

Introduction to PV Monaco's CC&Rs

Monaco Homeowners Association's CC&Rs were designed to create a community atmosphere within the Monaco development. The CC&Rs address building site restrictions, use restrictions, setbacks, building heights, minimum size restrictions and the Architectural Committee. Briefly, the CC&Rs cover:

1. Building Restrictions

- a. approval of building and renovation plans
- b. altering of property grade or drainage
- c. outbuildings or garages conforming to architectural design
- d. Unreasonable view obstruction
- e. plantings, fences and structures that obstruct view
- f. service area and yards
- g. outdoor antenna
- h. non-occupancy and diligence during construction
- i. approval by Geologist or Soils Engineer

2. Use Restrictions

- a. maintenance and care of lots
- b. nuisances
- c. signs

3. Architectural Committee

- a. appointment
- b. meetings
- c. plans approval fees
- d. submission of preliminary or tentative plans

4. Setbacks, Building Height, Minimum Size Restrictions

- a. front line setbacks
- b. side line setbacks
- c. building height restrictions
- d. minimum dwelling size