

SUNSET ACRES II HOA

NEWSLETTER - MAY 2021

WHAT DO THE CC&R SAY ABOUT...

Upcoming Event:
Regular Board Meeting
June 8, 2021 Zoom

This edition of the Sunset Acres II HOA newsletter details highlights and reminders from the association CC&R and Marana Town Code.



Email: sunsetacres2hoa@gmail.com

Website: www.sunsetacres2.com

Parking -

CC&R (7.7) Boats, trucks, trailers, motor homes, etc. are not permitted to be parked on the Lot unless they are housed in the garage. If they do not fit in the garage, they must be stored off-site.

Current HOA Parking Variances:

1. Motor homes/travel trailers (only) may be parked on the Lot while cleaning, loading and unloading in preparation or return from a **trip**. **Strictly** not to exceed 7 days. No maintenance may be done on the Lot. Overnight occupancy is not permitted.
2. Low profile, flat-bed, and/or utility trailers **that cannot be seen over the fence** may be stored behind the fence in lieu of the garage. They are not permitted to be parked on the driveway or unfenced areas of property except when in use for loading and unloading.

Marana Code (Chapter 12-3) Passenger vehicles can be parked in the garage or on *improved* surfaces on your own property. Any unlicensed or inoperable vehicles must not be visible from a Town right of way or an adjoining property. Do not park within 15 feet of a fire hydrant or in a way that visually impedes an intersection in any way. You may only park oversided vehicles (boats, trucks, trailers) in the residential zone during loading and unloading.

Weeds -

Spring has sprung – weeds are popping up! Please keep your yards, between houses, and along the roadsides free of weeds.

CC&R (7.16) Maintain landscaping in a healthy and attractive condition.

Marana Code (Chapter 10-2) Ensure property is free of unkept weeds, vegetation, and refuse.

Pets -

CC&R (7.2) No livestock or poultry - only household pets (limit 4). Pets may not be raised for commercial purposes. No roaming pets.

Marana Code (Chapter 6-5) Pet waste on public or another's private property must be cleaned up immediately. Waste on your property must be cleaned up on a regular basis.



Architectural Review – CC&R Articles 4.1-3 and 7.1

If you are adding to, changing, or altering the exterior of your home or Lot (any size and type of construction, changing paint color, etc.), you must fill out an Architectural Review Form and submit plans and specifications to the committee. Written approval must be obtained *PRIOR* to starting work. The committee has 30 days to review plans and specifications from receipt of a complete submission.

This committee is dedicated to ensuring our neighborhood updates and alterations are in harmony with the surrounding structures and topography and protecting home values. The Association Vice President serves as the Chairman to this committee.

The Architectural Guidelines and Forms are located on the HOA website at www.sunsetacres2.com under “Explore Association Documents”.

Elections – Bylaws

Do you have fresh ideas for the HOA Board? Are you interested in serving your community? Do you wish the Board would do things differently?

Our Bylaws mandate annual elections of the Board of Directors with single-year terms of service. Any owner wishing to run for the Board of Directors may express the desire to be nominated in the October Board Meeting each year. During this October Board Meeting, a process is also established to accept written nominations to the Secretary of the Board through early December.

If you are interested in serving on the Board in 2022, please let a Board member know, email the association at sunsetacres2hoa@gmail.com, and/or attend the October Board meeting to secure your nomination!

Rentals –

CC&R (7.3) No unit shall be rented or leased for less than thirty (30) days. Leases or rental agreements must be in writing and subject to the CC&R.

Garbage Cans –

Please place/remove trash and recycling containers as soon as practical following pick up and please store them where they cannot be seen from the road or adjacent properties (i.e., behind your fence or in your garage).

Please do not store trash receptacles behind the vehicles on the driveway.

Speed Limit –

The speed limit in our neighborhood is **25 miles per hour.**