

FAQs

Common questions, but not a complete list.

You are responsible for understanding all of your Governing Documents

They can be found here: <https://paradisegreens.net/business.php>

Association Walls? Easements? – What are they?

It's important that you know this! See RCCs Section 1.05, 1.06, 1.08, 3.03d, 8.03g4 and view on plat. (Attached)

BONUS QUESTION: What is a plat?

A plat is an official map representing a tract of land showing the division of that tract into one or more separate parcels.

What does it mean if my house backs up to an Association Wall or Easement Wall?

Please take care of our biggest assets! See RCCs Section 3.03 and 8.03g4 i-iv

Is there a list of things I can and can't do on my property in this neighborhood?

There sure is. Refer to RCCs Article 3

Can I work from home?

Yes, but you'll need to check this out: RCCs 3.02q

Can I change the grade on my lot?

See 3.02p and 7.07, 8.03i, Contact the ACC

Can I have animals on my lot?

Depends. Refer to RCCs Section 3.02h

Can I make my house an Airbnb or VRBO?

Not for short term rentals. Please see RCCs 3.01a, and 7.05. Please contact the Board for more info.

Can I rent my house?

Yes, but see RCCs Section 3.01a, and 7.05. Please contact the Board for more info.

Can I get a satellite dish?

See RCCs Section 3.02j, and definitely see NEW SATELLITE DISH RULES here: <https://paradisegreens.net/business.php>.

Can I add a Mother-In-Law addition to my house?

No. Refer to RCCs 3.01a, 8.03a

Can I put signs in my yard?

Refer to RCCs 3.02c, campaign signs OK for very short term.

Everything SHEDS

Refer to RCCs 3.02e,8.03e, See Shed Guidelines here: <https://paradisegreens.net/business.php> and contact the ACC

Can I put outdoor lighting in my front yard?

Yes, but see RCCs 3.02b and 3.02i

Are there Quiet Hours in the neighborhood?

Yes, 10pm-7am. RCCs Section 3.02b, also <https://www.cabq.gov/environmentalhealth/noise>

Rules about trash cans?

Yep! See RCCs 3.02g. And trash day is Friday.

Paradise Greens Homeowners' Association, Inc.

PO BOX 66018 Albuquerque, NM 87193

paradisegreenshomeownersassoc@gmail.com

All about general parking in the neighborhood:

Our streets are narrow and have limitations. No overnight parking on the street, and you'll need to see all of these: RCCs 3.02d, 3.02k, 3.02l, and 7.03

What about my car repairs?

Please check out RCCs 3.02k

Can I park an RV or Trailer on my property?

Some lots support such parking behind a vehicle gate. See RCCs 3.02d, See Gate Guidelines here: <https://paradisegreens.net/business.php> and contact the ACC

Can I put a clothesline in my backyard?

Depends. See RCCs 3.02f. No to lots that backup to the golf course

Things to keep in mind:

RCCs 3.02b, 3.02n, 7.01, 7.04, 7.05, 7.06, 11.03b, 11.05a

Can the Association come on my property?

They can do more than come on your property. See RCCs 5.02i

Is joining the HOA mandatory?

Yes, See RCCs 5.04b

What are the duties of the Association?

The Duties and Obligations of the Association are defined in RCCs 5.04

Will this neighborhood always be an HOA?

Depends. See RCCs 5.01b, 11.01b

Can we hire a management company to manage the Association?

Yes, but Dues will be much higher. See RCCs 5.04f

Can the Association put a lien on my property?

Yes, the Association may place a lien on your property. Refer to RCCs Article 6

What happens if I foreclose on my property?

Refer to RCCs Section 6.09, 9.01, 9.03, Bylaws Section 7.09

What are the penalties for paying my Annual Dues late

RCCs 6.07 and Bylaws 7.07

When you have guests in the neighborhood:

You are responsible for all of them. See RCCs 7.05

What are my responsibilities as an Owner?

The responsibilities of the Owners are defined in RCCs Article 7

My next-door neighbor damaged our shared wall. What happens now?

Start here: RCCs 7.02, and contact the ACC

Can the Association charge me a fee for not following the RCCs?

Yes. See RCCs 6.04 and Bylaws 7.05

For what reasons can the Association put a lien on my property?

Bylaws 7.05

Do I have to pick the weeds and maintain the area of my front yard between the sidewalk and the curb?

Yes, while the city owns that little strip, you are responsible for making it look great. See RCCs 7.04

What about windows?

Yes, you need approval. All exterior improvements must be approved. Refer to RCCs 8.02a, 8.02b, 8.03

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What colors can I paint the trim on my house?

Refer to RCCs Section 8.03f. Contact the ACC.

Do I need ACC approval to paint my trim? (Even if it's the same color?)

Yes, you do. 8.03f

Do I need permission to put a flower garden in my front yard?

Yes, see RCCs Section 8.03i

What things must I get permission for from the ACC?

So glad you asked. See RCCs Article 8

How long will it take for the ACC to approve my request?

See RCCs Section 8.02c, but usually less than a week

On what occasion would my requests be disapproved by the ACC?

8.02c-3rd paragraph

Can I paint my house number?

Great question! See 8.03d, Contact the ACC

Gates, Walls and Fences

Check these out: RCCS 7.02, 8.03g, 8.03h Contact the ACC

Can we amend the RCCs?

Yes, refer to RCCs 11.01

Can my lot be split or consolidated with another?

See RCCs 11.04

Are Board Members Paid?

No. We are considered a Domestic Nonprofit Corporation in the State of New Mexico (53-8-2). We serve because we love this neighborhood.

Have another question?

Please email it to: paradisegreenshomeownersassoc@gmail.com

Paradise Greens Golf Course



GOLF COURSE ROAD NW



Easement Areas Include: Association Walls Entryway Easement Corridors Tract A Landscape Areas

⊙ Block 1-P1 Lot Number X Hydrant ◆ USPS