

Summary of Notable

Rev. 10/16

Las Palomitas Covenants, Conditions, & Restrictions

Neighborhoodness begins at home, by following the CC&Rs we agree to when we move to Las Palomitas. Many moved here because of these covenants, which help maintain Las Palomitas' beauty, quiet enjoyment, property values, and good relations. When everyone knows exactly what's in the CC&Rs, we can implement them ourselves and avoid Association involvement.

These are summarized from our *Covenants, Conditions, and Restrictions* (CC&R), *Design Guidelines* (DG) & *Rules & Regulations*. Other provisions of the Las Palomitas governing documents not summarized here are just as important and remain in full force. Since these are only summaries, the actual document language will continue to control.

Animals *Domestic & Quiet*

Household pets only. No raising or breeding animals. No wild animals. No loud animals. Number of animals is at Board discretion. CC&Rs 10.1 *Pima Co. Ord. 6.04.160*

Antennae *Approval First*

Antennae may be installed. Refer to Rules & Regs for guidelines on installation. CC&Rs 10.8 *OTARD Federal Regulations*

Businesses *Residential Use*

All Units are designated for residential use only. CC&R 10.1

Common Areas *Keep Natural*

Keep Common Areas undisturbed.

Dog Waste & Leash Laws *Pick Up & Leash Pets*

Remove solid waste from streets, shoulders, common areas, and neighbors' property. Stations with bags are located throughout the community. All pets must be leashed when outside your personal property *Pima Ord. 6.04.030, a Class-3 Misdemeanor*

Fire Pits & Grills *restrictions apply*

Must be used 25 feet away from any structure. CC&Rs 10.2

Garage Doors *Keep Closed*

Close garage doors except when coming, going, or working in the garage. CC&R 10.6

Improvements *Approval First*

Get written DRC approval before making any changes or modifications to your property. CC&Rs 4.1

Keys *Pool & Mailbox*

Pool Keys are available from your Management Co. The cost to replace pool keys is \$20. Mailbox locks and keys are owners' responsibility. *Desert Foothills Station 577-8929*

Landscaping & Irrigation *Maintained by Assoc.*

Front landscaping and irrigation is maintained by the Association. Irrigation and water leaks should be reported immediately to the management company. CC&Rs Amend 2, 4.1.2
See Rules & Regs for more detail.

Leases & Rentals *Inform and Submit*

All tenants must have all Las Palomitas Governing Documents. Send rental information form to Property Manager within 10 days of signing. All documents and forms located on the website. CC&Rs 10.22 & ARS 33-1806.01

Lights *Low & Contained*

Exterior Garage Lights serve as our street lights and are maintained by the Association. Porch lights and other exterior lights must be down shielded and comply with *Pima Co. Night Light ordinance Ch 4, Section 401. CC&RS 10.7*

Maintenance *Good Condition*

All property must be maintained in good condition, CC&Rs 4.1

Paint Colors *Approval First for Everyone*

Written DRC Approval before exterior painting, even if color used before or previously approved. See Las Palomitas Approved Colors on Dunn Edwards website or contact mgmt co.. CC&Rs 4.1.3

Parking Vehicles *Inside Garages only*

Limit 2 per unit. All vehicles must park inside garage. Overnight guest parking must use guest parking spaces. Parked vehicles not displaying a resident sticker or a guest pass will be towed. No storage of cars on common areas. CC&Rs 10.6 *More details in the R & Rs.*

Plants *Approval First*

All Plants must be on the La Paloma approved plant list. Submit all requests on DRC form.

Non-Reflective Materials *Approval First*

Non-reflective materials on the exterior windows of your Unit requires approval. *Rules & Regs pg. 1*

Signs *One*

One for-sale or for-lease sign on the property frontage. No signs on Common areas. Political Signs as designated by CC&Rs 10.3 & ARS 33-1808

Solar Equipment *Approval First*

Get written DRC Approval before installing. Guidelines located in the Rules & Regulations.

Trash Bins *Concealed*

Stored within garage only. Put out and put back on day of trash pickup. CC&Rs 10.9