

**SPECIAL EDITION****EL PAJARO PRESS**

Canoa Seca Estates II Newsletter  
CSE II Website: [www.cseii.com](http://www.cseii.com)

**CC&R CHANGE HIGHLIGHTS**

As you may be aware, at our annual meeting on March 1<sup>st</sup>, our community approved amendments to the By-Laws and Declaration of Covenants, Conditions and Restrictions (CC&Rs). In this article, we highlight some of the changes in the CC&Rs.

**Proactive Compliance with Rules**

In the past, items out of compliance were ignored unless someone complained. In some cases, trees grew several feet above the parapet and became difficult to bring back into compliance without killing or severely disfiguring the tree. The Architectural Committee will walk through our HOA three times a year—March, October, and January. The committee members will identify items that are not in compliance with the CC&Rs and send emails to those owners.

The committee performed its first walk-through on March 18<sup>th</sup> and will send emails to homeowners requesting that they bring their homes into compliance. Of course homeowners will be notified about non-compliance issues identified throughout the year as well.

## Vegetation Height

The height of trees and other vegetation on a property needs to be below the height of the parapet in most cases. Palm trees planted before March 2019, Ocotillos, and Saguaro Cacti are exempt from the height requirements. Hedges, i.e., two or more plants along a property line forming a visual barrier must be lower than six feet tall.

For trees and other vegetation that exceed parapet height, it may be possible to get a variance from the Board. Two types of variances are available - permanent and temporary. A permanent variance is available for those plants that do not impact the scenic view. A homeowner can apply for a variance for the life of the plant. A temporary variance is available to permit a homeowner to bring vegetation into compliance over a two year period where the plant is substantially above the parapet and gradual trimming would avoid killing or disfiguring the plant. A form for requesting a vegetation variance can be found [here](#) .

Forms should be submitted to the Architectural Committee co-chairs.

## Palm Fronds

Dead fronds on Palm Trees are required to be removed by June 1<sup>st</sup> of each year. When the strong winds accompanying the summer rains come, the fronds can become flying nuisances and cause property damage. They can also be a fire hazard during electrical storms which are prevalent. It is important that homeowners have them removed by June 1<sup>st</sup>.

## Parking Rules

The parking rules were not changed significantly by the 2019 amendments. But as noted above, the Association will be proactive about enforcing those rules. As a reminder, the CC&Rs limit vehicles parked in a driveway or designated parking space to 7 consecutive days and no more than 10 days in a 30-day period. Recreational vehicles may be parked up to 3 days in front of a home for the purpose of loading or unloading.

The amended CC&Rs recognize the occasional need for a variance, e.g. for a caregiver that comes to the home. Other good causes will be considered on a case-by-case basis. However we can state in advance that too much junk in the garage will not be considered a good cause. The form for applying for a parking variance can be found [here](#).

Forms should be submitted to the Architectural Committee co-chairs.

## Exterior Lighting

Homeowners are required to maintain an operable garage light above their address. Further, lights must not be directed toward or interfere with another owner's use of his/her lot. In general, low wattage/lumen bulbs should be used and the beams should be directed mostly downward. Architectural Committee members have driven through the neighborhood at night and the committee will send notices shortly to homeowners whose lighting needs attention.

## Exterior Paints

The goal of these exterior paint color guidelines is to help us maintain our neighborhood's attractive, coordinated look and thereby contribute to the long-term value of our community and individual homes.

Previously, exterior paint was limited to those colors originally chosen by the developer. The latest amendments to the CC&Rs permit the Board to approve a new paint schedule based on Architectural Committee recommendations and homeowner input. At a Board meeting held March 21<sup>st</sup>, the Board approved a new exterior paint schedule which can be found [here](#).

In the approved paint schedule, several new colors are permitted. They include: Foxtail, Rincon Cove, Dark Shadows, Old Mill, Shadow Effect, and Aquatic (all from Dunn Edwards) and Dragonfly and Dinner Party from Benjamin Moore. See the paint schedule for a chart of what features on the exterior can use each of the colors. One color, Spanish White has been retired. Stucco or garage doors currently painted Spanish White may remain that color until those surfaces are repainted. Also, homes that have white-washed brick are permitted to continue to use Spanish White on garage doors.

The Exterior Paint Schedule applies to objects visible from a neighboring property or common grounds. If you have a hidden nook, feel free to let your creative ideas take flight.

Although you are not required to obtain paint from the above vendors, doing so ensures that you have an accurate color match. The Dunn Edwards Company (4320 E. Speedway Blvd, Tucson) offers a discount for our community. Mention our CSEII account number (301-367-000) when purchasing your paint. If you choose to obtain paints from another vendor, please ensure that the purchased paints are an exact match. The Architectural Committee has seen examples of poorly matched paints in our community.

You can obtain color samples (paint chips) or have your questions answered by contacting the Architectural Committee co-chairs:

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