

La Vereda Compound Condominium Unit Owners' Association Inc.
Rules and Regulations
Adopted June 2025

COMMUNITY

Welcome to La Vereda Compound Condominium, our beautiful and pleasant community in the heart of Santa Fe. Our community works well for us – despite the close proximity of households – because we strive to be aware of the rights and property of others, to respect those rights and to communicate as neighbors when questions or controversies arise.

Most of the grounds in La Vereda Compound are owned in common by all Owners and we work to care for and maintain these common areas, as we do our individual units, for the enjoyment of all and for the protection of our shared property values.

Please take the time to read these Rules & Regulations. They are aids for our respectful living together. Knowing them keeps us from unnecessary situations that might arise with our neighbors, situations that can easily be avoided through common courtesy and consideration. For more information on La Vereda Compound, including the governing Condominium Instruments and plat map, please consult our website www.laveredacompound.org.

La Vereda Compound Condominium Unit Owners' Association Board of Directors

TRASH and RECYCLING: Pick-up day is Tuesday for both trash and recycling.

Trash: Place trash in sealed plastic bags only (no loose trash is permitted) in one of the two designated trash bins. Nothing may be left outside these bins. Broken glass or pottery should be sealed and labeled as such for the safety of city employees and our own maintenance crews. Trash bins must be kept out of sight until the scheduled day of pick-up (i.e. Tuesday). All trash bins shall be promptly retrieved after trash is picked-up.

The city does not pick up construction material or large debris. You must dispose of these at the City Landfill.

Garbage should be placed in the shed east of Unit 11 or west of Unit 1. Residents in the upper areas of the compound may get a garbage bin from the City and place it on the sidewalk of the east drive.



East of Unit 11



West of Unit 1

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Loose items are not picked up by the City of Santa Fe, and the Owner¹ will be charged for their removal. Such charges may be assessed as Costs of Enforcement and shall include, but not be limited to, labor to remove and a dumping fee for such loose items.

Recycling: Recycling is the responsibility of individual Owners. Recycling bins must be placed at curbside on collections days. Recycling bins must be kept out of sight until the scheduled day of pick-up (i.e. Tuesday). All recycling bins shall be promptly retrieved after recycling is picked-up.

VEHICLES & PARKING

ASSIGNED PARKING AREAS

Owners and Occupants (collectively, the "Residents") shall park their vehicles in the spaces allotted to their individual units (individually a "Unit"; collectively "Units"), as shown on the plat map.

UNASSIGNED AND GUEST PARKING AREAS

Each unit has assigned parking spaces or garages. Residents with additional vehicles, or their guests, may park in the areas pictured below:
(pictured below)



Parking Area #1 South of Units 13, 14 and 15



Parking Area #2 East of Unit 29

¹ All capitalized terms in these Rules & Regulations shall have the same meaning as in the Declaration and Bylaws of La Vereda Compound.

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Parking Area #3 South of Units 32, 33 and 34



One spot is north of Unit 3



Three spots are west of Unit 20

Vehicles must be parked in spaces assigned to a unit or in the Unassigned Parking Areas only. Please be civic-minded about parking in unassigned areas. This is especially important in parts of the compound where unassigned parking is scarce. If problems arise, residents should contact each other to work out mutually agreeable usage.

Residents should make guests and service people aware that they are not to park in assigned areas, unless permission has been granted by the owner of the space.

Residents planning an event at their home should notify neighbors so there are no surprises. If a resident has permission from an owner to use that owner's space(s) that is acceptable as well.

Asphalt and gravel drives shall be kept clear for access by emergency vehicles such as fire trucks and ambulances. If a vehicle blocks emergency access, such vehicle may be **immediately** towed at the Owner's expense and/or the Association may impose a fine which may be in the form of a Cost of Enforcement. The safety of our Residents is of utmost importance, and, therefore, blocking emergency access will be strictly enforced.

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Certain types of vehicles, including campers, RV's, mobile homes and boats are not permitted, except for limited periods. (Declaration of Condominium Article 4.3.10).

Disabled vehicles, notwithstanding if such vehicle is parked in the Unassigned Parking Areas, will be towed at the Owner's expense three (3) days after written notice has been posted on the vehicle and/or the Association may impose a fine which may be in the form of a Cost of Enforcement.

Each Unit has either a garage or designated parking for one or more vehicles. All other parking is assigned as guest parking or unassigned parking; while it is desirable that these spaces be kept available for guests, Residents are permitted to use the Unassigned Parking Areas if they are open. **All vehicles must be parked in designated parking areas only and in accordance with these Rules and Regulations.**

PETS

Residents are limited to only two dogs (unless further restricted by their lease agreement.) Dogs **must be leashed** or otherwise restrained from running free in the Common Elements or Limited Common Elements. Cats must be neutered or spayed. Pet owners are responsible for making sure their pets do not create a nuisance and for promptly cleaning up waste caused by their pets. La Vereda Compound is within the Santa Fe city limits and is subject to city ordinances regarding pets (https://library.municode.com/nm/santa_fe/codes/code_of_ordinances?nodeId=CHVANSE_5-1SHTIPU). We encourage owners to familiarize themselves with these ordinances and if there is a problem to contact the owner first then the city to seek resolution.

ACTIVITIES

Excessive noise can disturb others' right to privacy, peace and quiet. Voices, music and other noises are readily carried throughout the Compound. Please be considerate of your neighbors and curtail noise between the hours of 10:00 p.m. and 7:00 a.m. If there is excessive noise between the hours of 10:00 p.m. and 7:00 a.m. we encourage the owner to call the police for resolution.

The **speed limit** in La Vereda Compound is posted at 15 MPH on asphalt drives and 5MPH on gravel drives. Speed bumps are placed throughout the Compound to aid compliance.

For sale signs and security signs can be posted outside residences and should be reasonable in size, number and color, fitting with the compound aesthetic. No other signs, window displays, advertising, political or campaign posters are permitted, with the exception of construction notices and other required postings.

Satellite dishes, no larger than necessary, may be placed on individual Units including the fourplex building but must be located so that they are the least visible to other Owners or from the street.

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MANAGING, LEASING & SELLING

Owners are responsible for managing, leasing and selling their Units. The Association directs all communication to Owners which can then be forwarded to property managers, tenants or others as appropriate. **Leasing less than an entire Unit is not permitted; the minimal rental period is thirty (30) days. Failure to adhere to the minimal rental period will result in an Early Termination Fine** – as defined in the La Vereda Addendum to Condominium Unit Lease (available at www.laveredacompound.org)

All lease agreements, and renewals or extensions of existing lease agreements, must include the **current** La Vereda Addendum to Condominium Unit Lease (the “Addendum”), which expressly incorporates the enforcement of these Rules & Regulations and the Condominium Instruments on Owners and Occupants. **A signed copy of the Addendum must be filed with the Association’s managing agent** (the “Managing Agent”).

Listing agents and Owners can access all La Vereda Condominium Instruments and other governing documents, including the plat map and financial and insurance documents, at www.laveredacompound.org. The Association will provide the required re-sale certificates upon request from an Owner for a fee of \$150.00, to be paid in advance. The Association will also provide financial questionnaires for mortgage firms, also for the \$150.00 fee paid in advance.

PROCEDURES FOR COLLECTING ASSESSMENTS

I. Policy

It is the statutory duty of the Directors to collect periodic Assessments from Owners for the purpose of maintaining, managing and insuring the Compound. Not only does an Owner’s failure to pay his or her Assessments unfairly burden the Association and Owners who pay their Assessments, the Association has less money to pay for repairs and upkeep of the Compound. Additionally, collecting Assessments is costly, especially when legal action is required. Multiply a single past-due Assessment by multiple delinquent Owners and the consequence is that the Association may be compelled to issue a Reserve Expense Assessment to establish sufficient reserves and the Association’s ability to maintain the Compound is severely impacted. The following procedures are adopted for the purpose of clarifying the Assessment collection process.

II. Procedures for Collecting Assessments, Fines, Fees, and Costs of Enforcement

1. Under the New Mexico Condominium Act (the “Act”), the Association is permitted to impose reasonable fines for violations of the Condominium Instruments, and will do so if an owner does not comply with them. Pursuant to NMSA 1978, § 47-7C-16, the Association’s lien hereunder and arising under the Condominium Instruments is a lien on a Unit for any assessment levied against that Unit or fines imposed against an Owner from the time the Assessment or fine becomes due. The Association's lien may be foreclosed in like manner as a mortgage on real estate.
2. Unless expressly stated otherwise in the Condominium Instruments or Addendum, all initial billings for Association fees, fines, penalties, Assessments, or Master Insurance Policy premiums shall list a payment due date at least thirty (30) days from the invoice date listed on

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the billing statement. After the payment due date, the Assessments, fines, fees, or payment for insurance premiums shall be considered past-due.

3. If an Owner has not made a payment by the Payment Due Date, the Managing Agent will calculate the corresponding late fee and interest pursuant to the terms found in the Association Bylaws, and shall prepare a statement showing the total amount due from the delinquent Owner.
4. The Managing Agent will also prepare a letter from the Directors giving the delinquent Owner fifteen (15) days from the date of mailing to make payment in full. The letter will be sent by certified Priority U.S. Mail and First Class U.S. Mail, and will include a copy of the past-due account history.
5. Should payment not be made within such fifteen (15) day period from the date of mailing, the Association's counsel will send a demand letter for the amount due, to be paid within ten (10) days of the date of mailing.
6. Should payment still not be made, the Association's Counsel will be instructed to file claims for foreclosure of the Association's statutory lien against the Unit and for personal money judgment for unpaid Assessments and Costs of Enforcement against the delinquent Owner.
7. The fees and costs for the Association's counsel to, without limitation, prepare any written communication, advise the Directors on violations, pursue a legal action, or file a claim or notice of lien, shall be in addition to all past due Assessments, interest, fees, fines, or penalties, and may be enforced by the Association as a Cost of Enforcement and secured as a lien on a Unit. **Payment of Assessments, interest, fees, fines, or penalties does not relieve an Owner for payment of Costs of Enforcement, including the payment of the Association's attorneys' fees and costs incurred.**

EXTERIOR MAINTENANCE AND LANDSCAPING

Owners are responsible at their own expense for all maintenance (exterior and interior) of their individual Units and for any Limited Common or Reserved Common areas designated for their Units.

Owners are requested to notify the Managing Agent regarding their intentions regarding repair and maintenance of exterior areas. This is especially important if the work involves digging, altering drainage patterns (whether intentional or not), or the use of the Common Elements or Limited Common Elements such as gravel, asphalt driveways, or garden areas.

No alterations may be made to the exterior of any building within La Vereda Compound (including Units) or to landscaping in the Limited Common Elements or Reserved Common Elements (including but not limited to removal of trees) other than normal planting, and until the complete plans and specifications have been submitted to the Architectural Review Committee (the "ARC") and subsequently approved in writing by the Directors.

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Exterior paint formulas are available at www.laveredacompound.org. See also Exterior Maintenance Guidelines at the website for more detailed information on repair, upkeep and maintenance.

Exterior stucco is applied to units using one of three systems: Traditional Stucco, Cementitious Stucco Systems or Elastomeric Stucco. Any of these systems is permitted in La Vereda Compound. The color chosen should be a suitable match to the units adjacent to the work being done, and must be approved in advance by the Architectural Review Committee and the Board of Directors.

Pursuant to Section 2.6 of the Declaration, the Association may perform the Owner's maintenance responsibilities outlined in the Condominium Instruments, and may assess the costs thereof to such Owner as Costs of Enforcement. After providing the Owner written notice of the Owner's failure to perform the Owner's maintenance responsibilities and allowing the Owner thirty (30) days to cure such failures, the Association may pay for such maintenance costs and charge the Owner up to ten percent (10.00%) interest per annum on the costs thereof. In the event the Association is compelled to pay for the maintenance costs for an Owner, the Association shall charge the Owner, in addition to the maintenance costs and interest thereon, a project management fee equal to ten percent (10.00%) of the total maintenance costs. Such project management fee shall accrue ten percent (10.00%) interest per annum. Such costs and interest may be enforced as a Cost of Enforcement and secured by a lien on a Unit.

Also note that certain areas or accoutrements of individual Units, including roofing, piping and heating elements, are not visible to the ARC and require inspection by individual Owners.

In addition to these Rules and Regulations, Owners are bound by any restrictions and compliance requirements included in either the La Vereda Condominium Instruments.

WEATHER PROTECTION; ACTIONS OF OWNERS.

Owners who fail to disconnect water hoses or water lines from evaporative (swamp) coolers or fail to take necessary actions to prevent damage to a Unit from fire, flooding, explosion or other preventable catastrophe will be responsible for the cost of repairs and replacement of damaged portions of the Units, Common Elements, and Limited Common Elements appurtenant to the Unit. Any such cost of repair may be enforced as a Cost of Enforcement.

OPEN FIRES

In order to reduce the risk of fire, gas and charcoal grills or similar devices used for cooking, heating or any other purpose should not be used under any overhanging portion or within 10 feet of any structure. All grills should be placed on a fire proof mat. A free flowing water source and/or fire extinguisher should be present and no fire should ever be left unattended.

SMOKE DETECTORS

Approved single-station or multiple-station smoke detectors, continuously powered by the house electrical service, should be installed in every living Unit within the condominium buildings in accordance with NFPA 101-2012, Sections 30.3.4.5 (New) and 31.3.4.5 (Existing). When activated,

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the detector should initiate an alarm that is audible in the sleeping rooms of that Unit. This individual Unit detector should be in addition to any sprinkler system or other detection system that may be installed in the building.

As an alternative, wireless smoke detection systems may be used. To be acceptable in lieu of a single station smoke detector powered by the building electrical system, wireless smoke detection systems must be UL listed, but not all UL listed systems are acceptable. Many wireless systems are listed as household fire alarms, which do not necessarily provide supervision of the batteries. Some of the listed household systems may have supervision to meet the requirements of NFPA 101, but this must be determined on a case by case basis. All of the UL listed commercial systems have battery supervision, plus standby battery power for the alarm panel. In the UL Fire Protection Equipment Directory, these two product categories are:

- Control Units and Accessories, Household Type (UTOU), which may or may not meet the NFPA 101 requirements for single station detectors.
- Control Units System, (UOJZ), (for commercial applications) which always meet the NFPA 101 requirements for single station detectors.

In summary, to meet the intent of NFPA 101 as an acceptable alternative to single station smoke detectors powered by the building electrical system, a wireless smoke detection system must:

- Be UL listed and
- Provide supervision of the battery powering each detector.