

# LPCOA

2012



This design guide is intended to compliment the current LPCOA Community Rules and Regulations accepted by the board. The standards and aesthetics contained within set the theme and character for LPCOA.

**Architectural  
Compatibility Design  
Guide Rev 1.0**

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## Lafayette Place Condominiums

### Architectural Compatibility Design Guide

#### **1. Acronyms & Definitions:**

- 1.1.** LPCOA: Lafayette Place Condominium Owners Association
- 1.2.** LPC: Lafayette Place Condominiums
- 1.3.** CR & Rs: Community Rules & Regulations
- 1.4.** CC & Rs: Covenants, Conditions & Restrictions

#### **2. LPCOA Board Responsibilities:**

The LPCOA Board is charged with the preservation of the architectural character and enhancement of the landscape setting of the Community. The Board is granted the power to administer and enforce architectural controls within the Community by the Covenants, Conditions and Restrictions (CC & Rs). The board is responsible for preparing these Design Guidelines. No other party may revise this document. The LPCOA board reviews plans and specifications for all proposed improvements to verify the improvement's compliance with the provisions of these guidelines.

- 2.1. Amendments & Revisions:** The Board of Directors may, at its discretion, amend these Guidelines from time to time as it deems necessary or desirable, in accordance with the CC & Rs

#### **3. General:**

The purpose of this Guideline is (1) to preserve the aesthetic character of the Community as established by the initial development, (2) to assure compatibility among improvements, and (3) to preserve a high quality of appearance. The guidelines are intended to give both specific design criteria to owners and their respective parties and other pertinent information that defines acceptable aesthetics for use in LPCOA. This design guide is a key document in the success of a cohesive and uniform community such as Lafayette Place Condominiums. Properly exercised, the review and control process presented in the CC & Rs and CR & Rs can create and preserve a community that is attractive, livable and prestigious. This process helps protect property values.

While this list of materials and manufacturers is not all encompassing it is a "guide" and serves solely as a design basis derived from recent renovations and exterior community

upgrades. In no way shall this guide prevent the owner from utilizing the manufacturer or product of their choosing with the exception of colors, style and character within a reasonable means that defines the intended character and architectural style of LPCOA and adopted by the current LPCOA Board. All major exterior renovations such as windows, doors, screens and exterior lighting shall be approved by LPCOA's current board. The unit owner should follow proper request procedures as directed in the latest edition of LPCOA Rules and Regulations and the review and submittal process described below.

It is understood and acknowledged by the current board that there are certain architectural characters, features, colors and materials predating this design guide that do not follow or belong to the overall intent of LPC (Lafayette Place Condominiums). As such these instances are "grandfathered" and are documented and in accordance with the current rules and regulations it is understood these instances will be updated to conform with current standards as the unit becomes available, is sold or is newly rented to the greatest extent possible. It is important to mention however, that the current LPCOA Board is aware of permanent additions to the facades of some units that are unable to be brought up to conformity. Whether freestanding or attached, no such additions (sunroom, trellises, sheds, gazebos etc...etc...) are permitted regardless of "finger pointing" or additions predating this design guide. Such assemblies take away from the intended look of LPC and will not be approved. The LPCOA Design Guide implements and supports the architectural restrictions which bind each property owner as stated in the LPC Rules and Regulations.

#### **4. Review and Application Approval Process:**

The current LPCOA board approval of plans, specifications and intent is required for all modifications performed to a unit's façade. The board shall be notified of any intent by the submission of an application (appendix A) to the management company or the LPCOA P.O. Box. The board may condition its approval on such changes it deems appropriate and may require submission of additional information and specifications or other materials prior to approving or disapproving. In the event of a conflict between these Guidelines and the CC & Rs, city covenants shall control.

Upon approval, disapproval, or in the event the board requests clarification or additional information, all submissions shall be submitted and returned per the following:

- 4.1.** Incomplete applications or minimal information shall be returned to the owner.
- 4.2.** Approved applications will be followed by an approval letter from the management company within the allotted board approval time.
- 4.3.** Denied applications will be followed by a denial letter from the management company within the allotted board approval time. Clarification or additional information required by the board will be listed within the letter, requiring certain items to be corrected and resubmitted for approval.

- 4.4. Alteration or improvement of any items described within this design guide including landscaping may not begin until the board has approved the application for the proposed improvement.
- 4.5. Approval of improvements by the board is for aesthetic purposes. The Boards approval of plans and specifications or other submitted data sheets refers to the conformance with the LPCOA CR & Rs and this design guide.
- 4.6. All applications submitted to the board VIA the current management company must be submitted by a member of the association with the unit owns signature. Any submittal applications provided by an items manufacturer will be denied. Applications must contain:
  - 4.6.1. Signed Application by unit owner
  - 4.6.2. Description of intent or improvement. (Refer to above for allowable improvements)
  - 4.6.3. Photographs or Manufacturers cut sheets. Cut sheets must specify color with provided color samples. All other item specifications must provide sufficient information to be deemed acceptable in accordance with the descriptions below.
- 4.7. The timing of the board's approval is based, in part on the completeness of information that the applying owner submits to the board. Board review time will be minimized to once a month as the board meets on the 3<sup>rd</sup> Tuesday of every month. As stated above inadequate information will cause the board to deny the application.
- 4.8. Within 30 days of the improvement the owner shall notify the board of completion and shall include a single photograph of the improvement. The improvement of any item described within this design guide prior or without approval of the board is a violation of the LPCOA CRRs and LPCOA Architectural Compatibility Design Guide. In such an event, **the owner will be required to remove the unauthorized improvement at owners sole cost and expense.** Upon completion and review, if it is determined that the improvements were not in conformance to the originally signed and approved ( recorded) application the board shall notify the owner by letter within 30 days of receipt of completion of such non-compliance. The owner shall be required to remedy the noncompliance within a 30 day notice of owner's non-compliance.

## 5. Fenestration & Architectural Character:

The following items below define the fenestration used in the exterior facades. As stated above the listed manufacturers are a design basis only. Colors, textures and types shall be maintained to the greatest extent possible to prevent discontinuity within LPC.

- 5.1. **Windows:** All windows shall be either dark bronze or almond in color (White is not acceptable). Windows may be vinyl or anodized aluminum. Low-E Coatings are acceptable. Glazing shall be clear. Tinted/ Laminated glazing is not acceptable. Air space

muntins (Grids) are optional. Windows shall be double hung with sash lock (per code) or horizontal sliding. The installation of new windows must be approved by the board.



(a)Existing Windows

(b) New Dark Bronze,

(c) New Almond

**5.2. Doors:** There are several types of doors that currently exist in Lafayette place:

**5.2.1. Entry Doors:** All exterior entry doors shall be painted to match one of the color schemes indicated below based on building letter. At a minimum all entry doors shall be a flush metal 3 x 6 Panel (18 Panel) door (3'-0" x 6'-8") with integral view hole. Doors contain 3 full-mortise hinges. Current unit doors are 1-3/4" foam-core doors by National Door Corporation.

**5.2.2. Screen Doors:** Screen doors are discouraged. Installation of new Screen doors may be disapproved. With exception of a few cases all screen doors are currently anodized black.

**5.2.3. Security Doors:** LPC was initially designed utilizing tube steel security doors that correspond to units with window bars, tube steel balconies & Tube steel hand railings. All security doors both front and back will maintain a uniform black coating in coordination with all balconies and stair railings that are currently observed in LPC.

**5.2.4. 2<sup>nd</sup> Floor French Doors:** There are currently two types of doors on the second level that are acceptable for use in LPC. The first are the original Full Lite, Clear ¼" Glazed wood doors (3'-0" x 6'-8" x 1-3/4"). These doors shall be painted on the exterior to match one of the designated paint/stucco schemes listed below and are based on building letter. These doors may or may not be accompanied by wood interior muntins (grid) as well as an exterior lightweight anodized aluminum sliding screen door (color to match windows, white is not acceptable). The installation of exterior doors must be approved by the board.

**5.2.5. 2<sup>nd</sup> Floor Sliding Doors:** The second types of exterior doors were recently introduced during the 2011 LPC stucco project. It was desired by some residents to upgrade their windows and doors on the second level and on the first floor kitchen rear entry. These new sliding doors like the approved windows shall be either vinyl or anodized aluminum and shall be dark bronze or almond in color(White is not acceptable). Low-E coatings are permitted. Tinted or laminated glazing is not

acceptable. The new sliding doors are accompanied by lightweight anodized aluminum or vinyl screen doors (color to match sliding door). The installation of exterior doors must be approved by the board.

**5.3. Trim & Stucco:** All paint used in the recent stucco project is Dunn Edwards (paint companies change colors quite frequently; refer to paint formulas for accuracy). Stucco finishing is by El Rey Stucco. The colors shown are intended to show the approximate color of the finish. Color will vary depending on the type selected. Application by machine spray or texturing will increase the depth of the color. The following schemes are as follows:

**5.3.1. Paint/Stucco Scheme 1:** Paint: Burnt Crimson, Stucco: Pueblo, BLDGS: B,D,G,I,M,O



Pueblo 130 (35) Burnt Crimson DEC705 LRV10

**5.3.2. Paint/Stucco Scheme 2:** Paint: Mother Earth, Stucco: Straw, BLDGS: C,E,H,J,L,Q (Monument Sign & Pump House)



Straw 122 (42) Mother Earth DE5718 LRV29

**5.3.3. Paint/Stucco Scheme 3:** Paint: Verona Beach, Stucco: Buckskin, BLDGS: A,F,K,N,P



Buckskin 106 (35) Verona Beach DE6135 LRV63

**5.4. Exterior Mounted Lights:** LPC currently contains a variety of front porch and reach porch lights. Often replaced and updated by owners LPCOA asks that they are kept within good taste and within the existing LPC theme. Broken units are verified, checked and back checked on a quarterly walk-about. Letters with the appropriate actions will be sent to renters/owners not in compliance. The use of floodlights, except in the back patio area are not acceptable. The owner must take care to prevent light disturbances to surrounding neighbors.

**5.5. Building Letters:** LPC has two types of building letters. The 12" black ceramic building letters and the individual unit numbers which were recently installed during the stucco renovation are the only building letters allowed to be placed upon the unit façade. Any other building letters attached, hung or displayed for unit identification are

unacceptable. Unit owners/renters will be asked to remove any additional lettering in accordance to the CR & Rs.

**5.6. Railings & Balconies:** As part of the recent stucco project all exterior railing and balconies were painted with a black satin exterior enamel coating.

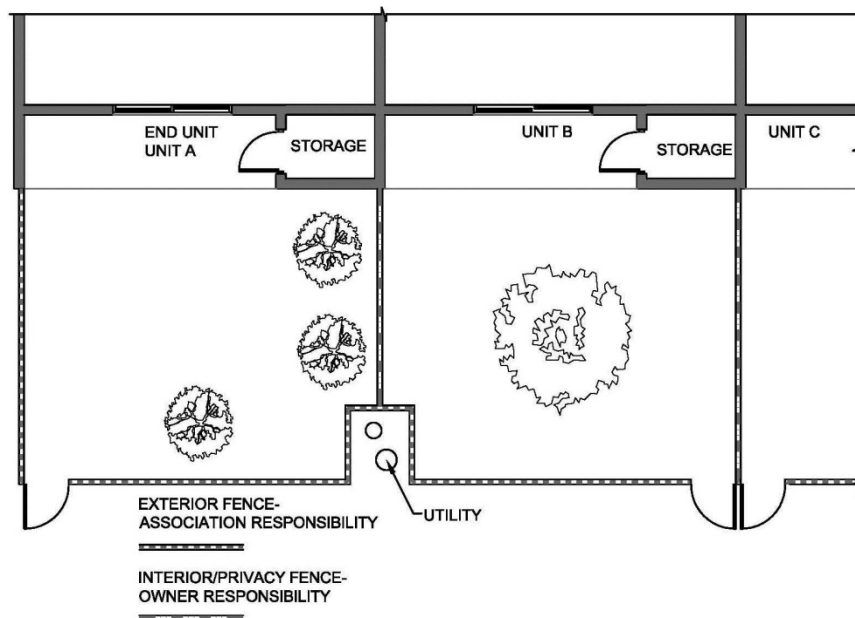
**5.7. Roof:** LPC has recently updated and installed new White Single-Ply, Fully Adhered 60 Mil. TPO (thermoplastic polyolefin) roofing membranes. All roofing is currently under warranty. Any roof mounted equipment (satellite dishes etc...) must adhere to the LPCOA Rules and Regulations.

**5.8. Conductor Heads/Scuppers/Downspouts:** All conductor heads, scuppers and downspouts will conform to a paint color described above depending on the building letter. All gutters are a minimum 6" square 18-22 gauge galvanized steel.

**5.9. Fences:**

**5.9.1. Perimeter Wall:** The perimeter wall is the wall that surrounds all of LPCOA. This wall varies between 6'-7'-4" in height and is constructed of filled reinforced, 2-core running bond CMU. The perimeter wall painted towards the end of 2011 with a pueblo color exterior latex paint and primer to match building units.

**5.9.2. Exterior/ Interior Fence:** Any existing gates, exterior fences, perimeter walls, must remain as constructed and are the maintenance/repair responsibility of the Association. Internal privacy wall fences (divides units yards) are to be maintained by the Condominium Owner and shall be constructed of the same material that the exterior fences are. Current fence construction consists of stained wooden slats. The attachment of items such as, lattice, wire grids, plants, trellises, tree stakes, fountains, walls, raised planters, barbecues etc...etc... to the exterior fence is not permitted.





Lafayette Place Condominium Owners Association

**Appendix A-EXTERIOR IMPROVEMENT APPLICATION**

AN APPLICATION FORM MUST BE SUBMITTED FOR ANY CHANGE TO THE EXTERIOR OF YOUR BUILDING OR GROUNDS. REFER TO THE LPCOA ARCHITECTURAL COMPATIBILITY DESIGN GUIDE FOR ALLOWABLE COSMETIC CHANGES.

Please forward completed application to:

**LPCOA  
P.O. Box 3415  
Albuquerque, NM 87190-3415  
Fax: (505)266-0300**

The purpose of requiring a Unit Owner to file an improvement application with the Board is two-fold:

1. To ensure that the improvement conforms to the LPCOA Architectural Compatibility design Guide, CR & Rs, By-Laws and does not take away or impede the architectural harmony of the CC & Rs.
2. To enable the Association to determine what additional information if any is required for the approval process.

**NAME:** \_\_\_\_\_ **UNIT#:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_  
\_\_\_\_\_ **PHONE :( )** \_\_\_\_\_

**Description & nature of proposed improvement:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please list location of improvement:**

\_\_\_\_\_

PRODUCT & MANUFACTURERS DATA MUST BE ATTACHED TO THIS APPLICATION OTHERWISE IT WILL BE DENIED. INFORMATION SHALL INCLUDE: COLORS (MUST INCLUDE COLOR SAMPLE), DIMENSIONS (AS NECESSARY) & ANY OTHER INFORMATION THAT SHOWS ITS CONFORMANCE TO THE ARCHITECTURAL COMPATIBILITY DESIGN GUIDE. ADDITIONAL INFORMATION MAY BE REQUESTED IN THE REVIEW PROCESS AS DESCRIBED ABOVE.

**Owners' Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

THIS SECTION TO BE COMPLETED BY THE BOARD

**DECISION BY BOARD**

**Review Date:** \_\_\_\_\_

\_\_\_\_\_ Approved: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Conditional Approval: \_\_\_\_\_  
\_\_\_\_\_

*(APPLICANT MUST COMPLY WITH ABOVE CONDITIONS WITHIN 30 DAYS OF APPROVAL.)*

\_\_\_\_\_ Denied: \_\_\_\_\_  
\_\_\_\_\_

*(APPLICANT MAY SUPPLY BOARD WITH AN APPEAL WITHIN 30 DAYS OF DENIAL.)*

\_\_\_\_\_ Date  
(Board Representative Signature)