Dear New Homeowner:

Welcome to the Community of The Terrace at Canyon Hills Homeowners Association. It is our hope that you will find it a pleasant place to live. For those homeowners unfamiliar with life in a common interest development, following is an explanation.

The Terrace at Canyon Hills Homeowners Association is a non-profit mutual benefit corporation. The Corporation's charter is to provide community services and facilities for the general use, benefit and welfare of the owners and/or occupants of The Terrace at Canyon Hills. In fulfilling this charter, The Terrace at Canyon Hills Homeowners Association is responsible to operate, maintain and regulate the operations and business affairs of the project's common areas and common interests.

The responsibility for making sure that the Association is fulfilling its charter is given to members of the Board of Directors. The Terrace at Canyon Hills homeowners elect members to the Board of Directors whose job it is to make business decisions and establish policies consistent with the Corporation's charter and governing documents (Covenants, Conditions and Restrictions, Bylaws and Articles of Incorporation). Under California corporate law, each Board member has a fiduciary duty to “...act in good faith in a manner such Director believes to be in the best interests of the Corporation as an ordinary prudent person in a like position would under similar circumstances.” The governing documents of the Corporation vest the Board of Directors with specific powers so it may carry out its purpose. However, the Board of Directors may not take any action of which it has not been vested the specific authority by the governing documents or statutory law.

As a homeowner, you have a right to the use and enjoyment of the common areas subject to control and management by the Association. Use of common areas is controlled by the Covenants, Conditions and Restrictions, as well as duly adopted Rules and Regulations. Please take time to become familiar with these important documents.

In addition to the controls and restrictions governing the common areas, The Terrace at Canyon Hills homeowners are obligated to comply with certain architectural standards and guidelines with regards to their homes and exclusive use areas.

If it is your desire to make a change, alteration or addition to your home or lot's landscaping, and the change can be seen from any portion of the common area, adjoining home or street, then you must submit plans and specifications and receive the written approval of the Architectural Committee prior to the commencement of the
change, alteration or addition. Examples of changes which require approval are: interior and exterior window coverings, installation of screen doors, patio decks, patio covers, landscaping, modifications to drainage, exterior lighting, changes to house paint colors, etc. Please refer to the CC&R’s for detailed explanations and forms.

As a member of The Terrace at Canyon Hills Homeowners Association, we ask for your communication. Your Board members are interested in hearing your ideas, concerns or questions regarding The Terrace at Canyon Hills. We encourage you to put your thoughts down in writing and mail them to our management company, Accell Property Management, Inc., 23046 Avenida de la Carlota, Suite 700, Laguna Hills, CA 92653. Writing provides the Association with a record of your concern or question and allows each Board member the opportunity to read firsthand what it is you wish to communicate.

If you must speak to someone directly or have an emergency, you may call our management company at 949-581-4988. Normal office hours are 9:00 a.m. to 5:00 p.m. Our answering service will relay calls 24 hours a day, 365 days a year, if there is an emergency. For non-emergencies, we will return your call the next business day.

Communication is important to all organizations and communities. To this end, we will include general announcements and newsletters with your monthly statement. In turn, we encourage you to contact us with your concerns and questions.

We look forward to hearing from you.

The Terrace at Canyon Hills Homeowners Association
Board of Directors