

# San Elijo Hills Homeowners Association, Inc.

P.O. Box 232, Solana Beach, CA 92075

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Welcome to our beautiful neighborhood! As a homeowner, you have become part of our community and we are happy to have you. You may not be aware, but the Lomas Santa Fe area was deeded from public lands by the United States Government to George. F. Judson on October 5, 1885. Through a series of eight more transfers of ownership, the land finally vested with Lomas Santa Fe, Inc., a development corporation, on April 22, 1966. They planned and built the community that you see today, with the Lomas Santa Fe Country Club as the centerpiece. Each original homeowner possesses a Chain of Title document from the King of Spain through to the homeowner.

Certainly, you received many documents to review and sign during escrow, so it is not unusual for new homeowners to be unaware of the Protective Covenants and Restrictions (PC&Rs) that run with the land and are binding on all parties who so acquire the land. Lomas Santa Fe, Inc. established the PC&Rs in 1973. The PC&Rs and Bylaws were updated by a 2/3 vote of members in 2021 and were officially recorded by the County of San Diego on November 1, 2021. They are posted and easily downloaded from our webpage [www.SanElijoHills1.org](http://www.SanElijoHills1.org) under the Documents tab.

The San Elijo Hills Homeowners Association, Inc. ("HOA") was established in 1975 as a non-profit, California Corporation. It is not a "Common Interest Development" as defined in the Davis-Stirling Act, due to not owning any "common area" as defined in that Act, and thus the Davis-Stirling Act does not apply.

Membership in the HOA is made up of the owners of the 192 lots in the development, now known as San Elijo Hills #1 to distinguish it from San Elijo Hills #2, which was established in 1976. The HOA has Bylaws that call for a seven-member Board of Directors, elected for two-year terms by the membership. All Board members are San Elijo Hills #1 homeowners. Maintenance of the majority of the slopes in the development is the responsibility of the HOA.

Did you know all changes to the exterior of your home, whether it is landscaping, painting, changes in windows and or doors, or any exterior remodeling must be submitted in writing on the Request for Architectural Improvement form (available on the HOA website) and approved by the architectural committee prior to starting any project?

The HOA Board feels it is an honor to serve the collective needs of homeowners, and to do so with as little intrusion as possible. Board members volunteer their time and encourage homeowners interested in joining a committee or running for a Board position in the future to do so.

If you require any information or we can provide assistance to help you as a new neighbor please contact us at [info@SanElijoHills1.org](mailto:info@SanElijoHills1.org).

QR Code to HOA website



Again, welcome to San Elijo Hills #1 beautiful neighborhood.

Membership Committee

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San Elijo Hills HOA represents homeowners of the San Elijo Hills #1 development located in Solana Beach, CA.