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## II – Vista Special Rules (rev 04/24)

1. The solar panels on the flat roof of the home and the garage doors are the responsibility of the individual Vista owners as determined by a vote of the owners.
2. Vines are not permitted on the stucco of the homes at Vista.
3. Individual owners are responsible to trim trees in the entrance ways that touch the wood facings of the home.
4. Vista owners can add a metal security door to their front entrance if the color is the same as the trim on the home. An architectural application must be completed. Approval will be given by the Architectural Committee if the security door is metal and proposed to be the same color (tan or almond) as the trim of the home.
5. The HOA maintains a “bare walls” insurance policy that covers the exterior of all town home buildings in the event of a catastrophic event. Interior issues such as plumbing and electrical, are not covered by HOA insurance, and it is highly recommended that homeowners carry appropriate homeowner insurance to cover the interior of their homes. If the unit is rented out, it is also suggested that renter’s insurance be required to protect the homeowner in the event of damage to the renter’s personal property caused by fire or failure of the plumbing and/or electrical systems.
6. A limited number of assigned parking spaces are available in The Club Vista HOA and can be rented for three- or six-month terms. A completed “Assigned Parking Form” should be submitted to the Management Company along with a check for the term selected. If the parking space is being requested by a tenant, the owner’s signature is required on the form prior to submittal. Future billing will be sent to the property owner on record along with their monthly assessment. A Vista Committee member will contact you to arrange for the garage and/or carport inspection.
  - Assigned parking spaces are issued for a minimum of three months at \$150.00, or a maximum of six months at \$300.00. No refund for early termination, no exceptions.  
[See HOA Website for Application.](#)
  - An assigned parking space may not be reserved for more than 6 months at a time.
  - Before a space is assigned to a Vista resident, it must be determined that two vehicles are parked in the residents’ garage and/or carport. To ensure that garages and/or carports are not being used for storage or any other purpose that prevents vehicle parking, the Vista Committee reserves the right to inspect residents’ garage and/or carport before assigning parking space.
  - Parking Permits must be displayed on vehicle at all times when parked or risk being towed.
  - All vehicles with permits must park in their assigned space. When designated spaces are filled, waiting lists will be maintained. Permits are available as space allows.
  - Vehicle owners must obey all parking regulations.
  - Renewal of an assigned parking space is not automatic, and the Vista Committee reserves the right to terminate use of an assigned space at any time if it is determined that the aforementioned criteria are not met.
  - **Should an existing resident fail to pay their assigned parking fee within 10 days of the due date, they forfeit their parking space. The resident’s car will be subject to towing at the owner’s expense.**
7. **Vista Residents’ guests are permitted to park in a “GUEST” parking space only six (6) times per calendar month. A car parked in “Guest” parking over the allotted six (6) days will be cited and possibly towed. Homeowners will be fined for the parking violation, per the policy of the HOA. Vista Residents may make a request for a longer time. Such requests will be decided by the Vista Elected Committee on a case-by-case basis.**
8. All Vista Residents must place their refuse inside the designated trash bins. If a large item is placed outside the trash bin, that resident is subject to a fine. The City of Claremont offers three FREE bulk item pick-ups per calendar year, per single family home, on an appointment basis. Items such as appliances, furniture, and mattresses are common examples of bulk items. To arrange for a pick-up, please call Community Services at 909-399-5431.

Interested in donating your old appliances? Habitat for Humanity will pick up working appliances from your home. For more information, please visit [www.habitatpv.org](http://www.habitatpv.org) .