

Vistara Homeowners Association

www.vistara.org

CC&R Enforcement Notice

March 2010

To the Membership of the Vistara Homeowners Association:

A very important job of the Board of Directors is making sure all homeowners are in compliance with the CC&R's and our Community Rules. As the manager, C & C Properties is directed by the Board to enforce these standards. Violations are called in by the membership and by our periodic inspections of the property.

Most of the rules can be found in Article 7 of the CC&R's (Copies are available free at www.vistara.org).

Ask yourself, are you in violation of any CC&R's?

Test yourself with this checklist of the most common CC&R's violations:

1. Are your trashcans visible to other homes? (Except on trash day)
2. Have you made any architectural changes to your home or yard without approval from the Board?
3. Do you have any personal property being stored in view of other homes? (This includes yard decorations, **potted plants**, light fixtures, hoses, etc)
4. Do you have any inoperable or unsightly vehicles being stored *outside* of your garage?
5. Is your home a rental? Did you inform the Association manager of your renters name and number and your updated contact information? Did you provide your tenant with our rules and CC&R's?

The Board hopes this notice will be a friendly reminder of our policies in which everyone is expected to adhere. The ongoing enforcement of our CC&R's is essential to maintain our neighborhoods desirability and future values. This is especially important now in these hard economic times putting pressure on our real estate values.

Failure to adhere to the CC&R's and rules will result in a Board action. First, violators are sent a letter notifying them of the violation and asking that it be remedied immediately. If a second notice were required, it would invite the homeowner to present their case at a scheduled board meeting. The Board

C & C Property Management

500 A Merchant Street, Vacaville California 95688
707-447-6088 FAX 707-447-2831 Email: C-C.PROPERTIES@SBCGLOBAL.NET

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will make their decision, in closed session, and notify the owner the by mail. If the violation is still unresolved, then the Board will impose fines until the problem is resolved.

The Boards goal is to resolve all violations before any fines are imposed. We are here to help you and we encourage you to come to our quarterly meetings and share your thoughts

Currently many homes are in violation of the CC&R's and/or the Rules & Regulations. If you are one of them, please take this time to resolve them before we conduct our next site inspection.

Please feel free to contact us with questions on these or any other issues by writing a letter or an email to our manager's office.

Thank you for your cooperation in keeping Vistara looking its best!

-Board of Directors