



28201 Chula Vista Menifee CA

1 message

Rachel Olivas <rachel@pmismartersolutions.com> Thu, Aug 13, 2026 at 9:36 AM
To: Mercedes Erhahon REALTOR <mercedes@reswealthyteam.com>

Good Morning Mercedes.
HOA Dues: \$129.60 annually, due April 1st.
Pet Restrictions:

- A maximum of two (2) pets (dogs and/or cats combined) is permitted per Lot.
- Only one dog over 100 pounds is allowed.
- Pets must not enter another Owner’s Lot without prior permission.
- Pet owners are responsible for promptly cleaning up and disposing of animal waste.
- Dogs and cats must remain within the living unit or a fenced yard unless on a leash held by someone capable of controlling the animal.

Occupancy Requirements:

- At least one resident per Living Unit must be 55 years of age or older.
- In exceptional circumstances, the Board may approve an additional permanent occupant.
- Any non-qualifying occupant must meet the definition of a “Qualified Permanent Resident,” including prior residency with the qualifying resident and meeting age or support criteria as outlined.
- **Additional Occupants:** In exceptional circumstances, the Board may grant permission for an additional person to permanently reside in the unit.
- **Qualified Permanent Residents:** Any non-qualifying occupant must meet the criteria of a “Qualified Permanent Resident,” meaning they:
 - Resided with the qualifying resident prior to death, hospitalization, prolonged absence, or dissolution of marriage; and
 - Are at least 45 years of age, or are a spouse, cohabitant/domestic partner, or an individual providing primary physical or economic support to the qualifying resident.
 - please note that proof for a livin caregiver will be required.

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Thank you.

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