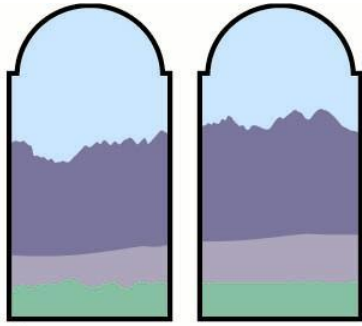




*Las Ventanas
a los Organos*

Las Ventanas a los Organos
Property Owners Association
681 La Melodia Drive, Las Cruces, NM 88011

Summary of By-Laws and Covenants

(Refer to website at www.lvopoa.org for complete documents)

The primary purpose of this Association shall be to repair, maintain and manage the Public Areas within the community, to enforce the Declaration of Protective Covenants and the Rules adopted by the Board of Directors.

All Property Owners are defined as Members and shall be entitled to one vote for each lot. Votes may be in person or by proxy.

Annual Member Meetings are usually held after January 15 of each year. Written/electronic (email) notices are sent not less than ten days prior to the meeting. A quorum of at least 21 members is required to conduct meetings and vote on issues.

The Las Ventanas a los Organos Property Owners' Association (LVOPOA) is managed by an elected/volunteer Board of Directors, including:

- President
- Secretary
- Treasurer
- Other Directors

Each property owner will be assessed an annual fee of \$200.00 per lot owned. Annual assessments are made on or before December 1 each year for the calendar year to follow. Assessments are due and payable by January 2 of the year for which the assessment applies. Any assessment not paid will be considered delinquent. If not paid within thirty (30) days after the due date, the assessment will incur a delinquency charge of \$5.00 per month. If a Member continues to be delinquent, the Board of Directors may bring legal action against the owner to collect the assessment. The Member is obligated to pay all costs associated with any legal action required.

Certain architectural design, planning and landscaping standards have been established. Any changes to property appearance should be submitted to the Board for review by an Architectural Review Committee. No fence or wall may be erected, placed, altered, relocated or removed without the express written consent of the Architectural Review Committee.

The public parking bays within the cul-de-sacs are guest parking only. Extra vehicles belonging to Property Owners will not be permitted to use the guest parking spaces.

RVs, whether belonging to guests or Property Owners, will not be permitted to park in the guest parking areas except when loading or unloading. RVs, boats etc. will not be allowed to park on public streets or in the visitor parking spaces. These vehicles will only be allowed to park permanently on driveways if they do not project beyond the front wall of the house.

All vehicle parking is restricted to designated paved parking areas only. No parking on private yards, in open spaces or visitor parking areas shall be permitted.

No fence or wall may be erected, placed, altered, relocated or removed without the express written consent of the Architectural Review Committee. Tin or other sheet metal, wood, chain link, wire and barbed wire are specifically prohibited.

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs or cats may be kept, providing that they are not kept, bred or maintained for any commercial purpose.

When allowed to be kept, all pets must be secured within a fenced or bounded area upon the owner's property and must be accompanied by the owner and on a leash or within the direct control of a responsible person when outside the fenced or bounded area. In addition, all waste must be picked up when the animal is outside and deposited in the owner's trash.

Garbage and trash shall be kept in sanitary containers, screened from view from all streets and other lots within the subdivision. Refuse placed on the curb or sidewalk for pickup shall not be placed in open view before 5:00 pm on the day before the scheduled pickup time.

No structure of a temporary character, trailer, automobiles not in use, tent, shack, garage, barn or other outbuilding shall be placed or used on any lot at any time as a residence either temporarily or permanently.

All Property Owners/Members have the right and standing to enforce the Protective Covenants.

Any correspondence should be mailed to LVOPOA at 681 La Melodia Drive, Las Cruces NM 88011. This is not an actual home in the subdivision. It is the mailbox address used by the postal service for all billing and correspondence for our subdivision.

If you would like to ask a question via email, you may contact any Board Member directly or send an email to suggestions@lvopoa.org. Please include your phone number and the best time to reach you.