

Welcome Realtor:

We hope you are successful in finding a new owner for the home that you are coordinating the sale for.

A few things you should know about our subdivision:

1. We are a 55+ planned Community and a self-managed HOA - Architectural Review is required before closing. Please contact Eric Fritz, Architectural Chair, 303-476-0960, or Denise Pape, Board President, 520-405-7802. Text or call to schedule a review.
2. [Association Guidelines and Rules](#) (AGRs) – This is a condensed version of our [Bylaws](#) and [Conditions, Covenants and Restrictions](#) (CCR's) for the Association. This will help in understanding our subdivision.
3. Our HOA manages the Roads and traffic signage. Common Area Landscape, and the Exterior Appearance of the Homes (Architectural).
4. Preferred 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.
5. Current Annual Homeowner Dues are \$600 for 2026 due before March 1st. After March 1st, they are \$660. After April 1st, a 7% interest will be added to unpaid balances. 2026 will also require a \$450.00 special assessment for our Five-Year Road Replacement Project, also due before March 1, 2026.
6. Rentals – We do not prohibit long-term rentals; however, as stated in the AGR, the rental must be 30 days or more, no Airbnb rentals allowed, and all rentals must comply with 55+ rules. No Business may be operated out of the residence. All Rentals must be reported to the Board. Contact information for the residents is required. Contact president@canoaestatesaz.com to receive a Renter's packet or go to our website canoaestatesaz.com to download the document.
7. Green Valley Recreation (GVR) membership is mandatory. We have GVR centers in close proximity: Canoa Hills Center and Desert Hills Center (both have outdoor pools, indoor workout rooms, and many other amenities), and Del Sol Clubhouse, which has big screen TVs, pool/billiard tables, foosball, darts, and games.
8. Our Subdivision has achieved Firewise Designation. This is an NFPA program that assists homeowners in mitigating wildfire danger. Our certificate is available on our website. Some Insurance Companies provide a discount for being in a Firewise Community.

9. Our major ongoing projects include the improvement of our Common Areas around our subdivision, a five-year Road Replacement project, and continued work with the County on the Surrounding Conservation District and compliance with our Firewise Designation.

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

We take pictures of the property at the time it is put on the market. The County Conservation District Property does not promote the removal of trees surrounding HOAs. We are working to establish a relationship with them to allow us to trim dead branches and remove dead catus within our 200-home fire zone to meet our Firewise designation in future years.

The Board of Directors meets on the Second Tuesday of the month, January, February, March, October, and December. Meeting times and locations are posted on our website calendar. All homeowners are encouraged to attend the meetings and to volunteer to keep our community one of the best in Green Valley.

Hope this information is beneficial in finding a new owner for this home located in our beautiful Canoa Estates subdivision.