



Welcome Packet

The primary purpose of the Paradise Greens Home Owners Association is to build community and ensure the best quality of life for all homeowners while maintaining and enhancing property values through the enforcement of its Bylaws, Restrictions, Covenants and Conditions (RC&Cs) and other Supporting Governing Documents.

PGHOA PO Box 66018 Albuquerque, NM 87193
www.paradisegreens.net
paradisegreenshomeownersassoc@gmail.com

Welcome to Paradise Greens!

On behalf of the Board of Directors and the other homeowners, welcome to our community!

Paradise Greens is special because, over the past 25 years, we have maintained local control over ourselves as a Covenant Community. A Covenant Community is a nonprofit organization that provides many things, but primarily upholds property values in a neighborhood. A Covenant Community provides general rules for homeowners that outline permitted uses of property, prohibited uses of property, and duties and responsibilities of all homeowners involved. All these things set a high standard for maintaining property values – something we all benefit from. The members of the Board of Directors and supporting committees are your generous neighbors volunteering their time and talent to superintend these Covenants on behalf of you and the other 99 homeowners in this neighborhood. **When you purchased your home, you became a member of this nonprofit entity and are accountable to the other 99 homeowners in this neighborhood.**

We self-govern ourselves with the PGHOA By-laws, the Restrictions, Covenants and Conditions (RC&Cs), and other supporting documents. These documents allow us to maintain minimal annual assessment dues. These documents are distributed to all homeowners and renters that reside here. Yours are included in this basket. You can also find them on our website: <http://www.paradisegreens.net/business.php>. To save you some time, you can flip right to **Articles 3 and 7** in the RC&Cs for specific instructions and expectations required of you. Following these rules will maintain the beautiful look of this uniquely distinct neighborhood, and help you maintain the value of your home.

Article 8 describes the Architectural Control Committee (ACC). This committee approves exterior upgrades to our homes and yards to preserve the high standards set forth in the RC&Cs. Again, these folks are our neighbors and are not paid for their efforts. They volunteer for this committee because they love this neighborhood and want to see it kept beautiful. We appreciate their efforts to protect the value of our homes.

The past 26 years have seen us mature into a close-knit community. We distribute a Neighborhood Directory as a tool to enrich neighborly relationships. We hold Annual Block Parties and other social events, including some with ABQ Police Department and ABQ Fire Department. Four years ago, we incorporated the use of emails as our official communication with the neighborhood. That has now expanded to include crime, lost packages, and lost pets. It's also a super easy way to interact with the ACC when doing home and yard upgrades. We have also incorporated virtual meetings to stay connected.

While our gorgeous brick homes are uniquely distinct on the Westside, our most valued and treasured asset is its people. We're so glad you've joined us!

You'll find more information about our neighborhood at our website: www.paradisegreens.net. We also have an unofficial private Facebook page. Search for 'Residents of Paradise Greens' and ask to join.

Again, welcome to Paradise Greens! I know you'll find this to be a great neighborhood, and look forward to your participation in the Association and its activities.

Sincerely,
Mona Belchak
PGHOA President
president@paradisegreens.net

<input type="checkbox"/> Directory
<input type="checkbox"/> Latest Newsletter
<input type="checkbox"/> Bylaws
<input type="checkbox"/> RC&C's
Updated 2023



A Note from the Architectural Control Committee

As a new resident you may already have some ideas on how you'd like to improve your property. Please keep in mind that the Association has an Architectural Control Committee (ACC) in place per **Article 8** of the Restrictions Covenants and Conditions. This committee is made up of generous volunteers from this neighborhood who evaluate your plans for all exterior landscaping, repairs and remodeling, including, but not limited to, paint color, decks styles, fences, trees, and bushes, replacement roofs, sheds, gates and home additions. Please become familiar with **Article 8** as you make your home improvement plans. For example, paint color is covered in **Section 8.03(f)**. On the Business page of our website, you'll find the ACC Request forms. There is a fillable form that you can simply email to us. You'll also find specific guidelines for **sheds** and **gates**, and information on **solar panels**.

How does it work?

BEFORE you begin work:

1. Submit to the ACC, your tentative plans and specifications that clearly show the nature of the work or installation on your lot using the form found on our website.
2. The ACC has 30 days to review and respond to your request, **but** you'll usually hear from them in writing within 5-7 days.
3. Upon approval, you may begin the work.

This process protects our scenic environment and helps to maintain the value of our homes. Remember that **ALL** modifications to the exterior of your property must be submitted to and approved by the Architectural Committee **BEFORE** any work begins. If you do not get approval, you may be asked to undo your upgrade at your own cost.

If you are ever in doubt about your home repairs or upgrades, or the role of the ACC, please consult your Restrictions, Covenants and Conditions Article 8, or just ask!

Sally Sacco-Dorr, Nathan Orona & Jeff Baltazar
Architectural Control Committee
acc@paradisegreens.net

**Architectural Control Committee
Request Form**
Email to: acc@paradisegreens.net

Name: _____
 Address: _____
 Email or Phone # (best way to contact you): _____
 Date of Request: _____
 Request: _____

When are you intending to start your project? (Please note some requests may take up to 30 days for an approval.)

For a roof replacement:

- Will you be changing colors of your tiles? **Yes** or **No** If Yes, please let us know what color you have currently and then submit the manufacturer and either a brochure or sample of the new color you'd like to change to.
- Will you be changing the trim color? **Yes** or **No** If Yes, please let us know what color you have currently and submit a sample or give us the brand and color name of what you want to change to.

For an addition of a shed:

- Please see the Shed Guidelines on our website, and submit what kind of shed, color, and a plan of where you are looking to locate it in your yard. <http://www.paradisegreens.net/business.php>

For new or updated gates:

- Please see the Gate Guidelines on our website, and submit what kind of gate, color, and a plan of where you are looking to locate it in your yard. <http://www.paradisegreens.net/business.php>

For installation of solar panels:

- Please see requirements for solar on our website and send us the additional information. <http://www.paradisegreens.net/business.php>

All other requests please see Article 8 of the RC&Cs <http://www.paradisegreens.net/rcc.pdf>
If in doubt, please contact the ACC. acc@paradisegreens.net

Approval of request: _____ Date: _____
Signature of ACC Chairperson



Most Common Violation of the Restrictions, Covenants and Conditions

Overnight Street Parking Not Permitted

For overnight parking, each Owner shall park his vehicle in the garage, except that when there are more vehicles used by the Owner than his garage will accommodate, then they shall be parked in the residence driveway. [Also, no parking on rocks.] **Section 7.03**

Maintenance of Landscaping

Each Owner shall maintain the landscaping of his lot in a neat and attractive manner, except those portions of Lots encumbered with Landscape Areas which shall be maintained by the Association. All grass, mass plantings and other plantings shall be mowed, trimmed and cut as necessary at regular intervals. **Section 7.04**

Owner’s Family, Agents, Guests, Contractors, Employees, Renters

Each Owner shall comply with the Subdivision Restrictions and will cause and be responsible for Owner’s family, agents, guests, contractor, employees and any person renting or leasing Owner’s dwelling to do so likewise. **Section 7.05**

Car Repairs

No vehicles of any type shall be permanently or semi-permanently parked in any portion of the Subdivision visible from other Lots for the purposes of repairs or reconstruction, or storage. A vehicle shall be deemed parked for storage if it is not driven out of the Subdivision for thirty (30) days. **Section 3.02(k)**

Commercial Vehicles

No trucks or commercial vehicles shall be kept or maintained in the Subdivision, except within garages, and except where customary or required for the limited purpose of building, repairing, refinishing, or maintaining the Subdivision or a dwelling, or for the purpose of moving household goods or other necessary or customary furnishings, equipment or supplies in or out of the Subdivision. **Section 3.02(l)**

Offensive Activity, Light, Noise

No illegal, noxious or offensive activity shall be carried on within the Subdivision. No light shall be emitted from any Lot which is unreasonably bright to cause unreasonable glare to any residents. No sound shall be emitted from any Lot which is unreasonably loud or annoying. No odor shall be emitted from any Lot which is noxious or offensive to others. Nothing shall be done or placed which may become a nuisance, or cause unreasonable embarrassment, disturbance, or annoyance to Owners in the enjoyment of their dwelling. **Section 3.02b**

Trash and Recycling Day is FRIDAY

No garbage, clippings from trees, shrubs or lawns, trash, ashes or other refuse may be thrown, dumped or allowed to accumulate on any land within the Subdivision. There shall be no burning of refuse out of doors, except for the burning of natural materials in connection with land clearance or fire control. No incinerators or other device for the burning of refuse indoors shall be constructed, installed or used by any person except in conformity with law and approved by the Board. No refuse placed on the road for pickup shall be placed in open view more than twenty-four (24) hours before the scheduled pick-up time. [Your trash can should not be in view from the street on any other days.] **Section 3.02g**

Motor Homes

Except as provided otherwise by this Section, no motor home, recreational vehicle, camper, boat or similar facility or equipment shall be kept, placed, or maintained within the Subdivision at any time, unless enclosed within the garage or otherwise shielded from view from the ground level of other lots or streets. The provisions of the subsection shall not apply to temporary construction shelters or facilities maintained during, and used exclusively in connection with, the construction of any work or improvement permitted by this Declaration. **Section 3.02d**

Lots That Share an Association Wall

The Lot Owners shall be obligated to maintain the structural integrity of these walls. [There can be no trees or bushes that push against, rest on, or grow through the wall. In addition, no root system should be growing underneath the wall, putting pressure on the wall from underneath. Sheds, pools or other objects should not be causing damage or putting pressure on the wall.] **Section 3.03**

Be sure to become familiar with the full list of permitted uses of property, prohibited uses of property, and duties and responsibilities of all homeowners in this community in Articles 3 and 7 of the Restrictions, Covenants and Conditions.

<ul style="list-style-type: none"> ◆ PGHOA Dues are due annually on February 1. Mail to: PO Box 66018, Albuquerque, NM 87193, or drop off with our treasurer. Email: treasurer@paradisegreens.net ◆ The Speed Limit in Paradise Greens is 25 mph. ◆ Electric: www.pnm.com/ Outage or Emergency : 888.342.5766 	<ul style="list-style-type: none"> ◆ Gas: www.nmgco.com Leaks or Emergency: 888.664.2726 ◆ Water: www.abcwua.org/ Emergency: 842.9287 ◆ Trash: www.cabq.gov/solidwaste Curbside Trash & Recycle pick-up is Friday. Place cans 5 feet apart.
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PO Box 66018
Albuquerque, NM 87193
www.paradisegreens.net
paradisegreenshomeownersassoc@gmail.com

Dear Board of Directors:

I have received copies of the PGHOA Bylaws and the Restrictions, Covenants and Conditions and agree to permitted uses of my property, prohibited uses of my property, and duties and responsibilities of all homeowners in this community.

Address: _____ Date: _____

————— **HOMEOWNER/RENTER 1** —————

Homeowner/Renter Name: _____
Please Print

Homeowner/Renter Signature: _____

Email Address: _____
Emails used for official PGHOA business only

Cell Phone: _____
Home Phone: _____

————— **HOMEOWNER/RENTER 2** —————

Homeowner/Renter Name: _____
Please Print

Homeowner/Renter Signature: _____

Email Address: _____
Emails used for official PGHOA business only

Cell Phone: _____
Home Phone: _____

Permission to publish above information in the next printing of the Neighborhood Directory. Place an * next to items you do NOT want published.