

PRESIDIO VILLAS II GENERAL INFORMATION

Presidio Villas II HOA

This is a Home Owner Association (HOA) managed community. It is overseen by a Board of Directors elected by the Homeowners according to a Declaration of Covenants, Conditions and Restrictions (DCC & R's) and bylaws. All business dealings with Presidio Villas II Homeowner's Association should be addressed to our mailing address of 6948 S Placita Del Perone, Tucson, Az. 85746. Presidio Villas II Homeowner's Association is registered with the Arizona Corporation Commission as a non-profit organization.

Homeowner's Guide

We offer a Homeowner's Guide for all residents. Contact the HOA Secretary. The HOA will also be happy to provide you with a copy of the DCC&R's.

Monthly Meetings

The monthly meetings are held on the third Tuesday of each month at 6:30 P.M. at the Santa Cruz Lutheran Church, 6809 S. Cardinal Ave. When the weather permits we have them at the Ramada that is located on the other side of the pool. They are open to all.

Monthly HOA Fee

Our monthly HOA fee is \$50.00. Please mail all payments to the above address.

Realtor Transfer Fee

For Realtors, the transfer fee for sales of homes in Presidio Villas is \$250.00.

Insurance Information

This is to advise you that no portion of your unit is covered by any insurance maintained by the Association.

Neighborhood Watch

We participate in the Pima County Sheriff's Crime Prevention Program. The Block Leader can explain this program to you. You will receive materials from the Block Leader to help you recognize and report suspicious activities in the neighborhood. We invite all residents to become active participants in Presidio Villas II effort to help fight crime.

Swimming Pool Information

The swimming pool is open from May 1st until November 1st and is unheated. The hot tub is open year long and heated to 104 degrees. They are maintained for the enjoyment of our homeowners and their accompanied guests only. Persons who rent or lease their homes here in Presidio Villas II are subject to the same rules and regulations as homeowners (DCCR's and Bylaws) and may get a key to the pool area from their property owners only. The pool and hot tub are licensed yearly with the Pima County Health Department. The licenses may be viewed in the Ramada area of the pool.

Parking in Presidio Villas II

Parking is always a problem here, at Presidio Villas II. The Board of Directors, some years ago, amended the parking restrictions to allow two cars on the driveway outside of the closed garage doors. This is fine as long as the cars do not stick out too far. Sometimes homeowners park their third car outside the closed garage door at an angle to keep it out of the street. Parking in any areas that have the red curb are in the fire lane and are subject to ticketing by the Fire Marshall or towing by the Homeowner's Association at the owner's expense. The red painted curbs are NO PARKING ZONES. This is what it means. DO NOT PARK ALONG THESE CURBS; The HOA also has the right to fine homeowner's who allow their renters or guests to continually park in them as well. There are two guest-parking areas near the pool for your guest to park. These should not be used to store broken cars. We regularly post notice on these vehicles and have them towed away.

Rental Properties

Homeowners who rent or lease out their properties here at Presidio Villas II are legally responsible for informing the tenant that they must comply with the DCC & R's. Failure to comply with this rule can result in the automatic cancellation of any lease and/or verbal agreement. A copy of the "Homeowner's Guide to Presidio Villas II" can prevent misunderstandings. Also, the homeowner should include copies of the rules and regulations. Copies of the governing documents are available from the Homeowner's Association, to be provided at the time of the lease or rental. A copy of the Homeowner's Guide for you or your tenant is available from the HOA secretary for a small nominal fee. We must have an accurate & current list of tenants. Please comply with our policy, for the benefit of all concerned. When renting, please submit to us a copy of the lease agreements within 10 days. Include the full name of all persons registered to occupy your rental property.

Trash Collection

We would appreciate it if when looking into a garbage company you would consider Waste Management. This is one that is used in the neighborhood by a majority of our homeowners. We would like to prevent having so many heavy trucks come thru the complex due to damaging our roads. Their telephone number is 744-2600. Tell them you are with Presidio Villas II and you will get a discount.

We would appreciate your cooperation and any suggestions you may have.

Sincerely,
PVII Board of Directors