

Cochise Vista Del Oro Homeowner's Association

P.O. Box 1535 / 8794 S. Palisades Dr / Hereford, AZ 85615

Quick Reference Guide, updated 2022:

One reason we chose to live in our neighborhood is due to a higher level of minimum property standards. These standards, to which all members are obligated, are revealed as part of the home buying process. The legal duty of an HOA is to enforce those higher standards to maintain property & resale values, as well as the appreciation of our unique area.

VDO Rules & CCR's most often commonly overlooked: The following items (which do not comprise an all-inclusive list) are condensed here for quick review. For the full obligations in their proper context, please refer to the Design Guidelines (DG) & Codes, Covenants & Restrictions (CCR's), both of which can be found here: <https://www.vistadeloro.org/documents/>

Property owners (Members) are responsible for the actions of their tenants & guests, and as a rule, reminders and compliance actions will be directed to the Members.

- **Exterior Changes to the lot or residence:** Most exterior changes & improvements must go through the no-cost approval process through our volunteer Architectural Committee. (DG)
- **25 MPH Speed Limit - slow down & share the road! Kids, pets and pedestrians & cyclists must use the roads also as we have no sidewalks!**
- **Screen your Stuff:** Propane tanks, garbage cans, clotheslines, firewood storage..... must be screened from neighboring properties. (DG, CCR)
- **Accessory structures / sheds / garages:** Must match construction style and materials of the main residence or neighborhood, as approved by the Architectural Committee. (DG)
- **Dark Skies:** 'All exterior lights must be located as not to be directed toward or reflect upon surrounding properties.' Holiday lighting is allowed during a specific duration, in accordance with the Cochise County Light Pollution Standards. (DG)
- **Trash Container:** Keep in an enclosed area, or otherwise screened from neighboring properties. (CCR 3.10)
- **Animals:** No more than two dogs, cats or similar house pet, on leashes, housed out of sight, not to be a nuisance to other members. (CCR 3.16)
- **Parking:** Residents to park in the garage, garage apron or driveway, and no long term on-street parking; (CCR 3.20.2) no more than (3) resident's vehicles parked in an unscreened area. (3C HOA Association Rule 4/13/11)

- **Trailers / utility trailer / RV's:** Must be parked 'out of sight' except for 48 hours within any 7-day period. (CCR 3.20.4) Permission for longer durations can be obtained through a request to the Board PRIOR to exceeding the allowable duration.
- **Offroad Vehicles:** Not allowed on Common Area B, the Conservation easement property. (CCR 4.6, plus applicable Cochise County Regs.)
- **Maintenance:** If you have landscaping or a home, you are required to maintain both. (CCR 7.2)

FYI - Assessments: VDO members all pay the same basic assessment rate (rate is 'per member', whether a vacant lot or with house) for the operation of VDO, to include taxes, fees, insurance, road maintenance, front entry monument maintenance, mowing, etc. (CCR 6.2) An exception is that vacant lots (lots on which a home has not yet been constructed) are exempt from the CenturyLink Internet fees. Assessments are typically due at the end of February, invoiced in January.

We are a 'village within the 3 Canyons Ranch Master Association and their HOA assessments are determined by both lot and house size.

FOR A RATTLESNAKE IN YOUR YARD (IF NOT DESIRED) CALL 911 AND THEY WILL REMOVE / RELOCATE

Favored Vendors:

- San Pedro Sanitation, 520.720.4100, spvsmail@yahoo.com
- Barnett Propane, 520.458.4541, www.barnettsaz.com
- Internet - to be included in our VDO assessments in a 5-year contract beginning June 12, 2019, installation complete as of October 2019, <https://www.centurylink.com/>.

If you are renting and would like to be updated with any notices of importance, such as suspicious activities (illegal aliens in the area), animal sightings (bear, wildcat, mountain lions & snakes, or even wayward cows), wildfire dangers, road closings or the like, send your contact info to one or more of the board members. It will be held in confidence and emails will be sent out via bcc.

More information and contact HOA leadership information is found here: www.vistadeloro.org