

**WELCOME TO
ENCANTO ESTATES**

Revised 2018

ENCANTO ESTATES HOMEOWNERS ASSOCIATION

MESSAGE FROM THE BOARD OF DIRECTORS



We are delighted that you have chosen Encanto Estates as a place to live. Encanto Estates is entirely built out and consists of 59 town homes. We have both year round and part-time residents. You will soon discover that Encantonians are a friendly lot who are always ready to help their neighbors while also respecting their privacy. We are confident that you will be very pleased with your decision to locate here.

The opportunity exists for you to help maintain Encanto Estates as a great place to live by volunteering to serve on our HOA Board. Your opportunity to contribute to our HOA can occupy as little as several hours two or three times per year. **EASY?? ABSOLUTELY!!**

The enjoyment derived through serving on our HOA with your neighbors is very rewarding. Being a part-time resident does not prevent you from being on the Board since meetings and activities usually fall during the months you are here. So, please, if you are called to help your HOA make Encanto Estates a fun place to live, give it a try!

If any member of the Board of Directors can be of assistance, please feel free to contact any of us. Newcomers will be given a list of Board and Committee members at the time they receive this publication. The Board will also include their information with the Encanto Estates telephone directory which is published annually.

PLEASE READ YOUR CC&RS & BY-LAWS

We recommend that you carefully read the **Conditions, Covenants & Restrictions** as well as the **By-Laws** pertaining to the operations of your HOA as soon as possible.

It could not be easier to read, thanks to the effort of several volunteers who reduced an epistle of over 50 pages to a comparatively brief document. In addition to its brevity, it is now written in layman's language. You should have been provided with a copy of the CC&Rs and By-Laws when you purchased your home. If not, check with any member of the Board and you will be supplied with a copy.

The CC&Rs are important to us from *legal*, *Philosophical* and *practical* perspectives.

First, the terms of both the CC&Rs and the By-Laws are *legally* binding on all present and future homeowners in Encanto Estates.

Secondly, the CC&Rs are *philosophically* rooted in the concept that there is merit to placing controls on what each of us can do with our property so that collectively we all benefit by having a beautiful, orderly and peaceful neighborhood benefiting an age-restricted retirement community.

Finally, from a *practical* standpoint, these rules enhance the value of our individual properties and protect our substantial investment.



ENCANTO ESTATES HOMEOWNERS' ASSOCIATION

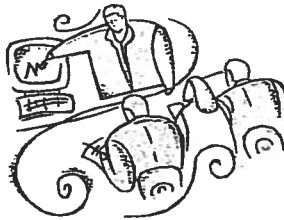
BOARD OF DIRECTORS

A five person Board of Directors manages your HOA. Directors are elected by members of the HOA every January at our Annual Meeting. The Board then elects officers: President, Vice-President, Treasurer, Secretary and Member-at-Large.

The Board holds monthly meetings October to April yearly. The meetings are held at Desert Hills GVR Center, Room B the third (3rd) Thursday of the month at 3:00 p.m.

All HOA members are cordially invited to attend these monthly meetings. If you wish to attend, please call in advance so that the meeting time and place can be confirmed. Arrangements will be made for an alternate location if more space is needed.

Please feel free to contact any member of the Board if you have questions about your HOA.



All HOA members are cordially invited to attend the monthly Board meeting.

The Committee System

The success of Encanto Estates is due in large part to the members of our various committees who give so freely of their time for the benefit of all. The present committees are:

- Architectural
- Audit
- GVC Representative
- Holiday Decorations
- Maintenance
- Social

In as much as Encanto Estates is a self-governing community, it is important for residents to offer their assistance. Please volunteer to serve on the Board or one of the committees.



Architectural Committee

This committee's jurisdiction extends to all matters external to our residences. This includes the external portion of our residences and our lots. Any alteration or modification to your external property is subject to the review and approval of the Architectural Committee. Two copies of your plans must be submitted to the committee in advance and you are entitled to a response within 30 days of submitting your proposal.

We suggest that prior to submitting any written plans you contact a member of the committee to discuss your plans.

Certain projects do not require advance permission. These include: desert landscaping, black or tan wrought iron doors, window screens, security doors, wall tile décor, earth tone patio shades, wall mounted flags and repainting with the existing color schemes. The colors for Encanto Estates are outlined later in this document.

ENCANTO ESTATES COMMITTEES

Audit Committee

The Audit Committee consists of three members chosen by your Board to annually inspect the books kept by our Treasurer and reports the results to the membership at our annual meeting. (See the HOA insurance coverage later in this report.)

Holiday Decorations

This Committee is responsible for the impressive winter decorations at our entryway. The first lighting of the season is always a cause for celebration. Erection and removal of the decorations is always made easier with a few extra hands.

Social Committee

The Social committee organizes our "Neighbors' Nite Out" held twice a year. This social event is held outdoors and is sponsored by your HOA. The objective is for neighbors to meet, socialize and promote the unity of our residents.



Nominating Committee

When there is a Board vacancy, the President appoints a nominating committee to choose possible candidates. These candidates for the Board vacancies are to be voted on by the membership at the HOA annual meeting in January or by absentee ballot.

Neighborhood Watch

"Neighborhood Watch" is not a designated committee, but all residents are urged to remain vigilant in order to keep our neighborhood safe. Green Valley does not have a high crime rate, but burglaries and auto thefts are always a concern. We have had just a few thefts to date within our neighborhood, but it pays to take steps to eliminate "inviting targets" for thieves.

If you are leaving town for more than a day, we recommend that you advise a neighbor. You may also elect to have the SAV periodically check the exterior of your residence during your absence if the duration of your absence is more than several weeks.

Together, if we cooperate by observing these suggestions, we can help keep Encanto Estates free of crime.

ENCANTO ESTATE COMMITTEES

Green Valley Council

Your HOA was admitted to the Green Valley Council, in 1993. The Council is an informal government for Green Valley and acts in a liaison capacity for Green Valley citizens with Pima County Government. The HOA Board appoints a member to represent us on the Council's Board of Representatives.

The Council representative reports to the Board regarding issues currently being considered by the Council. Residents will be notified about any issues which may affect Encanto Estates residents.



HOA INSURANCE COVERAGE (On HOA Property Only)

1. Fences up to \$19,900. w/\$250. Deductible
 2. Employee Dishonesty coverage up to \$25,000. w/\$250. Deductible
 3. Business Liability up to \$1,000,000. for bodily injury, property damage, personal injury. Aggregate limit is up to \$2,000,000.
 4. Medical payment up to \$5,000. For bodily injury on common ground.
 5. Directors & Officers covered up to \$1,000,000.
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Maintenance Committee

The Maintenance Committee is responsible for seeking bids and recommending landscaping and road work firms to our Board. It also supervises the common ground landscaping work.

The Maintenance Committee is also responsible for maintaining the common grounds and roads throughout Encanto Estates. Residents must not modify the common ground area in any way without first getting approval from the Maintenance Committee. This rule takes into account serious issues, such as the potential impact of drainage and erosion, as well as the consideration of uniformity of appearance.



APPROVED EXTERNAL PAINT SCHEDULE

WOOD SIDING	MESA TAN
STUCCO	CLIFF BROWN
STEM WALL & ELECTRICAL BOXES	MESA TAN
UNDERHANG & BEAMS	NORFOLK BROWN
GARAGE DOORS	MESA TAN
PROTECTIVE PLUMBING BOXES	MESA TAN OR MORTAR WASH
PATIO BEAMS	NORFOLK BROWN (Lots 1-10 & 57-59) MESA TAN (All Other Lots)
ROOF	<p><u>WHITE COATING MAY BE USED ONLY ON THE HORIZONTAL PORTION OF THE ROOF. ALL VERTICAL SURFACES, SUCH AS PARAPETS AND WOODEN SHIELDS MUST HAVE A FINAL COAT OF MESA TAN OR CLIFF BROWN</u></p> <p><i>NOTE: In view of the fact that the roofing material runs up the side of the parapet for about 10 inches your contractor may follow through to cover this vertical section with white roof sealant as done on the flat roof.</i></p>

THE ABOVE PAINTS MAY BE PURCHASED FROM MOST ANY HARDWARE OR HOME IMPROVEMENT OUTLET. YOU MUST PROVIDE THE VENDOR WITH A COLOR SAMPLE SO THAT A CORRECT MATCH CAN BE MADE. TO OBTAIN A SAMPLE COLOR-BOARD, CONTACT THE PRESIDENT OR OTHER BOARD MEMBER. PLEASE REMEMBER TO RETURN THE SAMPLE COLOR-BOARD ONCE YOU HAVE PURCHASED THE PAINT. THE ORIGINAL PAINT ON MOST HOUSES WAS A FLAT TEXTURE, BUT IF YOU USE A SEMI-GLOSS IT MAY SURVIVE THE ELEMENTS LONGER THAN A FLAT PAINT.