

IMPORTANT INFORMATION FOR NEW APdS HOMEOWNERS

Welcome to Armory Park del Sol! No doubt you share our excitement about living in APdS and want to be part of our engaged community, which is run by homeowner volunteers for the benefit of all of us. We encourage you to attend APdS Board meetings and other APdS events to get to know your neighbors and contribute your knowledge and experience. Visit the APdS website, www.armoryparkdelsol.org to learn more about our community.

Here are several topics that you might want to pay special attention to. These topics are of perennial interest to APdS homeowners.

Architectural Review: We are proud of the diversity of colors and architectural styles found in APdS homes. We feel a shared responsibility to maintain our homes and to comply with our governing documents (CC&Rs and Design Guidelines). The rules state, among other things, that homeowners are required to submit proposals for any changes to the exteriors of their homes that are visible from the street or walkways, including changes in house color and certain decorations.

Front Yards: Although you own your APdS lot and home, APdS CC&Rs make it clear that your front yard is managed by the Homeowners Association (HOA). We aspire to be a green community in many ways—our solar homes being the most obvious example—including water conservation. You will notice that front yards have a minimal amount of landscaping. This is intentional. APdS CC&Rs stipulate that any changes to your front yard, like planting or removing trees or plants or adding certain decorations, require approval. Horticultural work must be carried out by the Association's landscape maintenance firm. Please help us maintain our green approach at APdS.

Parking: APdS has limited guest parking (about 25 spaces on the interior streets). The CC&Rs stipulate that community parking spaces can be used only by guests. Homeowners are obligated to park their vehicles in their garages—or only briefly in guest parking when, for example, they are cleaning out their garages. Long-term guests or homeowners not parking in their garages for some reason should park outside HOA property, e.g., on the west side of S. 3rd Avenue or on the south side of S. 16th Street.

No Rentals: APdS was conceived as a homeowner occupied community. APdS CC&Rs prohibit renting or leasing our homes (or any room in our homes).

There are many other topics that may be of interest to you. Consult the APdS CC&Rs and Design Guidelines to learn more about the ground rules for APdS homeowners. Please do not hesitate to contact your neighbors, Board members or the APdS manager at First Service Residential with your questions or concerns.