

TENANT – HOMEOWNER ASSOCIATION TOPICS

The purpose of a Homeowners Association is to monitor and enforce the Covenants, Restrictions and Rules set forth when the association was created. When a community is developed by a land developer, an HOA can be created. This is a legal entity with bylaws and the authority and power to enforce those bylaws. When an HOA enforces these bylaws, they help maintain the value of the neighborhood where your rental home is located.

An association's responsibility is to search out any homes that are in violation of the CC&R's and issue warnings. If the violation is not fixed within a short period of time, usually a week, the HOA will fine the owner for the infraction. Tyson Properties represents the owner in the management of the home. Therefore, we are responsible to the owner to ensure that the tenant is in compliance.

Most associations will mail the violation directly to the physical address. If you receive a violation notice, please correct the problem immediately. Most HOAs will issue only one warning notice. However, some will issue two warning notices. The grace period to fix the violations differs for each association, sometimes as little as one week to ten days.

Each association will have different CC&R's. If you want a copy of the rules that apply to your neighborhood, contact the appropriate HOA directly to request the document. Some HOAs provide links to documents at the HOA's website. We do our best to update HOA information for Albuquerque and Rio Rancho, NM on our [HOA directory page](#).

Listed below are some of the common issues which need to be addressed to comply with most HOA CC&R's:

Tenant will not allow any vehicle on the property that is in obvious disrepair, inoperative, or unregistered.

Tenant's pet must be kept under control at all times and must stay on tenant's property only.

Tenant is responsible for immediate cleanup of 100% of any droppings in the yard by the pet. Cleanup is required immediately following each incident.

Tenant is responsible for keeping all outside areas, sidewalks, and medians free of garbage, debris, animal feces, and/or any other unsightly item.

Tenant shall not install any plants, trees, flowers, shrubs or rocks without prior written approval from the landlord and the HOA.

Tenant is responsible for maintenance of all landscape. This includes: weeding of planters and medians in front and on the side of the home, trimming of grass, edging of grass and planters, pruning and trimming of all shrubs and trees to keep the growth away from public sidewalks.

Tenant will set automatic timers for irrigation/sprinkler system to ensure that plants and grass are receiving water.

Tenant is responsible for mowing the yard on a regular basis and not letting the grass grow higher than three inches.

Tenant is to keep sidewalks and driveways free of ice, snow, and debris, and in safe condition in accordance to city ordinance.

Tenant shall not litter or allow trash, cigarette butts or other materials to accumulate which will cause a hazard, violation of any health, fire or safety ordinance or regulation, or is a visual nuisance.

Tenant is to pick up trash and debris that blows onto or appears on the property, no matter the source.

Tenant will place all garbage inside containers with lids. Once the garbage container has been emptied by the municipality, tenant will place the garbage container out of sight of the front of the house. (This is to be done on a timely basis). Items too large to fit in the trashcan shall not be placed in or near the container. Tenant will remove these items from the property immediately at tenant's expense. If the trash removal company refuses to remove any portion of tenant's garbage, said tenant will remove it from the property immediately at tenant's expense.

Tenant will obtain landlord approval before the installation of a satellite dish/cable.

Any equipment attached to buildings is not allowed and could result in a fine of up to \$500.

Tenant will not place any business signs on the premises without prior written approval by the landlord and HOA.

Tenant will not park recreational vehicles, boats and oversized units on the premises without prior approval by the landlord and HOA.

Tenant shall make sure that all bicycles, skates or skateboards are not left lying in the driveway or on public sidewalks because of danger to themselves and others.

Tenant will not store gasoline, cleaning solvents, or other combustibles on the premises.

Tenant will not use the patios, or balconies for additional storage space for boxes, bicycles, refuse, clothing, towels, and other belongings, which are not patio furniture.

Tenant will drive at the posted speed when entering the neighborhood.

Tenant will be sensitive to noise and nuisance in consideration of their neighbors.

Tenant will not play any musical instrument, or operate a phonograph, radio, television set, or other amplified sound system so loudly that it interferes with the neighbor's air space.