

Prado Valley One
Homeowners Association

——
Santa California City Subdivision Units 14 & 15

PVOHOA Document and Rules Control Record-

June 30, 1994: Restrictive Covenants were filed on 6/30/1994 requiring all lots owned by Simpson and Prado Verde sold after June 30, 1994 be at least 10 acres. In addition, the covenants required, among other things, that the use of the majority of the lots be restricted to single family dwellings with a workshop or studio, and prohibited the existence of mobile homes and other temporary structures.

March 8, 1999: Prado Verde Ranch Architectural Committee Inc., was formed (Jerome Willis)

June 14, 2001: Gerald H. and Marylou Boise and a number of homeowners in Units 14 and 15 of the Santa California Subdivision entered into a settlement agreement that amended the restrictive covenant regarding mobile homes and made participation in and payment of dues to the Homeowners' Association mandatory. (Road Agreement Settlement) Persons buying property owned by Mr. and/or Mrs. Boise and the above-referenced homeowners are required to comply with the amended language regarding mobile homes, and pay dues to the Homeowners Association.

December 14, 2001: Certification of Incorporation (non-profit) Architecture Control Committee and Homeowner's Association (doing business as Prado Valley One HOA. HOA bylaws were filed.

December 15, 2010: December 2001 bylaws were amended changing ARTICLE III, Membership Section 2. Membership Dues: **Substituted** "An assessment of one additional lot/share for each permanent residence (or domicile) over (1) per property owner, and one lot/share for a cottage industry with commuting employee(s). For example, an owner with 33 acres, a separate residence for a parent or child, and a cottage industry with one commuting employee would have six (6) lot/share assessment."

For "Dues shall be assessed on a per membership basis no matter how many acres a member owns.

The assessment shall be in the following manner:

- A flat fee per lot/share;
- A flat fee per driver in a permanent residence;
- A flat fee per cottage industry that generates traffic;
- A flat fee per month for a renter or extended stay guest;
- A flat fee for major construction, e.g. house"

July 2014: 1994 protective covenants are replace with new 2014 version

January 1, 2024: Yearly membership dues increased