the storeroom. It is NOT the duty of the Caretaker to clean up after you, although you may contact the Caretaker for help before an event.
8. Lower all window **shades**, push in **chairs**, and turn off all **lights** when you leave. If you have used the **TV** or any other electronic device, remember to turn it off.
9. If you used **air conditioning**, set the thermostat back up to 80° after your event; and if you turned up the **heat**, set the thermostat back down to 62° before you go. During extremely cold days/nights, the Caretaker will have water dripping from the kitchen and both bathroom faucets. Do NOT turn these off.
10. **Lock** the door when you are done and return **the key** to the Caretaker.

We all **share** this space, so please leave it as **neat** as you would like to find it.

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FISCAL YEAR

The Fiscal Year of LEHOA is changed to the calendar year. Homeowners wishing to pay their dues annually may start with any month.

History: Adopted by the Board of Directors on 1/26/85.

GARAGE DOORS

For security as well as appearance, garage doors should be kept closed except for the entrance and exit of vehicles.

History: Adopted by the Board of Directors on 5/17/85.

GARAGE MODIFICATION

Modification of a garage interior which will eliminate one or more car spaces is prohibited.

History: Adopted by the Board of Directors on 11/12/1987.

GARAGE AND ESTATE SALES (amended)

1. Garage and yard sales are not permitted at LEHOA. However, one time estate sales by LEHOA Homeowners are permitted when an Owner vacates a Unit.
2. Sales by mailing list (regular postal, e-mail, or Rolodex) are permitted; public advertising, such as newspaper, off-premises road signs, TV, radio, or internet, is not permitted.
3. Sales shall be held inside the Unit, not in driveways or Common areas.
4. Sales by broad general invitation or notice are limited to two days; one day would be preferable. Sales by appointment, limiting the number of persons attending at a time, can last longer than two days.
5. Prior notice of sale location and times must be given to LEHOA residents by the Homeowner involved or by the LEHOA Board.
6. LEHOA homes may not be used as venues for the sale of property other than that of the selling Homeowner.
7. The Selling Agent must have someone available to regulate traffic around the sales site, to avoid congestion or blockage of roads and neighbor's driveways.

History: Adopted by the Board of Directors on 10/22/2003; amended on 1/17/2004.

Repealed and replaced original regulation adopted by Board of Directors on 5/17/1987.

GIFTS TO LEHOA

1. All gifts must be approved by the Board of LEHOA.
2. LEHOA is not an exempt 501(c)(3) organization. Therefore, the donor is advised to consult his/her tax advisor as to how to treat such a donation.
3. The Board reserves the right to accept or decline any gift.

History: Adopted by the General Membership on 1/22/ 2011.

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PARKING

Vehicles should be parked in driveways or at the side, not off of the roadway.

History: Adopted by the Board of Directors on 5/17/1985.

SPEEDING

All vehicles should be driven at safe speeds and in a safe manner. Excessive speed disturbs the gravel and causes wash-boarding.

History: Adopted by the Board of Directors on 5/17/1985