

**Asociación de Colonos del Fraccionamiento  
Chula Vista de Chapala, A.C.**

Calle Jardines No. 95, Fraccionamiento Chula Vista Chapala, Jalisco C.P. 45907.

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**WELCOME TO CHULA VISTA!!!!!!!**

*Welcome*, as a property owner in Chula Vista you are automatically a member of the Colonos or home owners association. This Association is under the leadership of a volunteer Board of Directors elected by the membership at their yearly general meeting in January. Monthly Board meetings are held in the office board room and members are invited to attend. Board members Alternates and Community volunteers make up the many Committees which are working in the areas of water, environment, zoning and building, neighborhood relations, security and employee compensation. You will be given, or please ask for a copy of the By-Laws, Rules and Regulations that have governed the Fraccionamiento for the last 40 years. You will be expected of follow these rules. For non-compliance fines or discontinuance of services may result.

We take pride in knowing we have one of the best operating Colonos (Home owner's Association), if not the best, in all of Lakeside. Our Colonos provides potable water, garbage pick up twice a week, and maintains the roads and street lighting. Moreover, we do this for less cost than any other Association at Lakeside. However, we cannot continue to have the best run Association unless we receive assistance from you. We ask your cooperation in informing the office when attention is needed, i.e., broken water pipes, (water running in the street) burned out streetlights, and tree limbs that might be hazardous to wires or persons, loose cobblestones, etc.

**THE OFFICE**

Office hours are 8:00 a.m. to 3:00 p.m. from Monday to Friday, the phone number is 766-2633. Should you have a problem requiring immediate attention during non-office hours or holidays, inform a member of the Board of Directors. A list of the Directors and their phone numbers can be obtained from the office. You may also leave a message on the office message recorder by calling 766-2667. Lucy & Jose are our accomplished office staff and are most helpful in answering your questions- Spanish or English.

**PARKING**

As there are many locations, particularly in upper Chula Vista, where parking is limited, please park only on one side of the street. That side will be designated as the side that the first parked car occupies. Please be aware of resident's driveways and do not park opposite them.

**PETS**

In response to members request, the Board of Directors with Ecology Department from the Municipality has enacted a leash law. We request all persons who have a dog to respect this

law. Whenever your pet needs to go out, please walk it with an attached leash. When walking a dog(s), it is the responsibility of the owner to pick up the droppings and properly dispose of them.

No animals, livestock or poultry of any kind shall be raised, bred, boarded or kept on any lot, except household pets. Raising household pets for commercial purposes is forbidden.

Animals must be confined to the owner's property via fence or wall enclosure.

Animals must not be tied to the front of the property for long periods.

### **GARBAGE**

Garbage pick up is on Mondays and Fridays. The cost of this service is included in your Colonos yearly dues. Please place your containers at the edge of the road on pick up day. Containers are defined as those which are constructed of durable material. Plastic bags, not placed in a durable container, must not be used due to the frequency of wild animals that can easily rip them open. However, they are acceptable for garden clippings and leaves. Our pickups will include heavier garden pruning such as limbs or unwanted bushes that do not have to be put into containers. These unwieldy limbs should be tied into bundles.

### **CLEANLINESS**

Each home is responsible for keeping the area in front of the house clean and free of debris. Weeds and unwanted volunteer plants may be killed with a non toxic weed killer, such as faena or roundup.

### **CONSIDERATION FOR NEIGHBORS**

It is requested that we all refrain from playing loud music at any time, especially after 10 p.m. Construction workers should be informed that radios must not be played so loud as to annoy neighbors. Chula Vista has a regulation restricting any noise that is annoying to neighbors

### **WATER**

We have two wells; one in front of the office, our primary well (Pozo 2A), and the other (Pozo 1) is normally used for back up, is located on Ave del Parque. As water is pumped from the wells, chlorine is injected into the water line. Water is pumped from either of these wells to tanks #1 & 2. Water from tanks 1 & 2 is pumped up to tanks 3 & 4.

There are four water storage tanks located in upper Chula Vista. Tanks 1 & 2 are located on the north side of Paseo de las Peñas immediately after making the 180 degree turn from Paseo del Golf. Tanks 1 & 2 each hold 775 cubic meters. Tank 3 is on Calle de la Vista and it holds 400 cubic meters. Tank 4 only services a limited number of homes on Privada Jacarandas, while Tank 3 services all the rest of upper Chula Vista. Tanks 1 & 2 service all of lower Chula Vista.

You will be billed quarterly for your metered water usage, this can be also paid yearly as part of your yearly service fees. Please provide your e-mail address to the office so you will be able to receive you bill electronically.

Water is a precious commodity in most all of Mexico. Please instruct your gardeners and maids on conservation techniques, such as not leaving unattended hoses running and sweeping patios or terraces rather than washing them down. We encourage you to plant wisely with plants requiring a minimum amount of water.

### **E-MAIL**

Please provide your e-mail address to the office. Whenever it is necessary to communicate regarding problems that suddenly arise, an e-mail will be sent to you.

The office e-mail address is: colonoschulavista1@hotmail.com

### **REMODELING - CONSTRUCTION.**

See Rules & Regulations.

### **POISONS**

It is strictly prohibited to use venoms to kill animals (squirrels, rodents, rats, etc.). Garden pesticides containing DDT, Landane, Chlordane and Organophosphates are also forbidden. This is to protect the environment, children, pets, etc.

### **RENTING ROOMS**

The renting of casitas, apartments or room is forbidden. If a lot contains a casita, it may be used by family, friends, or relatives on a non-permanent basis. Casitas may also be used to house gardeners or caretakers on a permanent basis. Chula Vista is a residential Fraccionamiento and businesses are allowed only in the areas zoned commercial.

### **FINES**

If a violation of the Rules were to be detected, the most common penalty is a fine, the amount of which is determined by the Board of Directors. Fines may be assessed per incident or on an ongoing basis. Discontinuance of services may also be considered.

### **NEWSLETTER**

Our newsletter, which keeps residents of Chula Vista informed, is published quarterly. It will come to you via e-mail, or you may pick up a copy in the office for as long as the supply lasts.

### **ASSOCIATION FEES**

Colonos fees are due yearly, water may be paid quarterly if desired. They are always announced shortly after the General Assembly meeting that is held yearly near the end of January.

*Please come by to the Chula Vista office and ask for the annual fees for this year.*

Renters are equally as responsible for compliance with the Rules and Regulations as are Homeowners.

In case of violations by renters, owners will be notified and if the violations are not corrected immediately, fines and ultimately discontinuance of services may result.