

# **RULES AND REGULATIONS OF CASAS BELLAS HOMEOWNERS ASSOCIATION**

**Revised April 1, 2025**

## **General Appearance**

1. All residential units shall be kept, at all times, in a sanitary, healthful, attractive and safe condition. All yard and/or construction equipment shall be stored so as not to be visible from the neighbouring properties and streets. Wood piles shall be stacked and neatly maintained.
2. Any exterior radio, television or other aerial, antenna, satellite dish, tower, or support, shall be discretely erected, installed, placed and maintained.
3. No unsightly finishes, or unsightly exposed piping and/or wiring are permitted on any solar energy collector panels.
4. Compressors and fans for central air conditioning systems which are located outside the exterior of the building shall be adequately walled, fenced or landscaped. Air conditioning units extended from windows are not permitted.
5. No wall, fence or similar structure shall be placed, constructed, erected or permitted on a residential unit unless approved by the Architectural Review Committee in writing. In any event, no wall, fence or similar structure shall be more than six (6) feet high.
6. Decks and Patios may not have metal, fibreglass or fabric awnings.
7. Houses must be painted white with Russian Black (red) garage door, scuppers, and fascia.
8. No permanent barbecues shall be permitted in front or back yards.
9. Except during periods of construction, no structure of a temporary character shall be located upon the property.
10. No garbage, clippings from trees, shrubs or lawns, trash, ashes, waste materials, construction materials, or other refuse may be thrown, dumped or allowed to accumulate on any residential unit, common area, easement, or street. The refuse shall be deposited in sealed plastic garbage bags, either within or without closed garbage cans, and taken to the edge of the street for scheduled collection the morning of trash pickup. If used, empty garbage cans shall be removed from the edge of the street as soon as practicable following such collection. Except when temporarily placed at the edge of the street for scheduled collection, all plastic garbage bags and garbage cans shall be located in a suitable storage area not visible from the neighboring properties and streets.
11. No signs shall be erected or maintained on any residential unit, or common area, except:
  - A. Signs as may be required by legal proceedings or are useful to such proceedings.
  - B. Not more than one (1) "For Sale" or "For Rent" sign having a maximum face area of three (3) square feet.
  - C. One political sign is permitted only two weeks (Tuesday to 2nd Tuesday) prior to the national election in November. It must not exceed the face area of three (3) feet.
  - D. The United States, and military service flags and banners, may be flown provided they meet the Federal Flag Protocol for display.
  - E. Seasonal decorative flags are permitted if maintained in good condition.

12. Homeowners should seek permission of the Board (or Architectural Committee or Grounds Committee) before planting on common ground or before trimming trees or plants on common ground.

13. The Board will remove dead or diseased trees from common ground based on professional opinion or advice.

14. If a homeowner believes that a tree presents a danger to the property, this must be verified by a professional horticulturalist before an action is taken. If the tree presents a danger to the property, the tree will be removed. The cost of removal, based on the results of the horticulturalist, may be borne by the Association or the homeowner accordingly.

15. Failure to maintain the exterior appearance of a homeowner's unit in compliance with Covenant Article 4, By Law Article XIII F and the General Appearance section of these Rules and Regulations will result in the following:

First offence - a warning letter with a date for remedying the violation or a plan to do so with a date for completion.

Second offence - a fine of \$100

Third offence - a fine of \$200

Continuing offence - a continuing fine of up to \$200 per month until the violation is remedied.

"Prior to the imposition of a fine, the board shall provide an opportunity for the home owner to submit a written statement or to ask for a hearing before the board. Following the hearing or the review of the written statement, if the board by a majority vote does not approve the proposed fine the fine may not be imposed

If a person against whom the violation has been alleged fails to request a hearing or submit a written statement, the fine may be imposed calculated from the date of the violation ."

### **Homeowner Safety**

1. Garage lights must come on at sunset and off at daylight. No exterior lighting fixture shall be installed upon any residential unit or structure except as approved in writing by the Architectural Review Committee. No lighting fixture will be approved that may become an annoyance or a nuisance to owners or occupants of the neighbouring properties.

2. Dogs, cats and other household pets, totalling no more than four (4) may be kept. Dogs must be kept on a leash while away from the home. **Violation of this rule will result in a \$25 fine.** Owners are required to clean up after their pets. **Violation of this rule will result in a \$25 fine.**

3. Neither fishing nor swimming are ever permitted in any pond at Casas Bellas. No water vehicles (i.e. boats, canoes, rafts, etc.) capable of transporting humans or animals are allowed in Casas Bellas ponds.

4. Neither discharging of firearms, nor setting off fireworks, are allowed within the boundaries of Casas Bellas.

5. Speed limit is 15 MPH within Casas Bellas boundaries.

## **Parking**

1. All motor vehicles shall be parked in garages or driveways. If there is temporarily inadequate space, a temporary pass may be obtained from a Board member.
2. Parking on lawns or other areas not designated for vehicular purposes is prohibited.
3. There is no on street parking allowed from 12:00 AM to 6:00 A.M. Visitor parking passes are available from any Board member. Failure to comply will result in a \$25.00 parking fee.
4. Vehicles that are unregistered or inoperable may not be permanently or semi-permanently parked on driveways. A vehicle shall be deemed parked for storage if it is not driven off the residential unit for 30 days.
5. Parking of recreational vehicles, mobile homes, or trailers is limited to three (3) days.

## **Assessments**

Assessments are due on the 1st of each month. A \$10.00 (ten dollar) fee will be assessed for payments received after the 10th of the month. Assessments may be mailed or delivered to Dana Properties, 600 Sunland Park Drive, El Paso, TX. 79912 or homeowners may use auto debit from their checking/savings account or authorization agreement for direct payments from Dana Properties.