



Esperanza Estates HOA, Inc.

PO Box 181

Green Valley, AZ 85622

esperanzaestates.net

President – David Sielken
Secretary – Ken Lindeman

Vice-President Kevin Welsh
Treasurer – Dean Lockwood

Information Sheet for Homeowners and Renters

Esperanza Estates is a welcoming community and the Association is mandated to assure that the subdivision is maintained as ‘Housing for Older Persons’ under the Fair Housing Act.

Owners are permitted to lease their lots (homes) provided they follow the Governing Documents. These include the CC&R’s, the Board Resolutions, and posted Rules throughout the Subdivision. A link to the website is above. Lessees are entitled to all the privileges of ownership except for voting rights. The legal requirements are spelled out below in ‘plain English’ terms.

The Covenants, Conditions, and Restrictions (CC&R’s) for Esperanza Estates permit the Owner to lease their lot (Sec 9.12) provided:

- 1.) Each Owner shall notify the association (Secretary) of their intent to lease their lot.
- 2.) The Owner may only lease their lot to a single family with one member whose age is 55 or older and no child under the age of 18. No lease permitted for less than 30 days.
- 3.) The lease must be in writing and provide that the failure of any lessee or tenant to comply with the Governing Documents is a default under the lease.
- 4.) In the event any tenant or occupant violates the Governing Documents, the Board shall provide written notice to the Owner, describe the violation, and request that the owner take the proper legal steps to correct the violation within 15 days.
- 5.) Noncompliance by the Owner to correct the violation is deemed as the Owners consent that the Association act as the agent of the Owner with full authority to terminate the lease and have the tenants removed. The Association is entitled to reimbursement for all costs associated with this action and may be collected as a reimbursement assessment.

Some additional information about the HOA:

- 1.) **Parking.** No on-street parking is allowed overnight. Parking is restricted to garages and driveways and may not block the sidewalk.
- 2.) **Noise.** By custom and courtesy, the HOA maintains ‘Quiet Hours’ from 5 pm to 7 am. Unusually loud or obtrusive sounds constitute a nuisance and are restricted.
- 3.) **Pets.** No more than 2 pets per lot, with pets must be on a leash whenever outside the lot. No continuous barking. Owners must pick up after their pets.
- 4.) **Garbage.** Pickup is Wednesday with containers out, by the street, by 6 am.
- 5.) **Social Activities.** Everyone is welcome at the social activities held in the Ramada, it is a great way to meet neighbors and learn more about Esperanza.