

SONORA HOMEOWNER RULES/GUIDELINES

HOMEOWNER APPROVED (AMENDED MARCH 2022)

1. ITEMS REQUIRING REQUEST FOR CHANGES (REC) FORM:

All requests for changes, revisions, additions, variances, etc., to front, side or backyard exterior of home and to front and side yard landscaping must be submitted in writing on a **REC** form to a board member prior to any change being implemented. **REC** forms are approved for a period of one year and become null and void one year after the approval date. Extensions may be requested by contacting a board member. Examples are: Patio Covers, Awnings, Sidewalk, Patio or Driveway Coatings and Courtyard Walls. Maintenance and repairs of **ALL** additions/changes and **backyard landscaping** are the responsibility of the homeowner.

2. Front Yard Flower Pots, Statues, Yard Decor and Furniture:

- Cannot be permanently inserted into the ground.
- Cannot interfere with landscapers.
- If damaged by HOA contractor, it is owner's responsibility to replace.
- Furniture to be kept on patios or pavers.
- Up to 12 Malibu lights are approved.

3. Wall Decorations: Decorative items on house must be easily removed when necessary.

4. Security Doors: Must be painted either house/bump-out/accent or neutral colors and blend with house colors.

5. Storage Sheds and Structures: Only allowed in backyards and not to exceed height of wall.

6. Flags and Flagpoles:

- Freestanding front/side yard flagpole: Limit to one maximum 20 ft. pole per yard placed far enough away from lot line as to not endanger your neighbor's property or passersby if pole should fall.
- Flagpoles attached to house: Limited to two 6 ft. or smaller poles bracketed on either side of garage door.
- Maximum size of any flag is 3 ft. x 5 ft. and limited to two per lot. Additional smaller flags are allowed.

7. Holiday Lights and Decor: May be installed 4 weeks prior to the event and removed within 2 weeks after the event. Decor cannot be a nuisance, annoyance or endanger neighbors.

8. Garden Hoses: Hoses must be stored after each use either on/in reels, pots or coiled neatly under spigots for safety reasons.

9. Garage/Yard Sale Signs: No sales to be held on days landscapers or pest control will be in your zone. Sale items and signs must be stored at end of day. Signs shall not pose a danger to pedestrians and vehicles.

10. Satellite Dishes: Must be installed in rear or rear side of house (behind gate) and removed when no longer in use.

11. Mailboxes, Gates and Trash Lids: No permanent enclosures are allowed on mailboxes. Mailboxes to be painted one uniform color throughout the subdivision. Gates and trash can lids must be painted using one of the approved house, bump-out or accent colors.

12. Stucco and Painted Block Walls: Home owners are responsible for any damage to interior and exterior backyard and courtyard walls.

13. Parking:

-- Nothing may be parked or stored in the front or side yards, including but not limited to: **ALL** vehicles, including boats, golf carts, trailers, storage boxes and lawn equipment.

-- In addition, no recreational vehicles shall be parked/stored on driveways or streets longer than 72 hours.

-- Long term parking of vehicles with tarps – reflective covers not allowed.

14. Landscaping and Irrigation: Front and side yards are the responsibility of the HOA. Please address any concerns to a member of the landscaping committee.

METHODS OF ENFORCEMENT:

--The Board of Directors has instructed the Architectural Review Committee (ARC) and or the CC&R Committee to make a minimum of one observation of all lots every six months and report violations to the board.

--When the ARC observes a violation, a visit is made to the homeowner and a reminder notice is sent. A copy of the reminder notice is kept on file.

--When the ARC observes the same violation a third time, the violation assessment will be as follows:

1. \$25.00 per month for 1 to 3 months.
2. \$75.00 per month until violation is resolved and fines paid.

Members who think they have been unfairly assessed may express concerns to the board.

In the event of non-payment, a lien may be levied on said property. A suit may be filed which may include payment of court and attorney fees.

NOTE: *The board may add/delete restrictions providing they align with CC&R's and By-laws.*