

## **What Prospective La Luz Homeowners Should Know -- A General Overview**

For more detailed information see PDFs: new 2023 Architectural Standards; Landscape Standards; 2005 Maintenance Standards; La Luz Policies, Procedures, and Regulations

- La Luz homeowners are solely responsible for the maintenance and upkeep of their units, including roofs, stucco, and gates, and must adhere to LLLA guidelines.
- The La Luz Landowners Association charges an annual fee to maintain the common grounds and recreational facilities of La Luz. The annual assessment is approved by the Board and voted on by La Luz Homeowners. It is \$285 per month for 2023, payable in equal monthly installments due on the first day of each month.
- Living units can be only used for single-family dwellings. In addition to living in a unit, a home business may be conducted from a living unit, but no sign or other outward appearance of business is permitted.
- No animals, except dogs, cats, or other approved pets, may be kept in the living units. Dogs must be controlled on leashes at all times while on Common areas, and all droppings within La Luz or on La Luz lands must be picked up by the dog owners. No dog, cat or other approved pet whose behavior or actions disturb other residents will be permitted.
- Boats, trailers, campers, buses, trucks, snowmobiles, and motorcycles must be parked in the living unit garages. All other vehicles must be parked either in the living unit garages, in living unit driveways, or in the common area parking spaces.
- All changes to the exterior of units must be submitted to the Architectural Committee in writing for prior approval before work begins. Approval is needed for TV antennas, satellite dishes, solar collectors, and cable installation.
- Advertised garage sales or estate sales of personal items are not allowed at La Luz. La Luz cannot accommodate the parking these advertised events would involve. Personal property may be sold or given away from residences or garages to La Luz residents.
- For landscaping, especially landscaping that would possibly impact other units or block views, homeowners should read Landscape Committee guidelines posted on the La Luz website. Any homeowner's planting or landscaping on Common Grounds is strictly prohibited. Contact the Landscape Committee chair

for any questions one may have.

- AirBnB, and similar operations, with short-term rentals are prohibited. Rentals for six (6) months or more are permitted, subject to conditions, a list of which are available from the La Luz Office.