



Community Association Manager:

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La Buena Vida Unit Owners Association

2026 RULES AND REGULATIONS

V.1 Approved pre-2013. V2 Updated 2014. V3 Updated 2017. V4 Updated 2022. V5 Updated 2026.

DIAL 911 FOR AMBULANCE, FIRE, AND POLICE EMERGENCIES.

PARKING POLICY

Only one vehicle per unit – regardless of size of unit or occupants.

Please drive slowly on property. Park between orange reflective markers attached to posts.

Do not park in Fire Lanes. Parking in Fire Lanes can result in ticketing by Town of Taos.

Lock your vehicle and take valuables with you. LBVC is not responsible for losses.

Recreational Vehicles, trailers, commercial vehicles, unregistered vehicles, non-used (stored) vehicles, vehicle maintenance and vehicle washing in the parking lots are prohibited.

Apple and Cottonwood residents: park in front parking lot adjacent to Kit Carson Road.

Juniper and Piñon residents: park in back parking lot adjacent to mailboxes.



PET POLICY FOR OWNERS AND LONG-TERM TENANTS*

***Pets are only permitted for Unit Owners or their long-term tenants (over 30 days).**

Only one pet per unit is permitted.

All pets must be leashed and under physical control of the pet owner at all times while within the boundaries of the Condominium property: on a leash in the parking lot, interior sidewalks and courtyards.

- No pets are permitted to be walked on the property for urination and defecation.
- No walking or elimination on grass.

All pets are to be walked off property, on the town sidewalks.

Unit Owners and Tenants must ensure that their pets do not disturb residents or the property in the common areas (such as courtyards, our internal sidewalk and parking lots).

Unit Owners and Tenants are required to pay for repair of any damage to common areas caused by pet.

Pet noise is prohibited; pet owner shall control the noise level of pets at all times — day and night.

PET REGISTRATION IS REQUIRED

Unit Owners accept full responsibility for pet — either their own or their tenant's pet.

Unit Owners must annually register pet with Sentry Management — either their own or their tenant's pet.

- Annually, on January 1: Unit Owners must pay pet registration fee: \$50.00.

NOISE POLICY

Quiet hours are 9:00 p.m. to 9:00 a.m., seven days a week.

Within common areas, keep voices and noise to a moderate level; no disturbance of residents.

Pet noise is strictly prohibited – within your unit and in common areas.

Keep unit door closed at all times. If you keep windows open, keep volume to a low level.



TRASH POLICY

Trash pick-up is Monday and Friday mornings, including holidays.

La Buena Vida residents' trash only; no illegal dumping.

All common household trash must be securely tied in trash bags.

- No free throwing of garbage into containers.
- No renovation or refurbishing waste.

For Large Item Disposal: Contact Taos Regional Landfill (575) 751-3577. <https://www.taosnm.gov/237/Regional-Landfill>

Waste Management does not provide residential recycling. Contact Town of Taos Public Works for the latest information on their Recycling Program. (575) 751-2047. <https://www.taosnm.gov/567/Recycling>

COURTYARD POLICY

Do not place personal property outside the front door of a unit other than approved outdoor furniture.

- This includes but is not limited to coolers, lawn chairs, non-approved furniture, decorations, brooms, shoes, trash bags, plastic planters or miscellaneous articles.

Rear patios are not to be used as storage areas.

No bikes or other recreational items are to be stored outside the front door of a unit.

- The Bike Rack/Shed is located in the back parking lot by Piñon.

LOCKED COURTYARD GATES

Keep courtyard gates closed and locked at all times.

Close the gate slowly to avoid slamming noise.

Close the gate after your contractor is done working at your unit.

LAUNDRY ROOM IN EACH COURTYARD

Hours of operation: 9 a.m. to 9 p.m. only

Please keep the door closed.

Do not wash rugs or heavy and/or extremely soiled items.



Washer and dryer cost \$1.50 per each per load; use only American quarters.

Laundry rooms are cleaned weekly. Tend to your own spills if they happen.

LAWN POLICY

No walking on the lawns; this is prohibited at all times.

Sidewalks are maintained weekly for walking.

SMOKING POLICY

No smoking (of any material) in units or in courtyards.

Smoke tobacco cigarettes in parking lot, away from the buildings. Dispose of your own cigarette butts.

Any request from a resident who is bothered by the smoke must be respected; smoker is obliged to smoke off-property, out on the town sidewalk. Dispose of your own cigarette butts, do not leave trash.

UNOCCUPIED UNITS

You are responsible for securing your unit at all times.

November to May: set unit thermostats to 55 degrees to prevent pipe freeze and burst.



FIREPLACE SAFETY MANAGEMENT

****All Unit kivas were condemned in the early 2000s. Original, small kivas are NOT up to fire code.****

****Do Not Use Your Fireplace if you are unsure if it has been rehabilitated.****

Contact a local Chimney Service Company at your cost to learn more about what's needed to bring your kiva up to code.

For Units with Rehabilitated / In Use Fireplaces:

Annually, by December 1:

- Provide your Annual Fireplace Cleaning & Inspection Report (from a qualified fireplace inspector) to Sentry Management.

Maintain a properly functioning Fire Extinguisher inside unit.

Safely dispose of **thoroughly cooled** ashes and burnt logs.

- Provide your own ash can; keep ashes in can until **thoroughly cooled**.
- Do not place ash can on carpet, rug or near fabrics/curtains.
- Dispose of cooled ash in a sealed trash bag and place in trash cans.
- Failure to **thoroughly cool** ashes will result in a trash fire.

Stack firewood in an orderly manner at your front door and stack is not to exceed window height.

Inform your Unit's visitors on Fireplace Safety Management.



KEYS FOR YOUR MAILBOX

They are USPS mailboxes, not “La Buena Vida” mailboxes.

If the previous Unit Owner did not leave you a key as a courtesy, go to the Post Office.

KEYS FOR YOUR STORAGE LOCKER

Individual storage lockers are not managed by the Unit Owners Association.

If the previous Unit Owner did not leave you a key as a courtesy, contact a locksmith.

XFINITY – BASIC TV PACKAGE AND BASIC INTERNET SPEED PROVIDED

Each Unit Owner is responsible for their own Xfinity modem and cable connection found in your unit.

Step 1: Set up your individual unit account number:

- Call (855) 307-4896 for “La Buena Vida Bulk Service.”
- Provide street address and your Unit number.
- Request your Unit’s individual account number.

Step 2: With your individual unit account number, you can:

- Upgrade TV/Internet services – at your own cost.
- Log on to www.xfinity.com to explore offerings and troubleshooting.
- Download Xfinity app to be alerted of Outages and Restored Service Times:

<https://apps.apple.com/us/app/xfinity/id1178765645>

https://play.google.com/store/apps/details?id=com.xfinity.digitalhome&hl=en_US