

## **CASA PALOMA 1 – HOMEOWNERS’ GUIDE**

What follows is a summary of selected, key provisions found in the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CASA PALOMA I HOMEOWNERS, INC. (CC&Rs) and ARCHITECTURAL RULES (ARs). The entirety of detailed CC&Rs and ARs may be found at the Casa Paloma 1 website - [www.casapaloma1.org](http://www.casapaloma1.org).

### **COVENANTS, CONDITIONS, AND RESTRICTIONS**

#### **Age Restrictions**

- Each dwelling must have one occupant who is 55 years of age or older. A surviving spouse, under the age of 55, may continue occupancy.
- No person under 18 years of age shall reside in any dwelling longer than four weeks in any one calendar year without prior approval of the HOA.
- Owners are prohibited from offering short- or long-term leases and/or rentals to any person(s) not in compliance with this restriction.

#### **Auto and Trailer Storage**

- Inoperable or junk automobiles or trucks may not be parked on real property.
- Trailers may not be stored at any residential site.

#### **Pets**

- Each townhouse is limited to two (2) pets.
- Each domestic pet must be confined to the homeowner's townhouse or patio area.
- Pets may be walked/exercised and must be on a hand-held leash.
- Pet owners will ensure that their pet's feces are recovered and disposed of in a sanitary manner.

#### **Lease/Rental**

- The leasing of residences is permitted but residences must be leased in their entirety; no portion less than the whole residence may be leased.
- All leases must be in writing and must notify tenants that a violation of any provision of the CC&Rs is a violation of the lease agreement.
- Within 10 days of the execution of a lease, owners must provide: notice to the HOA Board of the existence of the lease; the names and contact information for the tenants; and, the length of the lease agreement.

#### **Parking**

- Vehicles must be parked: 1) in a carport; 2) in a driveway, or 3) in a street bay parking area.
- No street parking is allowed from 11:00 P.M. through 6:00 A.M.
- The following vehicles may not be parked within CP I: commercial vehicles, recreational vehicles, mobile homes, trailers, campers, boats or other watercraft, or other oversized vehicles.
- Homeowners may park any vehicle within CP I, as is necessary, to facilitate loading and unloading not to exceed 72 hours.

## ARCHITECTURAL RULES (AR)

- The Architectural Committee (AC) has the right to inform homeowner of needed repairs.
- Front and rear patios may be covered. Plans must be approved by the AC before work begins. Patios may also be screened upon approved by the AC.
- Replacement swamp coolers, heater/air conditioning units or heat pumps are not to exceed the height of existing units. Low profile units are preferred but not required. When Solar roof panels are being considered they must be approved by the AC and must be installed at the lowest angle allowed by the manufactures' specifications.
- Concrete sidewalks and extensions of driveways must be approved by the AC.
- Extension of any carport must match the existing and be approved by the AC.
- Fabric awnings are acceptable, as are fixed aluminum awnings and must be approved by the AC. If fabric awnings are used, they must be replaced when they show signs of wear and tear. Aluminum must also be refinished when they show signs of damage and fading.
- Rear yard storage chests must be approved by the AC.
- A storage unit may be built under a rear Ramada but must follow AR guidelines.
- Gutters must match facias, and downspouts must match background color.
- Rear patio walls may be raised six (6) courses, the top course being a cap block. All blocks and changes to the walls must be approved by the AC and meet the approval of the abutter.
- If existing windows or doors are being moved or the openings blocked up, permission must be sought from the AC. When just the windows or doors are going to be replaced and the openings are to remain as is, the owner may do so without contacting the AC.
- Satellite dishes are allowed. They cannot be over 1 meter in diameter and must be placed on the roof. DISHES MAY NOT BE ATTACHED TO THE SIDE OF A BUILDING.
- All shared carports are to be painted the same color. Owners should meet and agree upon a color.
- Exterior walls, including stucco and/or T1-11 are to be painted one of these approved colors: White Heat, Palace White, Porous Stone, Gray Pearl, Ash Gray, Stonish Beige, Stonish Beige plus 30% more pigment, Hillsborough Beige.
- Trim, including carports, patio covers and/or wooden gates, are to be painted one of these approved colors: Bavarian Oak, Barcelona Brown, Weathered Brown
- Carport sunscreens may be constructed using slotted lattice or translucent materials. Sunscreen framing materials must be painted with one of these approved carport trim colors: Bavarian Oak, Barcelona Brown, Weathered Brown. Translucent materials must also be Oak or Brown in color.
- Underside of carports are to be painted the same color as the carport trim color.
- Underside of patio covers may be painted white.
- Doors may be painted any one color of your choice.
- Ironwork and lamp posts are to be painted black.
- Brickwork is to remain natural and unpainted on all exterior walls, patio walls and carport columns. A Paint Sample Board is attached to the wall inside the shade cover at the CP1 pool. Official paint and color samples are available at Ace Hardware and True Value Hardware Store in Green Valley. Any variation of these colors must be approved by the AC.
- Security camera(s) placement must ensure the privacy of neighbors is preserved. Camera(s) focus must be limited to owner's own property. Security cameras may not be focused on neighboring properties, streets, or other common area.