

Architecture Guideline and Covenant Summary

All house plans must be approved by the Architectural Control Committee (ACC) (\$250.00 fee)

Minimum Home Size

The following are the minimum heated living area square footages:

- 2600 square feet on lots west of 15th Street;
- 2300 square feet on homes east of 15th Street

Architectural Style

All homes must be constructed in Southwestern, Californian, or Tuscan style.

Building Surface Exterior Material

All homes must have stucco exteriors with stone accents.

House Colors

House colors allowed are included in the formal list of covenants. They are restricted to primarily natural earth tone colors. House color must be submitted and approved with plans during plan review.

Roof Material

Roof surfaces allowed are flat roofs, and tile roofs, or a combination thereof. No metal roofs (Northern New Mexico style) or composite shingle roofs are allowed. Any other roof product must be approved by the ACC.

Roof Colors

All roof colors must be of earth tone origin, or have earth tone features integrated in the color. All other colors must have approval of the ACC.

Mechanical Equipment

Air conditioners / heating units, whether ground or roof mounted, shall be so installed that they will not be visible from the front or side streets.

Garden Walls / Retention Walls

All lots (houses) must have garden walls/ retention walls that shall be constructed of concrete blocks and stuccoed to match the color of the house. The outside of the rear wall must also be stuccoed. The side walls must be set on the lot line as to share the wall, and must run from the front of the lot to a minimum of 25 feet behind the furthest most rear point of the house. The ACC will provide specific height detail upon request or contract. No grey block walls, wood fencing, metal fencing, or ANY other type of walls are allowed.

Maximum Building Height

Lot heights are tailored to protect specific views. Therefore, generally speaking, two stories are only allowed on the north side of 22nd Avenue. On the south side of 22nd Avenue, maximum structure height is 20 feet with an additional 4 feet allowed for a turret. Any alterations above these structure heights must be approved by the ACC. Walk-out basements are permitted on selected lots.

Building Setbacks

Front: 35 feet to 55 feet from the front property line. House must be contiguous in depth. There are no out buildings larger than 100 square feet allowed.

Side: 5 feet from each side property line.

The ACC must approve all houses situated on site pad upon plan review.

Landscaping

Front yard landscaping must mirror or improve on the City of Rio Rancho published standards. All terrain disturbed during construction of site pad that is outside of the walls must be seeded, with straw cover, and returned to natural state.

Driveway Materials

Driveways from the garage must contain 24 feet of concrete and the remaining drive to the street must be constructed of concrete, asphalt, gravel, or crusher fine.

Miscellaneous Provisions

Houses are allowed one **attached** single story guest house not to exceed 600 square feet of heated living area and /or one **detached** accessory building not to exceed 100 square feet and not to exceed eight feet (8') in height.



Extraordinary View Lots for Exceptional Custom Homes

No satellite dish, radio, television, or other antennas shall be erected upon a lot unless the antennas can be concealed from view behind a parapet or inside the roof structure.

No recreational vehicle garages are allowed as part of the house, attached or detached. No recreational vehicles of any kind shall be stored on any lot continuously for a period of 24 or more hours

Impact fees: City of Rio Rancho

General fees:

No water / sewer portion of the impact fees are charged.

Zoning

R-1, one residential home per lot

Schools

Rio Rancho Public Schools www.rrps.net

Elementary: Maggie Cordova Elementary

Middle School: Lincoln Middle School - 6th thru 8th

High School: 9th thru 12th

Public Utilities

Electric: PNM - 505.246.5700

Gas: New Mexico Gas Company - 1.888.664.2726

Telephone: Qwest - 800.244.1111

Satellite: DirecTV - 800.347-3266

Garbage: Waste Management - 505.892.1200