



"peaceful and quiet ... great neighbors"

Dear Neighbor,

Welcome to Villa Caballeros and congratulations on the purchase of your new home! We are happy to have you as a new member of our Homeowners Association(HOA).

The Villa Caballeros HOA is governed by an elected board of volunteer directors. The Board of Directors is responsible for the financial responsibilities of our Association as well as to maintain members' compliance with the established covenants (CC&R's) and Bylaws of the Association. These documents contain specific provisions regarding what can and cannot be done on our property.

All important documents can be found on our website at www.villacaballeroshoa.com in the Homeowners Section. Items include the CC&R's, Bylaws, General Rules and Regulations, HOA Meeting Minutes and information, and Newsletters. Please e-mail villacaballeroshoa@gmail.com to get your user id and password and let him know if you would like to be added to the e-mail distribution list.

Our Property Manager is Cindy Anderson of Maryellen Hill and Associates. She should be contacted for all community property service issues and questions regarding specific bylaws and any violations. Phone: 760-320-5033 Ext. 225 Email: canderson@mehill.com

Our Billing and Accounting firm is Community Association Financial Services. They should be contacted for any questions regarding your homeowners' dues assessment. Phone: 760-323-7475

You will find some general information which is helpful as a new owner on the next page.

Please fill out the Unit Information/Emergency Sheet and return to Cindy Anderson.

Again, welcome to Villa Caballeros! We look forward to meeting you and invite you to attend a future HOA Meeting to provide your input.

Regards,

The Villa Caballeros HOA Board



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GENERAL INFORMATION

Community Website	<ul style="list-style-type: none"> • www.villacaballeros.com E-mail Jon Smith (jonwonka@icloud.com) for your user id and password.
Main Gate Entry Call Box System	<ul style="list-style-type: none"> • E-mail Cindy Anderson (canderson@mehill.com) to have your name added to the directory. You will assign a phone number that will be dialed when you have guests at the main gate.
Rental of Unit	<ul style="list-style-type: none"> • Units may be rented for no less than one month. • Homeowners are responsible for tenants' conformance to the HOA Rules.
Parking	<ul style="list-style-type: none"> • Garages and guest parking areas may not be used for any other purpose other than parking vehicles. Repairs of vehicles (other than changing a battery, fixing a flat tire or other similar-type maintenance activities), including washing of vehicles, are prohibited. • Parking of campers, trailers, boats, recreational vehicles or other over-sized vehicles is prohibited, except at times such vehicle is being loaded or unloaded.
Pool and Spa Information	<ul style="list-style-type: none"> • Hours of use are 7:00 a.m. – 11:00 p.m. • Use of any pool or spa is limited to owners, lessees, and guests. • Children 14 years and under must be accompanied by someone 18 yrs. or older. • Pets are not allowed in the pool, on deck, or within the gated area of the units. • No smoking anywhere within the pool and spa (fenced in) area. • No glass containers permitted anywhere in the pool and spa area.
Pets	<ul style="list-style-type: none"> • A maximum of two (2) domesticated pets are allowed per unit. • Pets must be leashed at all times when in common areas of the community. • Dogs should be walked outside of common areas and owners are responsible for picking up feces.
Water Shut-Off Valves	<ul style="list-style-type: none"> • When your unit is left unoccupied, it is highly recommended that you turn off the water valve. • Water shut off valves are conveniently located for each unit at the ground level, below each line of units, near the entry to the ground floor units. Each is identified with the unit's number associated with that valve.
Property Management Company	<p>Maryellen Hill and Associates Property Manager: Cindy Anderson 1111 Tahquitz Canyon Way, Suite 120 Palm Springs, CA 92262 Phone: 760-320-5033 Ext. 225 E-mail: canderson@mehill.com</p>

***** ANY KEYS TO COMMUNITY AREAS SHOULD BE PROVIDED BY PREVIOUS/CURRENT OWNERS*****

All Common Area Keys: \$10/each Main Gate key card: \$10 Gate Remote clicker: \$30.00