

www.paradisovillas.com



No Place Like Home !

Paradiso Villas Condominium Community

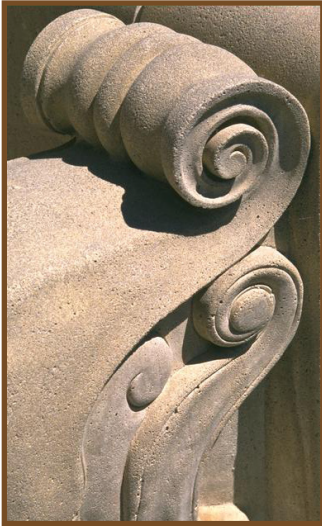
A Unique Residential Setting



1 1400 W. Parmer Lane
Cedar Park, TX 78613

- Information for All Residents -
Provided by Your HOA Board of Directors, 2022


What you should know



Since 2007 when the first stages of construction began, Paradiso Villas was viewed as a new, hybrid concept -- condominiums that were detached homes ! The reality **15** years later has proven this to be a pleasant residential community with property values that have consistently risen.

This prosperity is entirely dependent on three essential elements: a highly committed Board of Directors, the cooperation of Homeowners who **comply with Bylaws**, and a reasonable Budget to support Homeowner expectations. A shared vision makes it possible to continually improve the landscaped grounds, to ensure that homes are in excellent condition, and to foster a safe and peaceful neighborhood environment.

Ownership in Paradiso Villas **means** that the Buyer **acknowledges and accepts** our State-of-Texas approved “Covenants, Conditions & Restrictions” (Bylaws). This is part of the *Closing Documents*. Professional Contractors hired by the HOA Board perform care and improvement of the **entire** community grounds. Residents do **not** have the independent freedom of action that is typical in many Subdivisions.




What are the Homeowner's responsibilities ?

Homeowner's commitment:

- (a) pay the full HOA Fee every month, on time;
- (b) provide your personal MAILING address, email & phone;
- (c) comply with all Bylaws governing this community;
- (d) maintain your home in excellent condition;
- (e) promptly pay any violation fines you have been assessed;
- (f) if you lease your unit, provide contact information for your tenants and your property management company;
- (g) carry “Homeowners ” Insurance for 100% replacement value.
(the HOA does not cover any portion of your unit).


[**Email:** pamco@pamcotx.com] Owners communicate via an online portal account with PAMco, a company which administers the HOA Board and Bylaws. Details and current updates are on the **Contacts** page of our Community Web site.



Where are the answers to Residents' questions ?


Most questions are answered on our Community Web site. **NO log-in** is needed. Access is quick and easy for Owners, Tenants and interested persons alike.

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What is **Mine** in this Deed-Restricted community ?

Paradiso Villas is built on one Condominium Plat, NOT a Subdivision. The Deed of Ownership is **restricted** to the **Condo Unit** itself. Typical for condos, all property outside the Unit is “*Common Elements*.” Homeowners and Tenants are **prohibited** from making changes. Condo lifestyle does not suit everyone, but it is ideal for many. Residents are unencumbered by outside chores and have time to pursue travel or other interests. Examine our “*Community Manual*,” along with all our Governing Documents on the **Deed Restrictions** page of our Web site.



What do I get for my monthly HOA Fee ?


A personal budget covers the needs of ones household. Likewise, the monthly HOA Fee covers a **scope of services** essential to any residential community. It pays for maintenance, repair, and improvement of **all** Common Elements. This includes (but is not limited to): pool, water, collection of garbage & recycling, street resurfacing, curb painting, sidewalks, public lighting, electricity, safety handrails, retaining walls, retention pond, annual tree trimming, irrigation-sprinkler system, grounds upkeep, and special landscaping projects. Funds also pay for the special services of an Association Mgt. firm to administer contracts and legal requirements. Consistent and prompt payment of this Fee is the most basic expectation of every Homeowner. More details on the **HOA Board** page of our Web site.



What are the Pet Rules ?


Pets are like family members. They need attentive and **responsible** owners. Our Bylaws prohibit dangerous dog breeds, noise and odor pollution. No pet may be raised or bred for commercial purposes. Dogs must be held or **on leash** at all times on Common Grounds and must not be tethered outside a Unit or left for hours on a porch (also TX. law). In addition to our own pet rules, the City of Cedar Park laws demand that all feces (poop) be picked up by the pet owner to prevent disease. Leaving feces is a **gross violation** against **neighbors**. It destroys the cleanliness and appeal of our community. Fines will be assessed.

To keep your dog happy, walk him in a variety of areas and guide him away from your neighbor's flowers -- dog urine quickly kills them. Owners are held financially responsible for any damages caused by their pets. More details on the **Our Community** page of our Web site.




Can I add a doggie door, or repaint my Unit ?

No resident may change the exterior of their Unit or alter any common grounds without **first** seeking permission from the HOA Board -- and receiving **written** approval. Owners must submit an "**Architectural Review Request Form**" citing all details in order to petition the work. Painting (even "like-for-like") requires paint ID #s, samples and Board approval. The Board has **30 days** to respond. Our construction and landscaping include Tuscan style elements and colors. Bylaws protect the architectural style and character of Paradiso Villas by restricting independent action of owners. More details on the **Forms** page of our Web site.



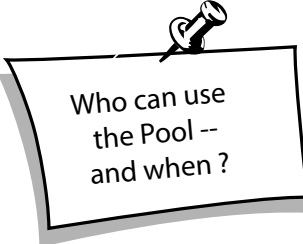
Where can I and my visitors park ?

Parking is strictly prohibited along all **Fire Lanes**, which are **Tow-Away Zones**. These include garage entrances. Any vehicle parking in a Handicap space must display a Handicap placard. Police will ticket illegally parked vehicles. Our Bylaws require residents to use **their garage** for routine parking -- doing so leaves spaces open for visitors. Across the community are 64 guest parking spaces. A parking shortage will exist when residents use their garage for **storage** rather than vehicles. Read a thorough discussion, which suggests great ideas to solve storage issues on the **Our Community** page of our Web site. A Community **MAP** (with parking noted) is provided in this Booklet.



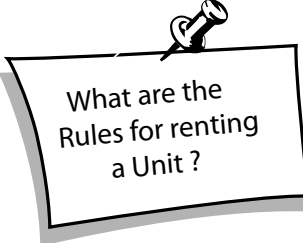
When is garbage and recycling collection ?

All garbage must **fit inside** designated receptacles to prevent vermin from rummaging for a meal. Receptacles must be stored **inside the garage**, and the garage doors must be kept **closed**. Residents may call the garbage company to arrange for a Bulky Pickup, if they have oversized items. Abandoning unwanted large items is "*Illegal Dumping*," an offense subject to Police fines. Garbage is collected every week on Wednesday, and recycling every-other Wednesday. More details on the **Contacts** page of our Web site.



Who can use the Pool -- and when ?

Pets and glass are strictly prohibited inside the fenced pool yard. Our pool is for the sole use of our residents and their guests. Access is by keypad. Anyone under 14 must be supervised by an adult. This facility is **not** available for private parties. Pool season is from mid-March to mid-October. More details on rules and hours on the **Our Community** page of our Web site.



What are the Rules for renting a Unit ?

Units owned by Absentee Homeowners are monitored with vigilance to guarantee that they meet the same standards of repair as all other Paradiso Villas Units and that **Tenant actions comply** with our Bylaws.

No Unit may be subdivided for rent purposes. An entire Unit may be leased for **no less** than six (6) **months**. All "Air B-&-B" and short-term rentals are forbidden. Details concerning tenant names and lease dates must be promptly provided to the HOA and updated with each change. If you use a property management company, you must submit its contact information. Owners will be held responsible for compliance with Article 12 in the "*Declaration of Condominium Regime*." (Unit Leasing pg 36-37). All Governing Documents are available in PDF format on the **Deed Restrictions** page of our Web site.

In Closing,

Paradiso Villas is an exceptionally well-located and unique residential community in Cedar Park, Texas. For over a decade, it has demonstrated its appeal and increasing value. Quarterly Board of Directors Meetings enable homeowners to participate and support many plans and decisions. In an effort to be transparent, our elected Board uses the Community Web site to keep residents informed and to address their concerns.

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Condominium lifestyle (with its restrictions) does not suit everyone, but it is ideal for many. Our Board of Directors invites our Homeowners to partner with them in this mutual endeavor with a shared vision of continued prosperity.

PARADISO VILLAS

Deed Restricted
Condominium
Community



Brushy Creek Rd.
Dam
ENTRY

PARK
ENTRY



www.paradisovillas.com

Fire Lanes
are
Tow Away Zones

P Guest PARKING
64 spaces

— Sidewalks
T Front Entry

← ← 11400 West Parmer Lane
Main ENTRY