

Canoa Estates Inc
2980 S Camino del Sol #114
NBU 296, Door #14
Green Valley AZ 85622

Welcome Renter

Canoa Estates is a welcoming community, and the HOA is maintained as a 55+ Planned Community under the AZ Statutes.

Ensure you download and complete the [Renter Information](#) form and submit it to Denise Pape, President, president@canoaestatesaz.com.

A few things you should know about our subdivision:

1. We are a 55+ planned Community and a self-managed HOA
2. AGRs ([Association Guidelines and Rules](#)) – This is a condensed version of our [Bylaws and CCRs](#). This will help in understanding our subdivision.
3. Parking – No on-street parking is allowed overnight. Parking is restricted to garages and driveways and may not block a sidewalk.
4. Pets – Pima County law requires all pets to be leashed when they are off property. Pets should not remain outdoors unattended due to the high volume of wild animals in our neighborhood. Excessive barking will be subject to fines if reported.
5. Trash Company – While we do not mandate, we strongly recommend the use of *Republic Services* (520-745-8826 | republicservices.com). We own our roads, so maintenance of the roadways is part of our HOA dues. Reducing heavy truck traffic helps preserve roads and lower repair costs.

Subdivision Overview

Our 55+ Planned community was incorporated in 1984 and comprises 140 households, no children under the age of 18, and no rentals for less than 30 days. We are surrounded by the [Canoa Hills Trails](#) Conservation District, which provides more than 5 miles of walking trails. While we are pet-friendly, all pets must be on a leash at all times that they are off their property, including the Trails, where neither people nor pets go off-trail except to use benches or picnic tables.

We have a multitude of wildlife: deer, javelina, coyotes, cotton-tail rabbits, foxes, raccoons, skunks, rock squirrels, Gila Monsters, multiple types of lizards, as well as many songbirds, road runners, Gambel Quail, and large birds like hawks, great homed owls, vultures, Ravens, and oh, don't forget snakes.

The State of Arizona does not support a perpetual view from your lot. We comply with the State ruling; no one can cut down trees in their "view line". We will provide coordination with an arborist to correctly trim trees within a homeowner's view at the homeowner's expense. The trees and shrubs provide erosion control.

We promote good stewardship of landscaping and ask that you maintain a neat and pleasant appearance of the property. There is a 10' pedestrian easement at the front of all properties. We ask that two (2) feet of that frontage be kept clear of cactus and bushes. All

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trees that overhang the roadway must be trimmed to twelve (12) feet to the bottom of the lower branches for vehicle and pedestrian safety.

Hope this information proves useful to you as a resident of our beautiful Canoa Estates subdivision.