

PAA-KO COMMUNITIES

ARCHITECTURAL CONTROL COMMITTEE

GUIDELINES

These guidelines shall be effective for

Paa-Ko Village, Units 3-14

REVISED: 4/15/2022

APPROVED BY ACC MEMBERS

4/1/22

PAA-KO COMMUNITIES -ARCHITECTURAL CONTROL COMMITTEE PHILOSOPHY

The purpose and philosophy of the development and the of the ACC is to create and carry out a uniform plan for the improvement, development, sale and use of the Property; to preserve so far as possible the natural beauty of the Property; to limit the erection of poorly designed or proportioned improvements, or the use of unsuitable materials, to encourage the erection of well designed, attractive improvements which are harmonious with their sites and consistent with existing Improvements; and in general, to enhance the environmental quality and economic value of the Property.

The ACC shall have the authority to adopt, amend, add to, replace and rescind, from time to time, procedural or substantive rules to make more definite and certain, and to carry out the purpose of and intent of the provisions of the original Declaration.

ACC Guidelines may vary by Lot, Tract or Parcel as imposed by the ACC. The Subdivision is intended by Declarant to be a unique and cohesive development composed of buildings of high quality and appearance. It is intended that the ACC have the greatest degree of discretion possible in reviewing, approving or disapproving Development Plans. Declarant intends that the ACC shall have the right to consider as the basis for any approval or disapproval of a Development Plan, (a) compliance or noncompliance with certain objective standards set out in the original declaration or in any rules or guideline subsequently published or adopted by the ACC, (b) the nature and quality of the building materials and methods of construction to be used, (c) the location of the proposed Improvements on the Lot, Tract or Parcel (d) the visual impact of the proposed Improvements from the standpoint of style and consistency with other Improvements constructed or approved by the ACC for construction in the Subdivision, (e) the experience and expertise of the general contractor, such other subjective factors as the ACC shall in its discretion, deem relevant or appropriate.

All decisions of the ACC shall be final and conclusive, and no Owner or any other person, association or entity shall have any recourse against the ACC, or any member thereof, for its or such member's approval or refusal to approve all or any portion of a Development Plan or of any materials submitted therewith, or for any other decision rendered under the authority of the original Declaration.

ARCHITECTURAL CONTROL COMMITTEE SUMMARY

1. COMPLETE PAA-KO COMMUNITIES "ARCHITECTURAL CONTROL COMMITTEE" SUBMITTAL FORM (See Addendum #1, 1a, & 1b) *ADDITIONAL FORM REQUIRED FOR CASITA/GUEST HOUSE OR "OUTBUILDING"
2. SUBMIT \$4000 FEE TO PAA-KO COMMUNITIES HOMEOWNER'S ASSOCIATION FOR NEW CONSTRUCTION
3. SUBMIT \$1000 DEPOSIT FOR "ALTERATIONS, ADDITIONS, REMODELS, ETC
4. SUBMIT AMOUNT FOR SEWER HOOK-UP FEE TO: PAA-KO COMMUNITIES SEWER ASSOCIATION (FEE IS CALCULATED ACCORDING TO MOST CURRENT RATE SCHEDULE – CURRENT FEES RANGE FROM \$2500 - \$5000 (PLUS APPLICABLE NM GROSS RECEIPTS TAX) & ARE BASED UPON HEATED SQUARE FOOTAGE
5. SUBMIT SITE PLAN ("TO SCALE") & PRELIMINARY GRADING/DRAINAGE PLAT (FOR BERCO REVIEW) IN ADVANCE OF FORMAL ACC CONSTRUCTION REVIEW MEETING SHOWING THE FOLLOWING:
 - A. ALL SETBACKS & EASEMENTS
 - B. ALL "GOLF COURSE EASEMENTS" (WHERE APPLICABLE)
 - C. BUILDING ENVELOPES (WHERE APPLICABLE)
 - D. LOT NUMBER & ADDRESS ON SITE PLAN
 - E. RETAINING WALLS/PONDING/RIPRAP
 - F. FENCING/LANDSCAPING PLANS/WALLS
 - G. GRADING/DRAINAGE PLAN SHOWING TWO FOOT (2') CONTOURS (ENGINEERED PLAN, IF REQUIRED BY BERNCO)
 - H. FINISHED FLOOR & EXISTING GRADE ELEVATION (IDENTIFIED ON THE SITE PLAN OR GRADING/DRAINAGE PLAN)
 - I. HVAC LOCATION & SCREENING
 - J. SIGNAGE (SIZE & PLACEMENT)
 - K. SEPTIC SYSTEM LOCATION AND SEPTIC TANK RISER
6. SUBMIT (MINIMUM) ONE (1) SET – FULL SIZE & ONE (1) SET (REDUCED TO 11X17) DRAWINGS SHOWING ELEVATIONS; MID-POINT ELEVATION & FLOOR PLAN (BUILDING HEIGHT MUST BE IDENTIFIED ON ALL FOUR (4) ELEVATIONS)
7. OWNER AND/OR CONTRACTOR MUST SUBMIT & COMPLETE THE 'SEPTIC TANK DESIGN & DATA SHEET" (See Addendum #2)

PLEASE NOTE: IF REQUIRED INSPECTION BY CURRENT MAINTENANCE CONTRACTOR (CURRENTLY PRODIGY BUILDERS, INC.) FOR THE PAA-KO COMMUNITIES SEWER ASSOCIATION SYSTEM IS NOT OBTAINED, THE REFUNDABLE PORTION OF YOUR ACC SUBMITTAL FEE WILL BE FOREFEITED.

8. ANY QUESTIONS CALL: (505) 268-2800 OR (505) 281-1900

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SITE PLANNING

SITE PLAN

Lots are a minimum of one (1) acre in size. A finished floor plan elevation is required and shall be identified on the Site Plan. The Site Plan shall indicate existing topography and cut & fill slope banks. Slope of banks should be clearly indicated as shall the drainage flow patterns above and below the property. **ACC will require cut/fill banks that utilize rock, unearthed during grading to maintain a finished planting surface of not less than thirty percent (30%) or larger unless otherwise approved, and ACC may require mitigation when native rock is utilized for final grading work. PLEASE NOTE: The minimum square footage is 1700 square feet (as specified in the Paa-Ko Village 3-14 CCRs).**

SETBACKS

- No structures, including but not limited to, HVAC, porches, steps, driveways or parking, are allowed within setbacks. Fifty-foot (50') setback from the front lot line or from any road. Fifty-foot (50') setback from any structure situation on an adjacent lot. Twenty-five-foot (25') setback from side and rear lot lines. (Building envelopes shall override setbacks).
- No large areas of paving within the fifty-foot (50') road setback other than normal entrance and egress (See Fencing and Landscaping Sections).
- Parking or circle drives within the fifty-foot (50') road setback is discouraged.
- Garbage containers are not permitted in any setback, except for pick up.

(The ACC may grant variances, including but not limited to, "Flag Lots"). Flag lots will almost always require driveway setback variances.

BUILDING ENVELOPES

(Applies to all Lots in Paa-Ko Village, Units 4 – 14)

Lots may contain building envelopes as designated by the A.C.C. Building envelopes are designed to control and limit the area within each lot where all or a portion of construction may occur. Setbacks shall be maintained, however, building envelopes shall override setbacks as otherwise described herein. Following are construction elements that MUST be WITHIN the Building Envelope:

- House/Garage
- Covered Porches
- Out Buildings
- All Roof overhangs

Following are construction elements that may be located **OUTSIDE** the Building Envelope: **(MUST NOT EXCEED SIX FEET (6') IN HEIGHT)**

- Driveways & Walkways/Walls
- Uncovered Patios/Decks
- Pools/Hot Tubs

No plants or vegetation over six feet (6') in height (at maturity), are allowed outside the building envelope with the exception of native plants (i.e., pinon, juniper trees). Non-native plants or vegetation (found on the approved planting list) are allowed within the building envelope.

OTHER SITE DESIGN FEATURES

Roof Height – Twenty-six feet (26') in accordance with Paa-Ko Village Units 3-14 CCRs, based upon approval criteria of Bernalillo County as follows:

- **"Building Height"** will be measured from the natural grade elevation without any fill material being added. The twenty-six feet (26') will be calculated based upon a flat surface of the footprint of the structure. The 26' will be measured to the top of the parapet for a flat roof, or, to the midpoint of the slope for a pitched roof, (and must be shown on all four (4) elevations).
- **Building Heights** must be in compliance with all government ordinances, however, in the event that the Paa-Ko A.C.C. Guidelines are "more restrictive", the Paa-Ko guidelines will govern. To accommodate sloped structural footprints, the A.C.C. shall have the right to approve building heights of up to 30 feet (30') above the natural grade elevation without any fill material being added. Calculation for the thirty feet (30') will be made at a point, which is the center of the structural footprint. From that point, the thirty feet (30') will be measured to the top of the parapet for flat roofs, or to the midpoint of the slope for a pitched roof.
- In all circumstances, whether the 26' or the 30' height governs, each elevation view of the structure will be calculated separately and independently of the other elevation views. Each elevation view is subject to building height requirements.
- "Stem walls" shall not exceed four feet (4') in height without structural engineering and specific approval of the A.C.C.
- Economics are **NOT** a consideration in evaluating the measurement of building heights.

PAA-KO VILLAGE UNITS: 3-14

IN NO EVENT SHALL ANY STRUCTURE BE ALLOWED TO CONTAIN MORE THAN TWO (2) STORIES. Three (3) Story Homes are NOT ALLOWED under any circumstances. Exceptions may be made for Two (2) Story Homes on sloped lots with a Walk-Out level, where circumstances are conducive or where large retaining walls would otherwise be required. Walk-out levels will require specific approval by the A.C.C., which approval shall be final. Walk-outs are most likely to be approved in situations where the walk-out level is comprised of significantly fewer lineal feet than the level above it.

- Basketball goals and backboards/Climbing structures/Trampolines & other outdoor play equipment
 - May be installed on any Lot but must be minimally visible from other lots or roadways. Particular attention should be given to the privacy of adjacent Lots, colors, and obtrusiveness of their location.
- Above-ground hot tubs/swimming pools
 - May be installed on any Lot, however, must be minimally visible from other lots or roadways. Particular attention shall be given to the privacy of adjacent Lots, and must comply with all local, state, & federal requirements for their installation, color, and obtrusiveness of their location.
- Spiral Staircases
 - May be installed, only with prior ACC approval.
- Antennae and Satellite Dishes
 - Except as approved by the A.C.C., no antennae or satellite dishes which are visible from neighboring Lots, Common Area, streets, or public areas, may be installed or maintained.

ROOF TOPS (AS OPPOSED TO DECKS)

None of the above-mentioned items, including lawn furniture, umbrellas, appliances, etc. shall be placed on roof top without prior ACC approval, and (if approved, would be limited to short-term usage.

- Service Yards
 - All garbage and trash container, clotheslines, mechanical equipment and other outdoor maintenance and service facilities must be screened from other Lots, Common Area, streets or public areas.
- Visual Storage Tanks
 - All tanks or similar facilities shall be approved by the A.C.C. and shall either be shielded from view by walls or structures or shall be located underground with all visible projections screened from view. Use and/or construction shall comply with all applicable codes & ordinances.

COMBINING LOTS

Two commonly owned contiguous Lots might be combined into a single home site with the consent of the A.C.C. Any requested reconfiguration shall be submitted by the Owner early in the design phase, and the A.C.C. must approve the reconfiguration. Once approval and recording are completed by Bernalillo County, a final document with newly assigned address must be provided to the ACC.

For purposes of these Guidelines, combined Lots shall be considered as one (1) Lot.

GRADING

The purpose should be to create smooth slope transitions between grade changes, integrate buildings and site improvements into the site, minimize negative impacts of grading during construction, and encourage the use of landform as a landscape design element.

- Fill dirt is discouraged and only allowed with A.C.C. Approval. Sloped lots may require some fill.
- Areas to be filled with off-site material must have a grading, drainage & revegetation plan.
- Where grading is in public view: create smooth slope transitions between grade changes.
- No cutting, filling or earthwork disturbance from construction vehicles may overlap onto adjacent property.
- Planting of disturbed areas shall be completed as soon as possible (normally within 30 days of final grading). However, consideration should be given to soil environment and best planting times.
- Cuts and fills should be kept to a minimum to reduce visual impact.
- Extensive use of solid masonry footing stem walls shall be desired to minimize lot grading and to preserve natural landforms. Heights of stem walls are limited to 4 feet without specific A.C.C. approval.
- When granting permission to import fill material to the site, the A.C.C. shall have the absolute and final right to the location of fill, as well as the amount, height and type of fill material being used.
- Cost shall **NOT** be a consideration for the use of fill material. Fill material to enhance views is not acceptable.
- A finished floor elevation is required and shall be shown on the site plan, and all grading/drainage plans shall have two-foot (2') contours.

DRAINAGE

To provide safe and efficient drainage and minimize deviation of the natural flow of run-off on the property. To preserve drainage easements and arroyos and “man- made” drainage easements so they blend into the community and serve as open space and landscape amenities. (See Bernalillo County Memo pertaining to driveway culverts – attached).

The primary function of the natural arroyos is to safely convey the upland storm water flows through the property. Their function is not to receive free discharge of storm water flows from adjacent developed lots that could cause damage to the natural arroyo system. Lots that are adjacent to natural arroyos may require management of flows from the developed areas of the Lots to prevent negative impacts. Flow into the natural arroyos should approximate that which occurred prior to development of the Lot.

Retention of runoff on site may be required to minimize flow to the existing drainage system. Techniques to assure compliance with these provisions must be defined in drainage plans for each Lot and approved by the A.C.C. prior to the start of construction.

- The homeowner may enhance vegetation on the lot, including the area of any drainage easement, through the addition of approved plant materials. However, the addition of such plant materials shall not reduce or restrict drainage flows or redirect drainage flows to cause damage.
- Adjoining properties shall be protected. Do not alter the existing drainage patterns of a site affecting the quantity or velocity of water that drains onto adjacent properties unless the changes are part of an overall drainage plan and provisions are made to accommodate altered drainage patterns. Plan must be approved by appropriate governmental authorities.
- Set finish floor elevations according to federal and local flood requirements and to conform to grading concepts previously discussed.
- Always drain water away from buildings.
- All drainage plans must comply with applicable governmental ordinances. Responsibility for compliance lies with the homeowner and not with the A.C.C.

PARKING

To allow each residence adequate parking while minimizing impact of the parking areas.

DRIVEWAYS

To minimize the visual impact of the paved surface area.

- Driveways should be located to minimize their visual impact on important natural features of a Lot, such as: large or significant plant materials, washes or drainage ways, and to minimize disruption of the existing landscape.
- Driveway widths and surface area should be minimized
- Exposed aggregate concrete (utilizing integral coloring), colored concrete, natural concrete, flagstone, native gravel or black asphalt are all acceptable paving materials. The coloring of concrete should reflect the earth tones, be low in reflectivity and compatible with the surrounding natural environment.
- Driveways shall be located at a minimum of twenty- five feet (25') from side lot lines at all points along the driveway (see Landscape Section).
- The A.C.C. shall specifically have the right to grant variances, as a part of its rights to grant variances herein, as shall relate to driveways on “Flag Lots” (lots with minimal street frontage).

ENTRYWAYS

To provide owners with an individual identity at streetscape.

- Entryways shall be limited to forty feet (40') of lot frontage. The 40' limitations include driveway width and wing walls, if any.

ADDRESS MARKERS

Owner may install address identification. Numerals must be a minimum of 6" in height, may not exceed nine inches (9") in height, and must be of materials and colors which harmonize with the building design. Address monument may not exceed seventy- six inches (76") in width and fifty-five inches (55") in height.

SITE WALLS

- Courtyard and architectural walls should be constructed of materials and colors, which match the building exterior.
- Walls should be as low as possible.
- Retaining walls, immediately adjacent to or connecting with a building, should be constructed of a material that visually matches the exterior building material or that is an integral material in the landscape, as approved by the A.C.C.
- Site walls not attached to structures will be limited to six feet (6') without structural engineering and specific approval from the A.C.C.
- Site walls associated with the structure, such as "stem walls" shall not exceed four feet (4') without structural engineering and specific approval of the A.C.C.

FENCING

The following are general guidelines for lot owners. Any fence design and material must be approved by the A.C.C.

- No Fencing of any type inside golf course easements **(Golf Course Lots Only)**.
- Fencing subject to all subdivision setbacks and A.C.C. approval
- No Fencing except six-foot (6') maximum, stucco wall; (color must match residence).
- A.C.C. will consider iron or iron/stucco combinations, to be specifically approved by the A.C.C. (color of wrought iron shall be submitted for review & approval)
- Invisible "Dog Fencing" shall be allowed.
- Any Fencing must be approved by the A.C.C.

OUT-BUILDINGS/SUPPLEMENTAL STRUCTURES -

- Supplemental structures (which include a guest house) may accommodate kitchen facilities and may or may not be detached from main residence.
- Square footage (under roof) shall be no more than 30% of square footage (under roof) of primary residence without ACC approval.
- Supplemental structure must not be rented.
- Notification of adjacent property owners strongly recommended.
- Metal/Woodsheds, etc. must be finished (stucco) to match existing residence.
- The materials and colors of supplemental structures shall be integrated with those of the main residence and will complement the structure and/or natural site landscape.
- All submittals for outbuildings must be included in the development plan and approved in writing by the A.C.C.
- Under no circumstances will cost be a consideration for complying with above requirements.

GUEST HOUSES

Minimum Size	500 square feet; however, must meet all Bernalillo County requirements
Maximum Size	Subject to A.C.C. Approval, and Bernalillo County Requirements
Maximum Baths	Two (2)

Architectural – (For Guest Houses/Studio Spaces)

1. Only one (1) house per lot
2. Must match primary dwelling in style, exterior colors & materials
3. No multiple metering for utilities at primary dwelling. Only single utility hook-ups allowed to all utilities, unless specifically approved by ACC.

Maximum Height – (For Guest Houses)

Not to exceed eighteen feet (18') from front elevation to top of parapet or roof ridge

Guest House must be in compliance with all government ordinances, which may be more restrictive than those at Paa-Ko. Bernalillo County may or may not allow Guest Houses.

TENNIS COURTS AND OTHER SPORT/RECREATIONAL SURFACES

To create the most inconspicuous tennis court or sport/recreation area possible.

- The playing surface must be screened from view of neighboring Lots and streets.
- A combination of solid walls and approved colored fencing (black or anodized bronze) is recommended and may be required. The height of perimeter protection may be limited if, in the opinion of the A.C.C., such devices would be unattractive. Galvanized will not be allowed.
- Vinyl or PVC coated chain link may be allowed with A.C.C. approval only for this purpose.
- Additional landscaping with indigenous trees may be required to mitigate the court's visibility from nearby street, lots and common areas.
- Ramadas, storage rooms, and connecting walkways must match the main house and surrounding landscape.

VOLUNTARY LIGHTING STANDARDS

Lighting standards focusing on limiting the kind and quantity of light from undesirable sources can help to preserve views. (See Outdoor Lighting Standards – Addendum #4) for some VOLUNTARY recommended lighting suggestions. Careful attention to the selection of fixtures, which are shielded or filtered to minimize ambient light, is essential to preserving night views. The A.C.C. shall have the right at any time, without notice, to impose, change or delete lighting standards.

It should be noted, however, that installation of any lighting with Paa-Ko Communities must adhere to all Bernalillo County ordinances (including, specifically the Bernco East Mountain “Night Sky” Ordinance), in addition to receiving approval by the A.C.C.

- No lighting will infringe on the neighboring property and/or produce excessive glare.
- An excessive number of fixtures, or excess light levels and glare will not be allowed.
- Lighting of plant materials shall be achieved with hidden light sources. These include surface mounted fixtures; lamp recessed in building soffits, overhangs and walls; lamps recessed in the ground; and lamps hidden by plant materials.

- Exterior fixtures shall be located and oriented to focus light inward to minimize light encroachment onto neighboring residences.
- Building mounted lighting must be directed downward away from adjacent Lots, streets and public spaces.
- Tennis court, and any other sport court light fixtures must comply with all other type and shielding requirements outlined in these Guidelines and must be specifically approved by the A.C.C.
- Exterior fixtures mounted on buildings shall be no higher than the line of the first story or eave, or, where no eave exists, no higher than twelve feet (12') above finished grade and shall be fully shielded to prevent visibility of the light source from the other Lots or Common Area.

Shielding and Filtering Requirements:

Proper shielding and filtering, as well as care in the selection of light sources, should be used to reduce ambient light.

- Warm white and natural lamps are preferred to minimize detrimental effects.

SIGNAGE

SIGN REGULATIONS (Revised 11/11/20)

In accordance with Section 4.7 of the Comprehensive Declaration of Covenants, Conditions and Restrictions for Paa-Ko Communities, the Architectural Control Committee (ACC), hereby establish the following sign regulations.

Violation of sign regulations will result in the confiscation of signs by the A.C.C.

No signage of any kind shall be allowed except within approved sign frames available from the A.C.C.

VACANT LOT SIGNS

- Only one (1) sign is allowed per Lot
- No banners, balloons, streamers or other foreign materials may be attached to the sign.
- No signs allowed except in accordance with current sign regulations.
- Signs must be located within the lot boundaries.

SPEC HOMES

- Builder Spec Homes may have one sign, not to exceed 36" x 18" x in size.
- No banners, balloons, streamers, or other foreign materials may be attached to the sign. Flags not allowed.
- Realtor "For Sale" signs may not be placed on lots in addition to Spec Home Signs. (One sign allowed per Lot).
- Signs must be located within the lot boundaries.
- Financing, subcontractor or similar types of signs are not allowed.
- One (1), additional, "Open House Sign" may be used, and only during hours the open house is in progress.

CONSTRUCTION SIGNS

- Only one (1) construction sign is allowed per Lot and must be approved by A.C.C. prior to installation.
- Construction signs are not allowed in addition to realtor, or any other sign and size must not exceed 36" x 18" wide with a 5'-6' maximum height from finish grade to the top of sign
- Signs must be located within lot boundaries.

- Temporary Address Signage (#Only) shall be placed at driveway or curb (not to exceed 15"x15") for new construction

DIRECTIONAL SIGNS

- No directional signs of any nature are allowed with Paa-Ko except those provided by the developer.

FOR SALE SIGNS / OWNED RESIDENCES

- The same rules apply as those for vacant lots.
- Signs will be allowed on "Sold" properties only until closing.
- For rent signs are not allowed in addition to "For Sale" signs.
- One (1) "Open House Sign" may be used, but only during the hours the open house is in progress.

MAILBOXES

If mailboxes require grouping at the street, they will be designed in a consistent fashion through the subdivision by the A.C.C. and located at specific locations. The A.C.C. and the U.S. Postal Service will determine the location of the mailboxes.

ARCHITECTURE

MATERIALS

- On any single building, the materials for exterior application shall be limited in number, compatible with one another and in scale with the building.
- Take care that materials do not detract from the building's overall appearance or become visually complicated.
- Siding materials shall extend down to finished grade to eliminate areas of exposed foundation.
- The detailing of any elevations exposed to public view should be consistent with the front elevation.
- Materials and colors of built structures will be common among dwellings and will complement the structure and/or natural site landscape.
- Wood accents must be specifically approved for color and product.
- Stone/Brick accents are allowed subject to specific approval for color and product.
- Outbuilding/Supplemental Structures to match primary residence in stucco material & color as otherwise defined. The materials and colors of supplemental structures shall be integrated with those of the main residence and will complement the structure and/or natural site landscape. Outbuildings/Supplemental structures will accommodate kitchen facilities and may or may not be detached from main residence.
- These exterior materials **may not** be used:

No Metal Cladding	No Modular or Mobile Homes Permitted
No Exposed Concrete Block	No Brick
No T-11 Siding	No Log Homes

COLORS

- In general, colors for roofing shall be darker in color and hue than the building's exterior walls.
- Color may be chosen from preapproved colors established by the A.C.C.
- Colors for exterior artwork and sculpture should be muted tones chosen to blend rather than contrast with the residence's surroundings.
- Colors, including those on the approved listing, must be submitted on a "sample" board for approval.

EL REY STUCCO

APPROVED*

103 Sand
105 Bamboo
106 Buckskin
115 Cottonwood
116 Adobe
117 Fawn
118 Suede
121 Sandalwood
122 Straw
127 Hacienda
103 Pueblo
135 Sahara

PAREX – AKA “EL REY”

Deerskin
Buffalo
Clay
Tierra
Dry River
Pottery

STO –

1001 Pecos
1003 Santa Fe Brown
1004 Adobe Brown
1005 Pueblo Brown
1006 Suede
1011 Tumbleweed
1015 Mocha Cream
2207 Mesilla
2501 Alamo

PLEASE NOTE: The “approved listing of exterior finish colors is not a final listing. **ALL Colors, (both on the listing as well as those not on the current listing, must be submitted to the A.C.C. (on a sample board) for final approval. The sample board should include manufacturer/supplier/contractor for exterior finish.**

ROOFS

- Roof mounted appurtenances other than solar panels (air conditioning/heating units, etc., except for chimneys and structural elements of the building) shall be totally screened from view as part of the architectural style of the building and not visible from neighboring property or public right of way.
- Every attempt should be made to minimize the visual impact of solar panels. Roof mounted solar panels and equipment should attempt to ~~shall~~ match the roof in color and appearance. Panels shall be an integrated part of the roof and building design and mounted directly to the roof plane.

PLEASE SEE ADDITIONAL SOLAR SYSTEM INSTALLATION ADDENDUM.

- Gutters, downspouts, scuppers, overflows, canals, and other water capture/control devices must be approved by ACC as to color/placement.

ROOFING MATERIALS

- “Galvalume” roof is acceptable.
- Concrete roofing material is approved.
- Approved roof tiles are to be flat tiles only
- Asphalt shingle roof is disapproved.
- Pro-panel roofing is allowed (standing seam or normal corrugated metals are recommended and should be approved on an individual basis).

METAL ROOFS

AMERICAN BUILDING COMPONENTS /METAL MART

- Forest Green
- Evergreen
- Galvanized
- Patrician Bronze
- Tudor Brown

SLATE ROOFS

- MONIER/LIFETILE, EAGLE & OTHER MANUFACTURERS – CONCRETE ROOFING (FLAT)

PLEASE NOTE:

To receive approval for a selected roof tile color and profile, a sample **MUST** be submitted (actual tile from the building supplier) by you or your contractor.

Roofing tile model numbers change too frequently for an accurate listing to be provided to potential builders in the Paa-Ko Village 3-14 subdivision.

PLEASE BE REMINDED:

ONLY flat roofing tiles will be considered for approval. **NO** roll or barrel tiles will be approved.

CHIMNEYS

- Chimneys shall not exceed two feet (2') in height above the highest point of the attached structure.
- Chimneys should be designed to be in scale and proportion with the architecture of the building. All metal flashings, etc., must be painted.

GARAGE DOORS/GUTTERS/DOWNSPOUTS

- Materials must be integrated with those of main residence.
- Side entry garages are preferred to those fronting the street.
- Colors matching the exterior finish are approved and encouraged. “Black” exterior finishes will not be approved for garage doors; gutters; downspouts.
- Color to match or closely match the exterior of the structure. A.C.C. may approve (depending on specific site issues) a deviation from this requirement, if warranted.

WINDOWS

- All colors for exterior window finishes must be submitted (actual sample; not brochure) for review & approval by the ACC.
- In no event, will “black” windows be approved for development plans or alterations on existing homes.
- Strongly contrasting exterior finishes will not be approved.

SCREENS AND SHADES

Overhead screens, shade covers, patio roofs, and other similar structures shall be constructed of materials and colors to match or complement the architectural style of the building.

HVAC EQUIPMENT –

Must be screened with stucco pony wall or with vegetation, as approved by ACC

LANDSCAPING

GUIDELINES FOR PLANTING @ UTILITY STUB-OUT AREAS

Some research has been done on landscaping in the utility easements and the following guidelines must be followed. The Paa-Ko Information Center has additional information and updated contact phone number for further assistance.

As per the **New Mexico Gas Company**, landscaping must be two feet (2') to three feet (3') from all sides of the gas meter. The gas meter and riser may be painted; however, the Index Dial (where readings are taken) may not be painted. The Architecture Control Committee has approved the color (Dunn Edwards Paint) "Cactus Cream" for the meter and riser.

As Per **Entranosa Water & Wastewater Cooperative** (505) 281-8700, the water meter cans may be painted black or brown. The Architectural Control Committee has approved the color ("Navajo Brown"). In the event of a water leak, Entranosa notes that landscaping may be washed out. Entranosa would need to have access to the water meter and might need to dig trenches, holes, etc. and would not be responsible for any damages to landscaping.

As per Public Service Company of New Mexico, no planting is allowable within one foot (1') on each side of transformer or ten feet (10') in front of transformer. No planting is allowable within one foot (1') on each side of second pedestal, nor four feet (4') in front of pedestal. Any repair crews needing access will physically remove any fencing, which does not allow access. An example of fencing which would be accessible is at the front entrance as one enters Paa

-Ko. On the right side of the road utility boxes are behind a rail fence. The rails in front of the boxes lift out allowing access.

As per Bernalillo County Public Works (505) 848-1500, the maintenance area varies at the rear edge of the bar ditches. No planting is allowable in that area. You will need to call Bernalillo County to verify the planting area, as the bar ditches vary in width.

As per Century Link, landscaping is allowable around the utility lines. Phone lines are buried one foot (1') below the surface.

Call – 811CALL (505) 811-2255, to call for a spot check prior to digging around any utility lines. They must be given 48-hour notice before any digging occurs. This service is free.

The information provided above is strictly for the convenience of the users and is intended or provided to provide guidelines only. Neither the Association, its directors nor the A.C.C. accept any responsibility for the accuracy thereof. Interested parties should contact the Utilities directly to ensure that they are correctly interpreting any requirements those Paa-Ko lots may be subject to.

PLANTING GUIDELINES

Care should be taken to protect all plants.

- All improvements should be sited to avoid existing trees if possible. It is recommended that reasonable efforts be made to transplant all significant and transplantable materials.
 - Competent professionals should be consulted prior to transplanting any natural materials.
 - Residential Lots shall be maintained in a neat and attractive condition. Minimum requirements include replacing dead or dying plant materials and general clean up.
 - The use of buffalo or other approved native turf is encouraged when appropriate.
 - Additional landscaping is allowed and is to be limited to approved materials; nothing other than natural-to-site materials will be permitted in the 50-foot front setback with minimum lot changes preferred. Use of low maintenance and low water materials is recommended.
- **Building Envelopes – Applies to lots in Paa-Ko Village Unit 4-14 only. No plants or vegetation over six feet (6') in height (at maturity) are allowed outside the building envelope with the exception of native plants (i.e., pinon, and juniper trees). Non-native plants or vegetation (found on the approved planting list) are allowed within the building envelope.**

Central Corridor – 50-foot setback from the street right-of-way: All indigenous materials

Return disturbed areas to pre-development condition

View from the road shall be protected

View into lots to be perceived as native or natural

The following is a list of the approved plant selection for the 50-foot setback:

TREES:

- Pinon Pine
- One Seed Juniper
- Gambel Oak
- Hue Oak Shrubs
- Apache Plume
- Mountain Mahogany
- Threeleaf Sumac

GRASSES:

- Nolina (Beargrass) Perennials
- Any Wildflower from Plant List Grasses
- Blue Grama and Side Oats Grama
- Buffalo, Alkali, Sacaton
- Western Wheat Grass
- Indian Rice Grass

LAWNS

A number of alternatives to traditional lawns offer ease of maintenance and low water use, including grama grass, buffalo grass or the somewhat drought resistant rescues. If you want any bluegrass lawn, consider setting your mower at least 3" high; longer grass needs less water and fertilizer than closely cropped grass. Bluegrass is not allowed within the fifty foot (50') native streetscape setback. The planting of Bermuda grass is not permitted.

- Views from the street of bluegrass lawns within the Private Areas should be minimized.
- Layout of the individual residential lots has been designed to protect natural drainage systems. These drainage systems should remain in a natural state, with no vegetation or landform damage.

TREES

The following is a list of trees that are not allowed for planting:

- Siberian Elm
- Boxelder
- Willow (salix)
- Tree of Heaven
- Silver Maple
- Tamarisk
- Lombardy Poplar & other Cottonwoods and Poplars
- Colorado Spruce*

*Colorado Spruce is shallow rooted and require large amounts of additional water to survive. (Note: When planting tall trees, courtesy and neighborliness indicate that you should consider your neighbor's view as well as your own.)

HORSES

- Horses are not permitted except on certain Lots as mentioned in the Supplemental Declaration of the CCRs
- The materials and colors of built structures for horses shall be integrated with those of the main residence and will complement the structure and/or natural site landscape.
- Setbacks for horse areas are to be a minimum of two hundred feet (200') from any adjoining non-horse Lot.
- Horses must be fenced in corral only with no pasture allowed.
- Horses must have barn and corral.
- Horse corral cannot take more than 10% of the lot acreage
- No metal structures shall be built (buildings must match all other structures).

CONSTRUCTION

COMMENCEMENT OF CONSTRUCTION

Once plans have been approved by the A.C.C., the Owner must begin construction within one year and substantially complete construction within one year thereafter. Any request for an extension must be approved by the A.C.C.

APPLICABLE LAWS/LICENSING/QUALIFICATIONS

Any builder/construction supervisor of new home construction in Paa-Ko agrees to be bound by, and comply with all federal, state and local laws, ordinances and regulations (the Laws) applicable to the construction work, including by not limited to, equal employment opportunity, minority business enterprise, women's business enterprise, disadvantaged business enterprise, safety and all other Laws with which the Builder/Supervisor must comply; further, they must comply with the National Pollutant Elimination System (NPDES) Program and the Storm water Pollution Prevention Plan by obtaining a SWPPP permit. The Building/Supervisor shall be liable for all costs and expense attributable to any acts of commission or omission by themselves, their employees, and agents resulting from the failure to comply with Laws, including by not limited to, any fines, penalties or corrective measures. All Builders/Construction Supervisors shall be registered with the Labor and Industrial Division of the New Mexico Department of Labor.

The A.C.C. shall have the right at any time to require owners/builders/construction supervisors in Paa-Ko to be licensed. Licensure requirements shall be at the discretion of the A.C.C. and may include state as well as county licensing requirements. Furthermore, the A.C.C. shall have the right to review building qualifications and past experience of builders/construction supervisors prior to granting construction approval to build in Paa-Ko.

NEW HOME CONSTRUCTION CHECKLIST

PLEASE PAY CLOSE ATTENTION TO THE FOLLOWING INFORMATION TO AVOID COSTLY AND FRUSTRATING PROBLEMS WITH THE CONSTRUCTION OF YOUR NEW HOME IN PAA-KO.

ARCHITECTURAL CONTROL APPROVALS

No construction is allowed without Architectural Control Committee Approval.

All the following information must be submitted at 1717 Louisiana Blvd., NE Suite 111, to receive approval to begin construction. Refer to CCRs (Covenants, Conditions and Restrictions) and Architectural Control Guidelines (most recent revision) for specific project requirements.

- Architectural Control Committee Request for Design Approval Form (An additional form is required for Guest Houses).
- \$4000 check payable to Paa-Ko Communities Homeowners Association. **Up to \$3200** may be refunded upon final inspection/approval, for new construction. \$1000 deposit (fully refundable) for all other A.C.C. approvals for alterations, additions, remodels, etc.

- NO REFUND SHALL BE MADE UNLESS ALL REQUIREMENTS DESCRIBED HEREIN HAVE BEEN MET AND COMPLIED WITH.
- \$2500 - \$5000 (plus 5% nmgrt) for Sewer Hook-up Fee, payable to Paa-Ko Communities Sewer Association (in accordance with the current rate schedule)
- One (1) complete set of construction plans (specifically highlight setbacks from all property lines, and “no build easements”, building envelopes (where applicable), setbacks to any driveway or structure, and the height of the building at its highest point.
- Septic Tank Design and Data Sheet*

****PLEASE NOTE: IF REQUIRED INSPECTION BY PRODIGY (CURRENT MAINTENANCE CONTRACTOR TO PAA-KO COMMUNITIES SEWER ASSOCIATION) IS NOT OBTAINED, THE REFUNDABLE PORTION OF YOU'RE A.C.C. SUBMITTAL FEE WILL BE FORFEITED.***

If there are any changes from the original approval, the A.C.C. must be notified in writing.

BUILDING PERMITS

Contact the Bernalillo County Building Department to become familiar with all requirements that need to be met prior to building.

CONSTRUCTION SITE REQUIREMENTS

- Driveways must be graveled, and utilities installed prior to any other construction to prevent the tracking of mud into the streets and to provide access for construction and deliveries
- Dumpsters, portable toilets and construction materials should not be in the street or readily visible from the street.
- All sites should be kept in a safe and clean condition.
- Refer to sign requirements within the Architectural Guidelines. – ANY/ALL Signage MUST be approved by A.C.C. prior to installation.

CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES, ETC.

Any Owner or Builder who desires to bring a construction trailer, field office, or the like shall obtain written approval from the A.C.C. by submitting a copy of the architect's site plan with proposed locations of the construction trailer or field office, the portable toilet, and the trash receptacle.

DEBRIS AND TRASH REMOVAL

Trash and debris shall be removed from each construction site frequently and not be allowed to accumulate.

During construction, each construction site or the route to and from the construction site, shall be kept neat and clean, and shall be properly policed to prevent it from becoming an eyesore.

- Builders shall clean up all trash and debris on the construction site at the end of each day.
- Temporary concrete "wash pits" must be in approved locations and cleaned by the contractor after completion of construction.
- Fuels, lubricants and other petrochemicals must be stored outside of the 100-year flood plain. Protect against construction equipment leaks or discharges of fuels or lubricants in the riparian ecosystem. Contain petrochemical spills including contaminated soil and dispose of it at approved site.
- Lightweight materials, packaging, and other items shall be covered or weighted down to prevent their being blown off the construction site.
- Builders are prohibited from dumping, burying, or burning trash anywhere except as expressly permitted by the A.C.C.
- Unsightly dirt, mud, or debris from activity on each construction site shall be promptly removed and the general area cleaned up.

SANITARY FACILITIES

Each builder responsible for providing adequate sanitary facilities for its construction workers.

VEHICLES AND PARKING AREAS

Each Builder shall be responsible for its subcontractors and suppliers

- Construction crews shall not park on, or otherwise use, other Lots or any open space.
- All vehicles shall be parked so as not to inhibit traffic.
- Builders are responsible for their crews and subcontractors. They should drive slowly and safely.

CONSERVATION OF LANDSCAPE MATERIALS

Builders are advised that the Lots and open spaces contain valuable native plant and other natural features, such as topsoil, which should be absolutely protected during construction.

EXCAVATION MATERIALS

Excess excavation materials must be hauled away.

- Concrete cleanup must be done so as not to affect the natural areas of the Lot or allow run-off to flow into natural areas and drainage easements.

BLASTING

If any blasting is to occur, the A.C.C. must be informed far enough in advance to make sure that the applicant has obtained the advice of expert consultants so that blasting may be accomplished safely. These consultants must so advise the A.C.C. in writing.

- Applicable governmental regulations concerning blasting must be observed.
- The A.C.C.'s only responsibility is to require evidence of such consultant's expertise and shall have no liability for the blasting.

RESTORATION OR REPAIR OF OTHER PROPERTY DAMAGE

Damage and scarring to any property other than as approved by the A.C.C., open space or other Lot, including but not limited to roads, driveways, concrete curbs, gutters, utilities, vegetation and/or other improvements, resulting from construction operations, will not be permitted.

- If any such damage occurs, it must be repaired and/or restored promptly and any expenses are those of the Builder, and in the event of default by the Builder in meeting these obligations, the Lot Owner who has retained the Builder shall be responsible.

DUST AND NOISE CONTROL

This community must be protected from dust or noise arising from construction activities.

- Contractor shall always maintain a program of dust and erosion control during construction and until cut and fill areas are stabilized, and planted areas established.
- The Builder shall be responsible for controlling dust and noise, including, but without limitation, to music from the construction site.

MISCELLANEOUS AND GENERAL PRACTICES

All Owners will be responsible for the conduct and behavior of their agents, representatives, builders, contractors, and subcontractors while on the premises. The following practices are prohibited:

- Changing oil on any vehicle or equipment on the site itself or at any other location within the subdivision other than at a location, if any, designated for that purpose by the A.C.C.
- Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment anywhere but the location specifically designated, if any, for that purpose by the A.C.C.
- Removing any rocks, plant material, or topsoil items from any property of others within the subdivision, including their construction sites.
- Using disposal methods or equipment other than those approved by the A.C.C.
- Disposing carelessly of cigarettes and other flammable material. At least a 10-pound ABC rated dry chemical fire extinguisher shall be always present and available in a conspicuous place on the construction site.
- Carelessly treating or removing protected plant materials or plants not previously approved for removal by the A.C.C.
- No exterior display, no exterior storage of materials, no nuisances emitted from the premises, or variation for the residential character of the subdivision will be allowed.

FINAL INSPECTION

The Owner of any residence or other improvement under construction shall give written notice to the A.C.C. when the structures are complete.

Within 20 days of such notice, the A.C.C. shall have the right, but not the obligation to inspect the residence and/or improvements. If it is found that any work was not done in compliance with the approved Request for Design Approval and these Guidelines, it shall notify the Owner in writing, specifying in reasonable detail the particulars of non-compliance, and shall require the Owner to remedy the same.

If within 30 days of the A.C.C.'s notification the Owner has not corrected the items of non-compliance, the A.C.C. may take such action to remedy this non-compliance as is provided for in these Guidelines including, but not limited to or injunctive relief. Final approval by the A.C.C. shall not be assumed. Until the A.C.C. has granted written, final approval, any improvements shall be deemed as non-approved and otherwise subject to all rights of the A.C.C. under the Canyon Ridge Estates, Phase I, Comprehensive Declaration of Covenants, Conditions and Restrictions and the Paa-Ko Village Unit 3-14, Comprehensive Declaration of Covenants, Conditions and Restrictions.

PLEASE NOTE: IF REQUIRED INSPECTION BY CURRENT MAINTENANCE CONTRACTOR TO PAA-KO COMMUNITIES SEWER ASSOCIATION IS NOT OBTAINED, THE REFUNDABLE PORTION OF YOUR A.C.C. SUBMITTAL FEE WILL BE FORFEITED.

SEPTIC TANK DESIGN CRITERIA

The Septic Tank Design and Data Sheet must be completed for each lot and submitted as part of the Architectural Control Committee process for any new home construction at Paa-Ko.

It is the responsibility of the builder and septic contractor to ensure that each lot has a properly designed septic installation. Neither the Paa-Ko Communities Homeowner's Assoc., the Architectural Control Committee, the Paa-Ko Communities Sewer Association, nor the Entranosa Water and Wastewater Cooperative accept any responsibility concerning the design or installation of any system at Paa-Ko.

ALL SEPTIC INSTALLATIONS AT PAA-KO MUST INCLUDE THE FOLLOWING:

- 1.) Filter that is removable and can either be cleaned or replaced, to limit anything but "grey water" from entering the common system.
- 2.) Riser to facilitate pumping of the septic tank with no digging required.
- 3.) Riser to permit removal of the septic filter.

It is a requirement of the Architectural Control Committee process that Prodigy Builders, Inc. (or current maintenance operator of the Paa-Ko sewer system, inspect all installations before a final approval by the ACC will be granted. Your contractor must do this prior to the re-covering of septic tank.

Attached to the Septic Tank Design and Data Sheet is a checklist to assist in preparing the information required.

PLEASE NOTE: IF REQUIRED INSPECTION BY PRODIGY BUILDERS, INC. (CURRENT MAINTENANCE CONTRACTOR TO PAA-KO COMMUNITIES SEWER ASSOC). IS NOT OBTAINED, THE REFUNDABLE PORTION OF YOUR A.C.C. SUBMITTAL FEE WILL BE FORFEITED.

Water Softeners

Water Softeners may not be discharged to septic tanks but must be discharged on individual lots.

Non-Residential Waste

Floor drains of any type are prohibited from discharging to septic tanks. Discharging recreational vehicles of any type into the septic tank will not be allowed.

Additions/Remodels

The Paa-Ko Architectural Review Committee has revised the fee structure for submittals that involve building additions or remodels. A short narrative describing the work to be done, as well as a drawing on a survey/site plan ("to scale") detailing the work to be completed.

A licensed general contractor is required for all homes and building additions.

A deposit of \$1000 is required at the time of submittal, whether there will be a significant amount of dirt work. This requirement was put in place to more carefully monitor the remodel/addition projects in Paa-Ko and to encourage strict adherence to all A.C.C. guidelines by both the owners and builders of a given project.

Upon request for final inspection, if it is determined that all A.C.C. requirements have been met, the \$1000 deposit will be fully refunded.

It is also understood that all additional construction will meet the twenty-five-foot (25') side lot and back lot setback minimums, and fifty-foot (50') front lot setback, as noted on a detailed site plan ("to scale") that shows all construction activity.

The owner/contractor will identify and register any subcontractors. This request is based on discussions held at the special meeting of the members of the Paa-Ko HOA in November 2008, wherein it was agreed that overall security would be enhanced for the community if the A.C.C. is able to coordinate with owners during construction projects.

ATTACHMENTS & ADDENDA

1. A.C.C. (ARCHITECTURAL CONTROL COMMITTEE) SUBMITTAL/APPROVAL FORM (RESIDENCE & GUEST HOUSE).
2. SEPTIC TANK DESIGN & DATA SHEET (TO BE COMPLETED BY OWNER/SEPTIC TANK CONTRACTOR & SUBMITTED TO PRODIGY BLDRS., INC

PLEASE NOTE: IF REQUIRED INSPECTION BY CURRENT OPERATOR/CONTRACTOR TO PAA-KO COMMUNITIES SEWER ASSOC. IS NOT OBTAINED, THE REFUNDABLE PORTION OF YOUR A.C.C. SUBMITTAL FEE WILL BE FORFEITED.

3. FENCING SCHEMATIC
4. OUTDOOR LIGHTING STANDARDS
5. APPROVED PLANT SELECTION LISTING