

# **ARCHITECTURAL REVIEW COMMITTEE STANDARDS FOR VISTA LINDA NEIGHBORHOOD ASSOCIATION, INC.**

## **MISSION**

The Architectural Review Committee, an ongoing committee of the Vista Linda Neighborhood Association, was created as per Covenants and to ensure the following:

1. Minimal standards for all dwelling(s) within the subdivision.
2. Compliance with existing subdivision covenants.
3. The Association recommendations to assure a standard of building that will be in keeping with the Vision of VLNA.
4. That no exterior construction, addition, structure, or alteration will be made until the plans and specifications showing the nature, kind, shape, height, and location have been submitted.  
in writing and approved by the VLNA Architectural Committee.

## **REVIEW PROCESS**

ALL prospective builder(s), whether professional or homeowner, shall submit site plans to one of the following committee members:

Billy Knight - P.O. Box 789, Ranchos de Taos, N.M. 87557, 575-751-1471  
Bill Thomas - P.O. Box 1747, Ranchos de Taos, N.M. 87557, 575-751-3209

ALL plans must be submitted to the committee for review 45 days before construction is to commence.

Plans will be returned to the owner/contractor within 10 days with approval and recommended changes.

After approval is granted, owner/contractor may apply for a building permit at the Taos County Planning Department.

A copy of the VLNA approval letter must accompany the building permit application.

Approval copies shall be filed with: VLNA Board of Directors  
VLNA Architectural Review Committee  
Homeowner  
Taos County Planning Department

ALL plans shall include:

1. Plot plan showing all setbacks
2. Overall layout of home on site plan.
3. Elevations of all exterior walls.
4. Placement of all utilities (Electric, Well, Septic tank and leach field).
5. Stucco color to be used on all exterior walls.
6. Location showing all neighbors well and septic system placement.

### **PROPERTY SET BACKS**

1. ALL setbacks shall conform to the 20' established easement rule.
2. All building or structure shall be no closer than 50' from the front property line.

### **STYLE OF ARCHITECTURE**

1. ALL building(s) shall be of Pueblo Style with a maximum 3:12 pitch roof.
2. Consideration should be made to achieve maximum solar gain from window placement.
3. ALL building(s) shall contain at least 50% parapets along the roof line.
4. Final color coat shall be applied within 24 months from commencement of construction.
5. Term "permanent improvement" shall include residence, studio, garage, carport, outbuilding(s), storage shed(s).

### **STUCTURE HEIGHT**

1. Stucture height shall not exceed 17' from grade level.

### **SQUARE FOOTAGE**

1. Residential building(s) shall have no less than 1200 square feet of living area.

### **UTILITY PLACEMENT**

1. Utility Placement shall be the responsibility of the homeowner/contractor.
2. Placement of utilities such as Telephone Pedestal, Electric Service Box, Natural Gas Main lines shall be placed within the 20' easement footage.
3. Septic systems shall conform with state and local county requirements in relation to neighbors well and septic systems. Owners must consult with

- Taos County Environment Department for complete regulations.
4. Well placement shall conform with State, County regulations in relation to neighbors septic system.

### **STUCCO COLOR**

1. Proposed exterior color must be indicated at the time proposed plans are submitted to the Arch. Committee.
2. Colors shall be in keeping with earth tone colors of Pueblo Style building(s). Arch. committee can offer recommendations.
3. ALL building(s) shall have a final color coat within 24 months from date of commencement start.
4. ALL building(s) shall be stucco finished with approved colors.

### **PROPANE FUEL TANK PLACEMENT**

1. Propane tanks shall be well hidden from view.
2. Major consideration shall be for the health and safety of all concerned.
3. Placement shall conform with State and County regulations.

### **SITE PREPARATION**

1. During initial site preparation, care shall be taken to only clear such vegetation from the actual site of construction of building(s) as is necessary.
2. Please consider good soil conservation practices.
3. It is the homeowner/contractor responsibility to place necessary culvert(s) to prevent unnecessary flooding of roadways as well as neighbors property. Placement of culverts shall be done when site preparation is done in the initial phase of construction.
4. Natural water flow or flows of arroyo(s) shall not be diverted or obstructed in any way.  
The crossing of an arroyo(s) shall meet N.M. State Engineer's specifications prior to any site construction.

### **PERIMETER FENCING**

1. Perimeter fencing shall not exceed six feet (6') in height. Fencing exceeding six feet (6') shall need a permit from Taos County Planning Department and the Architectural Review Committee.
2. Every attempt should be made not to block adjoining neighbors view(s).
3. Chainlink fencing is discouraged on all perimeter fencing within the subdivision.
4. ALL Corral fencing shall be approved by VLNA or assigned ARC.

## **MAXIMUM LOT COVERAGE**

1. Maximum lot coverage of permanent improvements including walls, patios, and sidewalks may not exceed 25% of lot area.  
Each lot owner shall be required to leave a minimum of 50% natural sage undisturbed on each lot. Parking, driveways, and landscaping are excluded from lot coverage limitations.

## **OUTBUILDING**

1. ALL outbuilding(s) and storage building(s) larger than 150 square feet shall be of Pueblo Style architecture with roofs not to exceed a 3:12 pitch, finished with stucco and color coat to match residence.
2. ALL outbuilding(s) smaller than 150 square feet shall be finished in color to match residence and located within 10' or less of residence.
3. All property owners must submit plans, drawing, and /or specifications for approval to the VLNA Architectural Review Committee a minimum of 30 days prior to construction

## **SWIMMING POOLS**

1. No swimming pool(s) or above ground pools(s) will be constructed, erected, or maintained within the subdivision.

## **SIGNS**

1. No signs of any kind are to be displayed by an owner, renter, within the subdivision, except:
  - A. Signs may be required by legal proceeding(s).
  - B. No more than one (1) "For Sale" sign having a maximum area of 4 square feet in area.
2. Each residence shall be identified by its street number in RED numbers (from Taos County Planning Department) attached to a post, 48" from ground level, located near the primary corner of the property or driveway entrance.
3. Every effort should be exercised to prevent vegetation from covering the numbers .

## **OUTSIDE LIGHTING**

1. No outdoor "farm lights" or utility lights mounted on poles, shall be permitted.
2. Motion sensitive lights are highly encouraged. Motion sensitive lights must turn off within 10 minutes after activation.
3. Solar lights are encouraged whenever possible.
4. VLNA endores Taos County "Dark Skies" ordinance.
5. Be respectful of your neighbors.

## **VARIANCE PROCEDURE**

1. All land use variance request are to be made to the VLNA Board of Directors.
2. The ARC of VLNA will make a review of the proposed variance in keeping with the established standards of Vista Linda Neighborhood Association.

## **SOLAR PANELS / ARRAY(S)**

1. All solar panels mounted on the roof or at good level shall conform with Taos County and/or State of New Mexico Regulations.
2. No neighboring landowner may block the view shed of the solar panel of the adjacent neighbor(s) solar array.

Revised June, 2012.