

CHOA Community Standards

As we progress into the heart of the season here at Los Cab, we thought it would be a good idea to remind ourselves of some very basic community living standards that will make our neighborhood the upscale, welcoming home base for us all.

The website (www.caballeroshomeownersassociation.com) has every governing document posted so that all our standards are available to any homeowner but if you have any questions about a specific issue, please do not hesitate to contact any member of the Board.

Wherever possible, neighbors are encouraged to deal directly with each other to address any issues. Please make sure that all guests and renters follow all rules and regulations.

Regarding **safety with wildlife**; please remember that we share the area around our homes and the ranch with wildlife. Javelina and coyote are prevalent this time of year. Please ensure that you are careful as you participate in outdoor activities and leash your dog as necessary. Also remember that javelina are attracted to birdseed so when possible refrain from using this around your house.

Regarding **maintenance, repairs, and major projects**; homeowners are encouraged to perform regular maintenance on their homes and property. Please remember to apprise the Design Review Committee of work to be performed other than regular landscaping. This will ensure that necessary approvals are received prior to the work activity commencing.

Regarding **rentals**; our governing documents limit rentals to certain parameters. If you intend to lease your property, please ensure that you comply with the requirements. If you have questions regarding these requirements, please contact a Board member.

Please inspect any **fire hydrant** near your property and be sure that it is cleared of all vegetation and easily visible from the street.

Regarding the **golf course** which we all enjoy, please note that the cart paths should be used at all times and especially when frost conditions exist, and only outside the window of play. If you are unsure of what times are open to non-golfers, please ask at the pro shop. Dogs may be walked (leashed at all times) on the cart paths following the above guidelines. Please pick up after your dog.

Regarding **construction and landscape maintenance noise**, please be respectful of your neighbors and follow the CHOA-approved guidelines. Please also be mindful of the skittish nature of our horses and check for horse/rider activity before using blowers and other noisy equipment (make sure your vendors know this as well).

Regarding **outdoor lighting**, please respect our Dark Sky Policy and be sure to have all exterior lighting off by 10pm (motion detection lighting is allowed all night long but try to limit its intrusion on neighboring property). Please ensure that the lighting used fulfills the necessary safety and aesthetic purpose but is not unduly bright or harsh.

Regarding **refuse bins**, these should be put out on the curb as late as possible the day before pickup and brought in as soon as possible afterwards. On non-pickup days, these bins should not be visible from the street, neighbors or golf course. Ranch refuse bins should not be used by homeowners.

Regarding **parking** of RV, ATVs, motor homes, trailers, etc., these may not be parked in driveways or streets more than 48 hours in a 7-day period.

Regarding **landscaping**, owners should keep their property free from trash, weeds and other unsightly materials and are encouraged to remove invasive plants from their property (including transitional areas). Dead or dying plants, shrubs and undergrowth should be removed promptly to reduce fire hazard. Homeowners should ensure that trees and shrubs do not overhang roads so as to reduce driving hazards. Sand and gravel runoff after heavy rains should be cleared to protect our roads.

Finally, **regarding use of our roads**, owners and their families and guests are reminded that children should never be allowed to drive golf carts or ATVs on the roads. Only state-licensed drivers are allowed to drive any motorized vehicle.