



Welcome Packet

The primary purpose of the Paradise Greens Homeowners' Association, Inc. is to build community and ensure the best quality of life for all residents while maintaining and enhancing property values through the enforcement of its Bylaws, Restrictions, Covenants and Conditions (RCCs) and other Supporting Governing Documents.

Paradise Greens Homeowners' Association, Inc.

PO Box 66018 Albuquerque, NM 87193

www.paradisegreens.net

paradisegreenshomeownersassoc@gmail.com

Welcome to Paradise Greens Homeowners' Association, Inc.

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

Paradise Greens is special because, since 1996, we have maintained local control over ourselves as a Covenant Community. We are a nonprofit organization that provides many things, but primarily upholds property values in a neighborhood. Our Covenant Community provides rules for homeowners that outline 1) permitted uses of property, 2) prohibited uses of property, and 3) 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 neighbors generously volunteering their time and talents 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 our By-laws, the Restrictions, Covenants and Conditions (RC&Cs), and other supporting documents. These documents allow us to maintain minimal annual Assessment Dues. Your documents are included in this basket. You can also find them on our website: <http://www.paradisegreens.net/business.php>. To help you get straight to the important stuff, we've included our FAQs. Following these rules will maintain the beautiful look of this uniquely distinct neighborhood, and help you maintain the value of your home. Please visit our website to see all of our Governing Documents.

Article 8 of our RCCs describes the Architectural Control Committee (ACC). This committee approves **all exterior upgrades** to our homes and yards to preserve the high standards set forth in the RC&Cs. We appreciate your efforts to protect the value of our homes by working with the ACC.

Since 1996 we have matured into a close-knit community. We distribute a Neighborhood Directory to enrich neighborly relationships. We hold social events, including some with ABQ Police Department and ABQ Fire Department. We use email as our official communication with residents, including crime, lost packages, and lost pets. It's also an easy way to interact with the ACC when doing home and yard upgrades. We also use Zoom for our Quarterly and Annual meetings.

While our gorgeous brick homes make our neighborhood 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, and we also have an unofficial private **Facebook** page. Search for 'Residents of Paradise Greens' and ask to join.

Once 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, President

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| <ul style="list-style-type: none"> • Annual Dues are due 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: 505-697-3335 • 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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A Note from the Architectural Control Committee

As a new resident you may already have some ideas about 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 (RCCs). 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, windows, paint color, decks styles, fences, trees, and bushes, replacement roofs, sheds, and gates.** Please become familiar with **Article 8** as you make your home improvement plans. 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 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 RCCs **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 shingles? Yes or No If Yes, please let us know what color you currently have and submit the manufacturer, and a brochure or sample of the new color.
- Will you be changing the trim color? Yes or No If Yes, please let us know what color you currently have and submit a sample, or give us the brand and new color name.

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 the location 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 the location 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 RCCs at <http://www.paradisegreens.net/rcc.pdf>

If in doubt, please contact the ACC: acc@paradisegreens.net

Approval of request: _____ Date: _____

Signature of ACC Chairperson