

Viewpoint HOA – Top Ten CC&Rs

The following list is a condensed version of the ten most relevant CC&Rs for Viewpoint homeowners. For a more detailed version, please refer to your copy of the official Viewpoint Covenants, Conditions, and Restrictions.

1. **VEHICLES / PARKING / GARAGES:** All vehicles of owners are to be kept in garages or driveways. No outside storage of vehicles in any stage of repair is allowed. The outside storage or parking of any recreation vehicle (RV), commercial vehicle, or boat is prohibited. Temporary parking of RVs for loading, unloading, and/or minor maintenance is limited to 72 hours. Garage doors must be kept closed at all times except for normal day-to-day activities.
2. **CLOTHESLINES / UNSIGHTLY ARTICLES:** No exterior clotheslines can be erected. Porches and patios are considered to be exterior. No unsightly articles can be permitted to remain if visible to adjoining neighbors or from the street.
3. **GARBAGE / RECYCLE CONTAINERS:** Garbage or recycle containers should be placed at curbside only on days of scheduled collection (Monday for garbage; Tuesday for recycle) and must be removed from view on the same day.
4. **NUISANCES:** No rubbish, debris, and/or weeds of any kind shall be placed or permitted to accumulate on any property. No exterior speakers, horns, whistles, bells, or other sound devices (except for fire and security) can be placed on the property without written permission from the Board.
5. **LANDSCAPING:** Homeowners must maintain landscaping in a healthy and attractive condition. If not, the Association can maintain landscaping and charge the owner.
6. **PETS:** No dog, cat, or other pet is allowed to run at large. No pet owner shall permit a dog or other pet to relieve itself on another owner's property or on any part of the Common Area. All owners must immediately remove any droppings from their pets.
7. **ENCROACHMENTS:** No tree, shrub, or planting of any kind is allowed to overhang or encroach on any sidewalk, street, pedestrian way, or other area from ground level to 8 feet.
8. **SIGNS:** No signs of any kind can be displayed which are visible from neighboring property without approval of the Board. Exception: signs required by legal proceedings and approved signs indicating dwelling units are for sale or lease.
9. **IMPROVEMENTS & ALTERATIONS:** No addition, alteration, repair, or change to the exterior appearance can be made without the prior written approval of the Board and the Architectural Committee. This also includes patio additions and storage sheds.
10. **COMMON WALLS:** Homeowners can use common walls if such use does not interfere with the use of other owner. If a common wall is damaged through an act of an owner, it must be repaired by that owner without cost to the other owner. If damage is by some other cause, then repair costs can be shared jointly.

Conflicts: It is recommended that concerned parties involved try to resolve issues between themselves. If the complaining homeowner cannot or is not willing to work together with other parties, issues and concerns can be brought to the attention of the Board by the homeowner in a signed letter to the Board. Concerns not in writing and signed may not be addressed.