

Welcome to Los Paseos! Here is some “getting started” information for new residents.

**The information here is NOT meant to be exhaustive.**

Please refer to the CCR’s for more detailed information.

### **Entrance/Exit**

- There are two “code” towers at the main entrance gate. The left tower code (on driver’s side) is #1776. The right tower code (on passenger’s side) is □□1776.
- Residents may purchase gate remotes from Tritz for \$25 each. Send a check to Tritz Property Management (payable to Los Paseos Homeowner’s Association). Once your check is received, a board member will contact you to arrange delivery of your remote.
- New residents should have received their gate openers and pool key fob at close of escrow. If you did NOT receive these, please contact your real estate agent.

### **Trash Pick Up**

- Trash and recycling bins are picked up on Thursdays, except for holiday weeks. (day later)
- The black container is for regular trash; brown (and blue) cans are for recyclables; green is for green waste. (You may or may not have a green can).
- Contact CR&R with questions at (877) 728-0446.
- Trash cans should be placed in the alley not before 6pm Wednesday/the night before pick-up and must be brought back in no later than noon on Friday/the day after pick-up.
- All trash cans must remain out of view at all other times.

### **Street Cleaning**

- Our streets (inside the gate) are cleaned on Wednesday mornings. Please don’t park cars on the streets within the gates on Wednesdays before noon.
- The City of RSM restricts parking on El Corazon on Tuesdays, from 8am to noon. To avoid a ticket, do NOT park on El Corazon during those hours. You can park within the gates of Los Paseos on Tuesdays from 8am-noon. (NOT in permit-only spaces)

### **Parking Enforcement**

**Los Paseos speed limit is 10mph at all times. Please be careful!**

- PLEASE FAMILIARIZE yourself with the parking rule/regulations (attached)
- *All parking spaces within the gated portion of Los Paseos are for Guest Parking Only, except for the 13 designated “permit only” spaces located throughout the community and designated by a white circle painted on the pavement.*
- Residents are expected to use their garages for parking and **not** for storage that impedes car parking. Two cars must be able to park in garages at all times. Please plan accordingly.
- During the move-in/move-out period, residents can park their cars outside of their garage for up to 45 days. Please contact the property manager and they will “safelist” your car(s).

- Patrol Masters can be reached at (877) 648-0602. Los Paseos is patrolled for unauthorized parking 7 days/week.
- Cars that violate our Parking Rules will be given two warnings (in a 180-period) and then will be TOWED at the owner's expense.
- To safe-list a vehicle (for GUEST overnight guest parking), you will use a code provided by Patrol Masters. Each member gets to use the safe-list code 5 times in a month.
- New residents are encouraged to review the Extreme Hardship Parking Exception program if there are more than two licensed drivers in the household, or for other extenuating circumstances.
- Please see the parking rules (attached) for more information.

### **Pool Area**

- Pool/spa area is open daily from 8am to 10pm
- Key fobs are used to enter the area to use the BBQ, jacuzzi and the swimming pool. A separate key is used to access the restrooms
- Pool access fobs can be purchased for \$100. Send a check to Tritz Property Management (payable to the Los Paseos Homeowner's Association)
- Bathroom keys can be purchased for \$5. To purchase, send a check to Tritz Property Management (payable to the Los Paseos Homeowner's Association)
- Pool is heated between the months of May and October
- Only residents and their guests may use the pool and residents **must accompany their guests AT ALL TIMES while using the pool/spa facilities.**
- Children under the age of 14 must be accompanied by an adult at all times
- NO GLASS allowed in the pool/spa area at any time

### **Online/Web Resources**

- Tritz Portal Access: <http://www.tpms.net/portal/>
- Los Paseos Community Facebook group is a great neighbor resource. It is not managed by our HOA but is useful to communicate and socialize. Search "Los Paseos Community" on FB.

### **Volunteer Opportunities**

- If you would like to participate in our community, please consider volunteering for a committee or holding an elected position on the Board. Board terms are two years, with elections each November.
- All residents are encouraged and welcome to attend our bi-monthly Board of Directors meetings. Agendas are posted at the pool and at the entrance to the community.
- Committees are created as needed and currently include Architecture, Parking, Finance and Landscape. For more information, contact any of your neighbors who are board members or Tritz Property Management.

## **Rules and Regulations**

- In order to maintain the beauty and value of our community, we have a process for architectural modifications. *When in doubt, please ask!*
- Changes to the exterior of your home require an application and approval process. **This includes, but is not limited to: windows, fences, landscaping, awnings, artificial turf, and paint (both stucco and trim). All modifications must be approved before work commences.** *Contact Property Manager for more information and application.*
- Regular maintenance and upkeep of all properties is expected. Please review the CCR's to ensure you understand the community expectations for property maintenance.