

MONTEREY AT MIRABEL VILLAGE

Declaration of Covenants, Conditions & Restrictions (CC&Rs) — Resident Summary

This document summarizes the CC&Rs — the community rules every homeowner agrees to when they purchase a home here. The full legal Declaration (recorded December 2004) is the binding document.

What Are CC&Rs?

CC&Rs (Covenants, Conditions, and Restrictions) are the rules that govern what you can and cannot do with your property. They run with the land — meaning every owner, tenant, and future buyer is bound by them.

Residential Use Rules

Your Home Must Be Used as a Residence

Each lot must be used for single-family residential use only. Limited home-based business activities are allowed if they are not visible, audible, or detectable from outside and don't involve customers coming to your home.

Renting Your Home

- You may rent your entire home, but not just part of it
- No short-term/hotel-style rentals
- All leases must be in writing
- Leases must require tenants to follow the CC&Rs
- You must notify the HOA in writing with the lease start/end dates and tenant names

Landscape & Yard Rules

Initial Landscaping

If your front yard wasn't landscaped when you purchased, you had 90 days to landscape it. Fines apply for non-compliance (see Fine Policy summary).

Ongoing Maintenance

You are responsible for keeping your entire lot well-maintained:

- Lawn areas must be mowed, watered, and kept weed-free
- All plants must be kept trimmed and alive — replace dead plants immediately
- Keep all areas free of trash and unsightly materials

If you don't maintain your property, the HOA can hire someone to do it and bill you.

Vehicles & Parking

- Recreational vehicles, boats, trailers, and commercial vehicles must not be visible from the street
- All vehicles must park in garages or on concrete driveways only
- Garage doors must be kept closed except when in use

- Guest vehicles may park on roadways for up to 10 hours
- Garages must be used for vehicles — not converted to living space

Vehicles parked in violation may be towed at the owner's expense.

Appearance & Exterior Rules

Things You Cannot Do Without Committee Approval

- Any changes to the exterior of your home (paint, additions, modifications)
- Installing solar panels, satellite dishes, or antennas
- Erecting fences or storage sheds
- Adding basketball goals or play structures visible from the street
- Planting or removing landscaping

Fencing

- All fencing must be masonry and/or wrought iron only
- Maximum height: 6 feet

Signs

- One 'For Sale' sign per home (max 24" x 24")
- One 'Open House' sign
- American flags displayed per federal flag code
- Political signs allowed 45 days before through 7 days after elections

Other Exterior Rules

- Trash containers: must be covered, not visible except on collection day (24-hour max)
- Pets: dogs, cats, and common household pets are allowed; must be kept indoors or in fenced yard; owner is responsible for cleanup
- No clotheslines visible from neighboring property
- No exterior speakers visible from neighboring property
- Lights must not cause glare to neighbors; seasonal lights allowed Nov 15 – Jan 15

HOA Assessments (Dues)

Every homeowner owes equal annual assessments. Key facts:

- Annual dues are set by the Board each year
- Annual dues cannot increase more than 20% per year without a member vote
- Dues can be collected monthly
- If 15 or more days late: voting rights are suspended until current
- Unpaid assessments become a lien on your property

See the Assessment Collection Policy summary for full details on late fees and collections.

HOA Enforcement

If you violate the CC&Rs, the Board will give you written notice with a description of what needs to be corrected and a 30-day deadline. If you don't comply:

- The HOA can hire contractors to fix the problem and bill you
- All costs plus a 10% administrative fee become a lien on your property
- The HOA can take legal action

Common Areas

All homeowners have equal rights to use the common areas, subject to HOA rules. The HOA maintains these areas using your assessment funds.

The Association has the right to enter your property (exterior only) to inspect for compliance and to perform maintenance on areas that are the HOA's responsibility.

How Long Do the CC&Rs Last?

The CC&Rs run for an initial 30 years from December 2004, then automatically renew in 10-year periods unless 80% of homeowners vote to end them.