



Welcome to



Park Plazas
A Covenant-Enhanced Community



WELCOME TO PARK PLAZAS!

Park Plazas is a community of 442 homes located around 36 named “Plazas” in paved cul-de-sacs on 154 acres, 75 of which are devoted to open space and landscaped common areas. There are eight miles of walking paths that wind their way through the community for the use of residents and their guests. Park Plazas was built out over 20 years, beginning in the mid-1970s.

THE ASSOCIATION

Park Plazas is a covenant-enhanced community. Covenants are specified requirements for living in a community and are contained in a legal agreement that applies to all lots in the community.

All homeowners belong to our homeowners’ association called Park Plazas Community Services Association (PPCSA). Through enforcement of our covenants, PPCSA strives to ensure that our community is a comfortable, attractive place in which to live, as well as a good real estate investment. New homeowners will receive a booklet containing our governing documents by which all lot owners and residents are bound:

1. PPCSA Articles of Incorporation
2. Bylaws
3. Declaration of Covenants, Conditions and Restrictions.

In the case of rental properties, landlords or their rental agency must provide this booklet to their tenants.

The PPCSA Board of Directors, through its manager, maintains and repairs Park Plazas’ 36 cul-de-sacs, lighting, portions of the water and sewer lines, walking trails and related exercise facilities, mailboxes, signs, playgrounds, tennis and basketball courts, dog park, recreational vehicle storage lot, and the landscaping and irrigation of Common Areas.

The Board hires and supervises the Community Manager and various contractors. Board members are elected at the Annual Meeting and serve three-year terms. Officers are elected for one-year terms. Among its responsibilities, the Board establishes a budget, levies assessments to cover projected expenses and to fund reserves for major repair and replacement of community infrastructure, and enforces the covenants regarding parking, animals, architectural improvements, and use of Common Areas.

The Annual Meeting of the Association is held each March to elect directors and conduct other business. Lot owners are entitled to one vote per lot. All residents are encouraged to attend the Annual Meeting.

CONTACT US

Email or call the Park Plazas manager with questions, needs, concerns, or problems regarding the day-to day operation of Park Plazas:

CommunityManager@parkplazas.org or OfficeManager@parkplazas.org

(505) 471-8809

PPCSA OFFICE - Location and Mailing Address:

Rodeo Plaza Shopping Center

2801 Rodeo Road, Suite E-1

Santa Fe, NM 87507

Scheduled office hours:

9:00 AM - 1:00 PM – Monday, Wednesday, and Friday

LIVING IN PARK PLAZAS

- Streets with green signs – Plaza Blanca, Plaza Azul, Plaza Rojo, Plaza Amarilla, and Plaza Verde – belong to the City of Santa Fe. The cul-de-sacs belong to Park Plazas and are maintained by Park Plazas Community Services Association (PPCSA).
- Trash and recycling collection is Thursday morning. Please place containers out that morning, not the evening before, to avoid attracting wildlife. Once emptied, trash and recycle bins may not be left out on the cul-de-sac.
- The PPCSA website is www.ParkPlazas.org. The site has general information available to the public (such as tenants or prospective buyers) as well as a link to login to private portal for account information and information provided only to registered homeowners.
- PPCSA Board of Directors meets the fourth Wednesday of each month at 6:30 PM. Information about each meeting is provided at www.ParkPlazas.org. All residents are cordially invited to attend. Community input is invited at the beginning and at the end of each meeting.
- *Park Plazas News* is the official newsletter published by PPCSA. It contains important information from Board meetings and other neighborhood news and is distributed by email at the beginning of each month.
- Monthly assessments, including water/sewer billing, are sent as a combined invoice. Payment may be made by automatic bank withdrawal called ACH (registration instructions are available at www.ParkPlazas.org) or by check mailed to PPCSA, placed in the drop box on Fresa Plaza, or dropped through the mail slot at the PPCSA office.
- Parking - all vehicles must be parked in enclosed garages unless the PPCSA has issued a permit for parking in the Common Area or on a garage apron. Permits are issued when there are more cars associated with a lot than garage spaces, oversized vehicles are present, or hardship circumstances exist. Permit applications are available at www.ParkPlazas.org or through the PPCSA office.
- All exterior additions, modifications, improvements, or alterations on homes and lots, including to fencing, must be approved by the Architectural Control Committee. Applications are available at www.ParkPlazas.org or the PPCSA office.
- Planting or modification of adjacent Common Area must first be approved by the Architectural Control and Landscape Committees. Applications are available at www.ParkPlazas.org or the PPCSA office.
- Dogs are welcome on the walking paths. By law, all dogs must be on a leash - Santa Fe City Code 5-5.4. Dog waste must be picked up. Mutt Mitts and trash cans are provided for this purpose in numerous locations along the paths.
- Snow Removal on cul-de-sacs and walking paths is provided by the Association in a timely fashion after an accumulation of two or more inches.
- Amenities include (see map for locations):
 - Tennis and Pickleball Courts - there are two courts for use by residents and their guests. An application is required to receive the key code and is available at www.ParkPlazas.org or at the PPCSA office.
 - Fenced Dog Park - for off-leash dog activities. An application is required to receive the key code and is available at www.ParkPlazas.org or at the PPCSA office.
 - Playgrounds - for use by children of residents and their guests, ages five to twelve. All children using the playground equipment must be accompanied by an adult.
 - Exercise Equipment - located in the Common Area, for use by residents and their guests. Use at your own risk.
 - Basketball Court - for the use of residents and their guests.
 - RV Lot - available for storage of residents' recreational vehicles, boats, and extra vehicles. An application is required, along with a key deposit, to receive a key and is available at www.ParkPlazas.org or at the PPCSA office. RVs may not be stored in cul-de-sacs.

SUMMARY OF COVENANTS

All owners and residents in Park Plazas must comply with the Declaration of Covenants, Conditions and Restrictions for the community. The following summarizes key requirements.

ASSESSMENTS

Monthly statements are sent by email or mail on or about the first of the month and must be paid by the 25th. The monthly statement includes the water and sewer assessment and assessment for Common Area landscaping, repairs, maintenance, and other essential services needed to keep Park Plazas an attractive and viable place to live. A portion of the assessment is set aside for the Reserve Fund which is used for major infrastructure capital expenditures. Assessments can be paid by automatic withdrawal from your bank (ACH - registration instructions are available at www.ParkPlazas.org) or by check mailed to PPCSA, placed in the drop box on Plaza Fresa, or dropped through the mail slot at the PPCSA office. Failure to pay when due could result in a lien being placed on the lot. If monthly assessments go 60 days past due, those for the balance of the year are accelerated and immediately due and payable; if not paid by the 90th day, interest accrues at 10% per annum until paid in full. *(Article IV, Sections 1-9)*

PETS

Dogs and cats must be leashed and under physical control at all times when off their owner's lot other than when within the off-leash dog area. Leashes are required by Santa Fe City Ordinance 5-5.4. Owners shall confine their pet's excretion to their own lot or use suitable plastic bags to pick it up when in the Common Area or on public rights of way. Mutt Mitt dispensers and trash receptacles are located throughout the community. Pets running loose in the Common Area will be reported to Animal Control or, eventually, expelled from Park Plazas if they constitute a nuisance. No animals other than dogs, cats and household pets are allowed, and animals may not be kept, bred, or maintained for commercial purposes. *(Article VIII, Section 8)*

NOISE

Residents shall not disturb other residents with unreasonable noise, including excessive barking by dogs. *(Article VIII, Section 7)*

PARKING

All vehicles, including boats, motorcycles, trailers, trucks, or commercial vehicles, must be parked in a garage, in the recreational vehicle lot or on a public right of way, unless a parking variance is obtained from PPCSA. Variances are granted when there are more vehicles associated with a home than garage spaces, oversized vehicles are present, or hardship circumstances exist. Automobile repairs must be done in enclosed garages or in the RV lot. Garages are for car storage and shall not be converted for living space or other uses. *(Article VIII, Sections 13, 14 and 15)*

CARE OF YOUR PROPERTY

Residents must keep their property neat and attractive, keep the structures – including fences – in good repair, and implement any repairs requested by the Architectural Control Committee. *(Article VII, Section 1)*

If repairs or clean-up are requested, owners have 30 days to remove trash in and around their property and three months to make structural repairs. If an owner fails to do so, PPCSA may do the necessary clean-up or repair and charge the costs to the owner. *(Article VII, Sections 2 and 3)*

Exterior colors for stucco, trim, gates, and fences must follow Park Plazas specifications. *(Article VIII, Section 12)*. Color palettes can be obtained from the Manager and can be found on the Park Plazas website.

Exterior remodeling or construction, including walls and fences, must first be approved by the Architectural Control Committee. *(Article VI, Sections 1-10)*

The cost of repairs and maintenance of party walls or fences must be shared in proportion to use. *(Article V, Sections 1-6)*

USE RESTRICTIONS

No lot may be improved, used, or occupied for other than private single-family residential purposes. Home-based businesses are permitted provided the nature of the business does not require customers to come to the house. *(Article VIII, Section 17)*

LEASING OR RENTING OF LOTS

No owner shall rent or lease his/her lot unless the form of lease includes the following language: "Lessee agrees to be bound by and comply with the Articles, By-Laws, and Declaration of Covenants, Conditions and Restrictions of the Park Plazas Community Services Association as amended, and any Rules issued by the Board of Directors of the Association." *(Article VIII, Section 18)*

Short-term rentals, which are rentals for less than 30 consecutive nights, are prohibited in Park Plazas because they require a business license from the City of Santa Fe, and the clients – i.e., those renting – come to the house. *(Article VIII, Section 17)*

TO PLEASE YOUR EYE

Other than to the extent permitted by state and Federal law, visual nuisances such as antennas, satellite dishes, clotheslines and storage structures are not permitted if they can be seen from the Common Area. *(Article VIII, Section 3)*

“For Sale” or “For Rent” signs are allowed only directly in front of the lot for sale or rent and must be removed within one week after sale or rental or when the listing contract expires. *(Article VIII, Section 4)*

No garbage, refuse or cuttings may be placed outside an enclosed lot except on garbage collection day when they must be packaged and placed in suitable containers according to Santa Fe regulations. *(Article VIII, Section 1)*

Placement or removal of trees, shrubs and other vegetation and improvements on or from the Common Area is prohibited without approval of the Architectural Control Committee. *(Article VIII, Section 6)*

Note that if this summary and the Declaration of Covenants, Conditions and Restrictions conflict, the Declaration controls.

RODEO ROAD

CAMINO CARLOS REY

PLAZA BLANCA

- | | |
|-------------------|-----------|
| 1. CLAVEL | 2871-2891 |
| 2. YUCCA | 2917-2943 |
| 3. MOLINO | 2945-2967 |
| 4. PAJARO | 2969-2979 |
| 5. ROSA | 2981-2993 |
| 6. PALOMA | 3069-3095 |
| 7. PUESTA DEL SOL | 3159-3179 |
| 8. RELAMPAGO | 3154-3174 |
| 9. LIRIO | 3120-3152 |
| 10. CAMPANILLA | 3100-3118 |
| 11. CORDERO | 3066-3096 |
| 12. CISNE | 3026-3064 |
| 13. NUBE | 3000-3024 |
| 14. MARIPOSA | 2978-2998 |
| 15. NIEVE | 2928-2966 |
| 16. LA LUZ | 2900-2920 |
| 17. ORQUIDEA | 2870-2892 |

PLAZA AMARILLA

- | | |
|-------------|-----------|
| 18. NARCISO | 2831-2853 |
| 19. TULIPAN | 2800-2821 |
| 20. CHAMISA | 2830-2852 |
| 21. GIRASOL | 2862-2876 |

PLAZA ROJO

- | | |
|-------------|-----------|
| 22. MANZANA | 2837-2863 |
| 23. RISTRA | 2801-2835 |
| 24. CEREZA | 2800-2836 |
| 25. FRESA | 2838-2864 |

PLAZA AZUL

- | | |
|--------------|-----------|
| 26. COLINA | 2978-2998 |
| 27. FLORES | 2962-2976 |
| 28. LUNA | 2938-2960 |
| 29. PINON | 2923-2957 |
| 30. ESTRELLA | 2981-2999 |

PLAZA VERDE

- | | |
|---------------|-----------|
| 31. IGUANA | 2801-2807 |
| 32. TORTUGA | 2809-2815 |
| 33. CHILI | 2817-2823 |
| 34. ESMERALDA | 2825-2882 |
| 35. JUNIPERO | 2836-2862 |
| 36. PAPAGAYO | 2800-2832 |



NOTE: With the exception of Tulipán and Esmeralda, each cul-de-sac has either even-numbered addresses or odd-numbered addresses.