

Anasazi Homeowners Association

Architectural Control Committee Rules

ACC ROLE, RESPONSIBILITIES AND DECISIONS

The AHOA CCRs (Covenants, Conditions & Restrictions, as amended) state our subdivision is intended “to be a unique and cohesive development composed of the homes of the highest quality and elegant appearance”. Further, it is intended to “secure the erection of well designed, attractive Improvements harmonious with their site and consistent with existing Improvements, to preserve natural beauty, enhance environmental quality, and economic value.” To this end, the Architectural Control Committee (ACC), appointed by the AHOA Board, has the duty to consider and act upon matters of all Improvements, including Developments, Enhancements, and Restrictions and other matters outlined in the CCRs.

As part of this duty “the ACC shall have the authority to adopt, amend, add to, replace and rescind, from time to time, procedural and substantive rules to make more definite and certain, and to carry out the purpose” of the CCRs. The following Rules have been adopted to address this objective. The Rules include selected current and past topics requiring definition and intent in keeping with the architectural and environmental character and integrity of the existing subdivision. But the Rules do not define every matter that could possibly come before the ACC, so not all requirements or potential exceptions are in writing. The CCRs declare a set of requirements for the subdivision. To the extent the Rules update some CCR requirements, the ACC acts on the most recent interpretations, definitions, requirements and restrictions.

The CCRs provide for the ACC to have “the greatest degree of discretion possible in reviewing, approving and disapproving Plans”, and states its decisions are “final and conclusive”. The CCRs state an ACC decision varying from the CCRs and Rules does not mean the ACC must or will approve a similar exception. Any exception is decided within its own situation. These Rules assist the ACC, Lot owners and builders in achieving the subdivision’s intent.

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Lot owner’s initials _____

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1. DEVELOPMENTS AND ENHANCEMENTS DEFINED

Any new construction, remodel, improvement, maintenance, repair and/or alteration to any Improvements, as well as any alteration of or addition to a Lot, must be approved in writing by the Architectural Control Committee, prior to commencement. Failure to obtain ACC approval on any project covered by these Rules may be subject to a fine and/or stop work order.

DEVELOPMENTS: NEW CONSTRUCTION AND REMODELS.

Developments are brand new construction of a house structure and/or outbuilding (as defined in the CCRs), and Remodels (including Additions) that would affect or alter the exterior of any existing house structure or outbuilding, including but not limited to additions that would change the square footage of the existing house structure or existing outbuilding. All Developments must be in keeping with the architectural and environmental character and integrity of the existing community.

ENHANCEMENTS: EXTERIOR IMPROVEMENT, MAINTENANCE, REPAIRS AND ALTERATIONS.

Enhancements are any exterior improvement, maintenance, repair, and alteration not specifically covered under the definition of Developments and must be approved by the ACC. This includes, but is not limited to, addition of or substantive changes to color of stucco, color of trim, walls, fences, addition, improvement or maintenance of non-permeable surfaces such as patios or driveways, landscaping, installation or placement of recreational equipment, objects Visible From Neighboring Property (see section 7.17), pools, outdoors spas, addition of or changes to exterior lighting, or any other alterations not specifically listed here, but which could be construed to alter the exterior appearance of the property or Lot. All Enhancements must be in keeping with the architectural and environmental character and integrity of the existing community.

2. DEVELOPMENTS - APPLICATION, APPROVAL AND PERMITS

Developments must be consistent with Article VI of the CCRs and comply with both the CCRs and the ACC Rules. Approval of Developments requires that an Application, Development Plan, and required documents and materials be submitted to and approved in writing by the ACC. A nonrefundable Review and Administration fee, and a conditionally refundable Compliance Deposit are required.

2.1. SUBMISSION REQUIREMENTS. The application approval process begins with the builder and/or Lot owner submitting the complete Application package and paying the ACC Review and Administration Fee. All plans and information submitted must be provided to the ACC in both 1 set of full-size paper copies and identical documents in electronic PDF format. The Application and Development Plan must be submitted to the ACC in one complete package. See Appendix A.

2.1.1. APPLICATION. The Application form must be fully completed and initialed and signed by both the Lot owner and the builder. The ACC Review and Administration fee shall be paid with a cashier's check, is due with the Application form on the day it is submitted, and is non-refundable.

2.1.2. DEVELOPMENT PLANS.
CONSTRUCTION PLANS. A complete set of construction plans that the builder must submit for a building permit must be submitted with the Application. This set typically includes site plan, floor plan, roof and framing plans, electrical plan, elevations and others. The complete set of plans must include, but is not limited to, the following. See Appendix A for the full list.

Four (4) ELEVATION DRAWINGS shall be submitted which must show maximum height from average natural grade, and also show locations of air conditioners and other mechanical equipment, whether on the roof or the ground. The elevation drawings must show the final grades at each building wall, especially if the house structure or any outbuilding is to be bermed into a hillside. See Section 6.4 (d) of the CCRs for height limitations. See section 4.6 of these Rules for requirements concerning shielding of A/C or mechanical equipment.

A TOPOGRAPHICAL SITE PLAN depicting the position of the entire house structure and any outbuildings on the Lot, and 1) locating any floodplain(s), 2) identifying the specific elevation of each corner of the house and outbuilding at average natural grade, 3) showing all setbacks, and

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depicting the location of the 4) proposed septic tank and leach field, 5) driveway (include a list of materials to be used, including the required “cobbling” of the first 5-10 feet of the driveway during construction), 6) garbage container(s) post-Development, 7) underground utilities, 8) all retaining walls, 9) portable toilet, 10) dumpster and 11) concrete washout for use during construction. The topographical site plan with its 11 designations shall be submitted as a separate plan, not co-mingled on the Grading and Drainage Plan or the Landscape Plan.

A site GRADING AND DRAINAGE PLAN prepared by a qualified licensed engineer showing any drainage easements or flood plains, identification of the steps the builder or Lot owner must take before pouring the slab to protect surrounding properties from runoff from the impermeable surfaces created during the building process, and such other steps as may thereafter be necessary to permanently provide such protection. This plan shall include a depiction of the retention areas to be constructed to intercept and contain all runoff from developed impermeable surfaces, or, where soils and slope permit, it may alternatively show water harvesting swales to harvest run-off water to apply beneficial water to vegetation or gardens. Based on the Lot, the driveway, the soil, and Developments proposed, the plan needs to include 1) holding ponds, (2) walled courtyard areas to retain runoff, and/or 3) the use of dry wells, to reduce the effect of potential increased runoff within the Lot. The plan must also show where culverts or dip section must be installed where the private driveway crosses the bar ditch. See Section 6.9 for further slopes and grading requirements and section 6.11 for further drainage and retention requirements.

A LANDSCAPING PLAN indicating the proposed removal and/or addition of any trees, shrubs, hedges, ground cover or any other plants, and the general protection otherwise of established native vegetation outside the footprint of structures to be built. See section 4.9 for landscaping requirements and section 6.7 or requirements protecting vegetation.

- 2.1.3. LICENSES. The builder, unless the Lot owner is acting as the general contractor with intent to live in the home upon completion, shall provide a true and correct copy of a valid New Mexico GB 02 or GB 98 contractor license with the application, along with proof of insurance as described in section 2.1.4. If the Lot owner is acting as the general contractor and has a valid New Mexico GB 02 or GB 98 contractor’s license, a copy of the license must be provided along with proof of insurance as described in section 2.1.4. Otherwise, the Lot owner must simply provide proof of insurance as described in section 2.1.4. If the Lot owner has no general contractor with a GB 02 or GB 98 license and is not so licensed himself or herself, the ACC shall have the right to consult with a licensed contractor at Lot owner’s expense if and when the ACC, at its sole discretion, decides such expertise is needed.
- 2.1.4. INSURANCE. The builder shall submit with the Application and Plan appropriate insurance including Worker’s Comp (if applicable), any other insurance as may be required by contract between the Lot owner and builder or any lender, and a Builders Risk/Course of Construction insurance policy certificate covering the Development with a minimum of \$1M liability coverage. The Builder’s Risk/Course of Construction insurance certificate must certify insurance coverage for the specific Lot and the construction related to the specific Application. The AHOA must be identified on the policy as an additional insured. In addition, the applicant must keep the insurance in effect through the ACC Final Inspection approval and confirms agreement on the Development Plan application. General liability insurance for the builder’s business or personal liability insurance will not be accepted as insurance or proof of insurance for the Development.
- 2.1.5. PHYSICAL SAMPLES OF EXTERIOR COLORS AND MATERIALS. Physical samples of proposed colors and materials, such as stucco, accent and trim must be submitted. See section 4.3 for colors and materials requirements.
- 2.1.6. EXTERNAL LIGHTING. A description of the location, number, size and design of all proposed exterior lighting (including decorative, accent, landscape, walkway, driveway and security lighting). See section 4.7 for external lighting requirements.

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Builder’s initials _____

- 2.1.7. SOLAR EQUIPMENT. The submission must include the location of any intended solar equipment. See section 7.7 for solar equipment requirements.
- 2.1.8. INITIALED COPIES OF HOA GOVERNING DOCUMENTS. Two initialed documents must be included in the submission: 1) a copy of the current ACC Rules with builder and Lot owner initials on each page to identify it has been read, and 2) a copy of the first page of the AHOA CCRs with builder and Lot owner initials to indicate that document has also been read.
- 2.1.9. FEES AND DEPOSITS. The ACC Review and Administration Fee (plus NMGRT) shall be a cashier's check and accompany the Application form submission. The Compliance Deposit shall be a cashier's check, submitted at the Mandatory meeting and will be deposited upon approval of the Plan. See section 9 for fees and deposits.

The Development Plan and Application checklist in Appendix A provides details about the surveys, plans, forms and other documents and information to be submitted with the Application and throughout construction, listed by milestone. **READ AND REFER TO THE "DEVELOPMENT PLAN SUMMARY OF MILESTONES, DOCUMENTS AND MINIMUM REQUIRED ACTIONS" (APPENDIX A) TO IDENTIFY REQUIREMENTS AND SUBMIT COMPLETE AND TIMELY INFORMATION TO THE ACC AT APPLICATION AND THROUGHOUT THE DEVELOPMENT.**

In the case of a Remodel, modifications to the Appendix A list may be approved by the ACC.

- 2.2. ACC REVIEW PERIOD. CCRs state the ACC must act on Development Applications within 30 days (see also exceptions and extensions allowed in CCRs). The ACC identifies the start date for the initial 30-day period to be the date when EVERY SINGLE document or required information (the Application package) is submitted for Application approval. Partial and piece-meal submissions do not qualify as start dates. If additional or amended submissions are required by the ACC, the deadlines set in CCR Section 8.12 (b) will apply. It is by far the best practice for builders and Lot owners to submit the Application and all other plans and information in one complete package for ACC consideration. The Application submission, including the Development Plans and other required materials will not be considered accepted until all submission materials have been received by the ACC and in the proper form.
- 2.3. MANDATORY MEETING. Once the submission is complete a Mandatory in-person meeting shall be scheduled by the ACC with the owner of the Lot and the builder to review the Development Plan and Application prior to approval and to discuss requirements and the milestones relevant to the ACC involvement in the construction (See Appendix A for Milestones and requirements). The Compliance Deposit shall be paid with a cashier's check, is due on the day of the Mandatory meeting and is refundable if the project complies with the CCRs and Rules. Should the Application and Development Plan not be approved, the compliance deposit will be returned.

The Mandatory meeting is to be held (if possible) prior to the expiration of the ACC's 30-day review period (or any extension). However, if the builder and/or the Lot owner cannot attend the Mandatory meeting within the 30 days (or any extension), then a reasonable extension of the deadline for the ACC to approve or disapprove the submittal shall be given to enable both the Lot owner and builder to attend the Mandatory meeting in person. Since the Lot owner is ultimately responsible for all activity on his or her Lot, if a Lot owner is out of town, the meeting shall not take place until the Lot owner can be present with the builder. That said, the ACC may on occasion allow a Lot owner to appear by telephone at the meeting if an in-person meeting is simply not feasible.

- 2.4. APPROVAL. During the Mandatory meeting additional or amended plans or documents may be required prior to ACC approval. In this case the ACC will issue an Application and Development Plan Advisory in writing describing the further requirements for approval. Until these requirements are met the Application and Development Plan are not considered approved.

The Development Plan shall not be considered finally approved until after the Mandatory meeting occurs and the ACC signs the Application approval, listing any requirements

Lot owner's initials _____

Builder's initials _____

from the meeting that must be approved in advance during the course of the construction.

No commencement of construction whatsoever shall begin without the Mandatory meeting, and Development Plan approval having occurred, and proof of zoning approval filed with the ACC (see section 5.3 for Commencement of Construction requirements).

- 2.5. LOT OWNER AND BUILDER REPRESENTATION TO ACC. By receiving approval and executing their Application and Development Plan, the Lot owner and builder each represent to the ACC and agree that they have read, understand and are subject to and bound by the Application, ACC Rules, as well as the CCRs, and any amendments and additions. They acknowledge and agree that that the CCRs and ACC Rules are designed to help protect and enhance the quality of our subdivisions and promote the health, safety and wellbeing of our residents and that any recurring or deliberate violations would diminish our community and impose a cost on all members.
- 2.6. ACC DEVELOPMENT PLAN DEMONSTRATING DRAINAGE MITIGATION. Upon approval of the Application and Development Plan the Lot owner and builder will be given a form entitled "Development Plan Demonstrating Drainage Mitigation", executed by the ACC, which form must then be presented to Sandoval County during the zoning approval and building permit processes.
- 2.7. ZONING APPROVAL AND BUILDING PERMIT. The signed ACC approval on the Development Plan Application and the engineer stamped Grading and Drainage Plan must be submitted to Sandoval County Planning & Zoning and then to the applicable government building permit authority as part of the zoning approval and building permit processes.

The ACC requires proof of zoning approval by Sandoval County prior to the Commencement of Construction (see section 5.3 for when the ACC allows the construction to begin, which may be a more restrictive definition than governmental requirements.) A copy of document(s) showing proof of zoning approval must be filed with the ACC within seven days of its issuance. This date will be used as the commencement of construction. Should the documents include no date of approval, the ACC shall use the date the Development Plan was approved as the date of commencement of construction. Commencement of construction without filed proof of zoning approval (and other requirements) may result in a penalty by the ACC, as well as penalties assessed by the applicable governmental authorities

A copy of the building permit must be filed with the ACC, and posted in a conspicuous place on the Lot, within seven days of its issuance. A valid date of issuance must be on the building permit. Commencement of building, including placement of footings or foundation without a valid building permit obtained and a copy filed with the ACC within seven days, may result in a penalty by the ACC, as well as penalties assessed by the applicable governmental authorities

- 2.8. SWPPP PERMIT. Where such permit is required by law, the SWPPP Permit issued by the EPA through the NMED must be posted on site and a copy must be provided to the ACC prior to clearing the site in anticipation of the commencement of any construction. Clearing the site without the required SWPPP Permit may result in a penalty by the ACC, as well as penalties assessed by the applicable governmental authorities. The integrity of the SWPPP Plan must be maintained throughout construction. The ACC may from time to time provide input as to the whether the SWPPP Plan is effectively being maintained during construction but shall not be liable for any such input or lack thereof.

3. ENHANCEMENTS - APPLICATION AND APPROVAL

An Enhancement is any exterior improvement, maintenance, repair and alteration not specifically covered by the definition of Developments and must comply with both the CCRs and ACC Rules. All Enhancements must be approved by the ACC. All Enhancements must be in keeping with the architectural and environmental character and integrity of the existing community.

Requests for approval shall be submitted in writing to the ACC using the ACC Short Form. The application shall include a sketch, drawing and/or photographs and any other pertinent supporting documentation as required

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by the ACC. Physical color or product samples (where applicable) or photographs or brochures may be required. The ACC and Applicant shall discuss and agree to in writing to a reasonable time limit on the completion of Enhancements not specifically dictated by the CCRs. A conditionally refundable compliance deposit may be required.

Criteria for completion and Final Inspection requirements of an Enhancement project may vary from those listed in Appendix A, at the ACC's discretion.

4. DESIGN REQUIREMENTS - DEVELOPMENTS AND ENHANCEMENTS

4.1. MINIMUM SQUARE FOOTAGE. At the direction of the AHOA Board of Directors given by approval of a resolution at the July 21, 2016 board meeting:

- i. Section 6.4(b) of the CCRs is hereby clarified as to the minimum square footage of floor space required for all Single-Family Residential Units. Excluding portals, porches (open and closed), patios, garages, carports, balconies or decks, the minimum required floor area is two thousand two hundred (2,200) square feet; and
- ii. Any and all Development Plans approved by the ACC prior to the date of this resolution which have a floor area of two thousand square feet or larger but less than two thousand two hundred square feet are considered to have been granted a waiver, and such approval "shall not be deemed to constitute a waiver of or create any right of estoppel against the Committee's right to withhold approval of any similar Development Plan, drawing, specification or matter subsequently submitted for approval" as stated in Section 8.13 of the CCRs.

4.2. OUTBUILDINGS AND SHEDS. All Outbuildings permitted by CCRs (except for storage sheds) shall be limited in external size to no more than 1,000 sq. ft., must match the style of the house and stuccoed to color match the house.

Storage sheds may not exceed 100 sq. ft. If the storage shed is within a fully walled, enclosed portal, garden or courtyard it must be completely concealed by the wall and cannot exceed the height of the wall. If the storage shed is free-standing (outside the fully walled, enclosed portal, garden or courtyard) it must be in close proximity to the house, match the style of the house and stuccoed to color match the house. The entry door(s) must also be painted to color match the house. A free-standing storage shed also must not be visible from neighboring properties or a public street or road.

4.3. COLORS AND MATERIALS. Colors shall be desert earth tones only. On the exterior of a home there shall be only three colors:

- 1) one main color (stucco)
- 2) one accent color (stucco or material such as stone or tile)
- 3) one trim color

Window cladding and visible roofing are included within the limitation of three colors. Proposed color(s) on the exterior necessitate a physical sample of the color(s) and materials being proposed. Color "chips" are not acceptable. All colors are to be submitted on the materials proposed. Physical samples of proposed colors and materials must be submitted for approval in writing to the ACC.

4.4. ROOFS. A membrane roof, if visible from neighboring properties at a higher elevation, must be tan or a darker color. No membrane roofs may be white. Metal roofs are not allowed in the subdivision.

4.5. PAINTING OF EXTERIOR METAL. Metal attached to the exterior of the home or walls (such as utility boxes, pipes, canales, etc.) must be painted to color match the house stucco. No external bare metals can be showing. Bare metal elements (such as metal fascia) must be painted to color match the house stucco or trim color. Physical samples of proposed colors and materials must be submitted to the ACC for approval in writing.

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4.6. SHIELDING OF A/C OR MECHANICAL EQUIPMENT. All A/C or mechanical equipment whether on the roof or the ground shall be shielded from view on all sides by a full height, four-sided stucco enclosure that matches the stucco on the house. If the equipment is installed on the roof, during framing the builder must ensure that the framing used to conceal the HVAC system is large enough and high enough to conceal the entire system after its installation. When the A/C or mechanical equipment are replaced, that equipment must also be shielded from view on all sides by a full height, four-sided stucco enclosure. If the new equipment is different dimensions than the previous equipment, the enclosure must be rebuilt to meet the requirements. A full height solid material gate to access equipment in the enclosure may be approved by the ACC in writing in advance of the enclosure being constructed. Any such gate shall not be a latilla gate and must be painted the same color as the stucco of the enclosure. Physical samples of proposed colors and materials must be submitted for approval in writing to the ACC.

4.7. EXTERIOR LIGHTING. All exterior lighting fixtures, including decorative, accent, landscape, walkway, driveway, and security lighting shall be submitted to the ACC for review and approval whether the Lot owner or builder believes it conforms or not. Photographs or brochures of the lighting and specification information must accompany the submission for review and approval. It is strongly recommended that approval be obtained PRIOR TO PURCHASE of any fixtures.

Even if fixtures are rated Dark Sky compliant or Dark Sky friendly the following requirements must be met for approval: No lights may shine upward (sconces must be fully shielded on top unless they are under a covered portal) and bulbs may not be visible either through glass, frosted glass or decorative cuts in fixtures. Wattage is limited to 60 w or an equivalent if 5% or more light emitted is in a horizontal direction.

Except for low voltage or solar powered safety landscape lighting (all of which must meet the above requirements, also) no exterior lighting may be on dusk to dawn. If you need further assistance, consult with the ACC prior to your submission. See section 7.14 for temporary seasonal lighting requirements.

4.8. WALLS, FENCES AND GATES. All walls, fences and gates must be submitted for approval in writing and approved by the ACC prior to commencement of construction. All must be submitted with a plan or sketch that depicts their placement on the Lot, their height, and a description of the material to be utilized. All walls and fences (including portal, garden, courtyard and landscape) may not exceed 6 feet in height. Height of retaining walls must be approved by the ACC.

Stucco walls are preferred throughout the subdivision and all types of block walls must be covered with stucco. Wall stucco must match the main color of the house. If using regular stucco, the block wall must be wrapped to prevent block seams from showing through when the wall gets wet. If using synthetic stucco, wrap or use a waterproof barrier on both sides of the block wall prior to applying stucco. Bare concrete walls and bare concrete block walls are not approved. Split face block is not a preferred material.

Chain link, coyote, partial coyote, wood panel and split rail fencing are not approved materials in the subdivision.

Gates on the ground shall be metal or wood. No coyote or latilla gates allowed.

If a gate on the roof is approved to shield and access A/C or mechanical equipment in its four-sided enclosure, it shall be full-height and solid material (no coyote or latilla gates allowed) and shall be color matched to the enclosure stucco.

See section 7.6 for requirements concerning maintenance of walls, fences and gates.

4.9. LANDSCAPING. Any Development or Enhancement that will disturb existing established vegetation (and/or landscaping previously approved by the ACC) must be approved by the ACC.

Native plantings must be minimally restored in ALL DISTURBED AREAS (excluding fully walled, enclosed portals and garden or courtyards) for a Development or Enhancement to pass Final Inspection and be considered in compliance. Minimal restoration of all disturbed areas shall include: raking disturbed areas

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smooth, planting, with appropriate irrigation, a native plant (some trees preferred, 5-gallon nursery plants required) for every 100 square feet (10x10) of disturbed area. Rock mulch, consisting of gravel, rocks and minimal crusher fine, is an approved restoration method. If rock mulch is used, minimal planting in public areas (seen from public streets or roads) is required.

Seeding of native plants is allowed, but all seeding requires prior approval of the ACC. Sowing of seed with seed mats is not allowed. Hydroseeding is not preferred. Sowing of seed with loose straw is NOT ACCEPTABLE as the straw and seed may not stay in place because of the wind.

All plantings must be alive for construction to be considered complete and pass Final Inspection. Dead plantings must be removed prior to the Final Inspection and replaced. If a formal landscape plan has been submitted to and approved by the ACC it must be completed for construction to be considered complete.

See section 4.8 for requirements for walls and fences and gates. These also completely apply to landscaping. Also see section 6.7 for requirements protecting vegetation.

When developing your plan, please keep in mind that we live in the desert. There is a limit of 600 square feet of turf allowed in any plan. Plantings must be adjacent to or relatively close to the perimeter of the home by Article VI, Section 6.16(a) of the CCRs. Also keep in mind that each home is allotted not more than .3826 acre-feet of water per year (approximately 10,300 gallons per month) by the Anasazi Trails Water Cooperative for all uses.

5. CONSTRUCTION REQUIREMENTS – DEVELOPMENTS

- 5.1. CHECKLIST AND REQUIREMENTS BY MILESTONE. The Development Plan and Application checklist in Appendix A provides details about the surveys, plans, forms and other documents and information to be submitted with the Application and throughout construction, listed by milestone. **READ AND REFER TO THE “DEVELOPMENT PLAN SUMMARY OF MILESTONES, DOCUMENTS AND MINIMUM REQUIRED ACTIONS” (APPENDIX A) TO IDENTIFY REQUIREMENTS AND SUBMIT COMPLETE AND TIMELY INFORMATION TO THE ACC AT APPLICATION AND THROUGHOUT THE DEVELOPMENT.**
- 5.2. CHANGES TO CONTACT INFORMATION. It shall be the Lot owner and builder’s responsibility to inform the ACC, in writing, of any contact information changes after submission of the Application. Being able to communicate with both the Lot owner and builder throughout the application process and during construction is critical. The Lot owner and builder must both ensure that the ACC continues to have current contact information for each of them and must be diligent in responding to any ACC communication. This means acknowledging receipt of, or responding to, all notices within 72 hours of time/date of communication whether by email or US Mail. If a substantive response cannot be provided within 72 hours, as a courtesy an explanation/commitment of when such response will be forthcoming should be provided to the ACC with the acknowledgment.
- 5.3. COMMENCEMENT OF CONSTRUCTION AND BUILDING. Per CCR Section 6.1: “No construction whatsoever including, without limitation, site preparation, clearing of trees or excavation, shall commence without the prior written approval of the ACC.” This includes erection or deposit of equipment or other materials. “Construction” shall mean any and all actions taken to execute any Development of a Lot.

Before any construction commences on the Lot the Mandatory meeting must have occurred, the Development Plan and Application approved and signed by the ACC, and proof of zoning approval must be obtained and a copy filed with the ACC within seven days of issuance. Starting construction without meeting these requirements may result in a penalty by the ACC, as well as penalties assessed by the applicable governmental authorities.

Commencement of building, including placement of footings or foundation without a valid building permit obtained and a copy filed with the ACC within seven days, may result in a penalty by the ACC, as well as

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penalties assessed by the applicable governmental authorities.

See sections 2.7 and 2.8 for zoning approval, building permit and SWPPP permit requirements.

- 5.4. DRIVEWAY CROSSINGS. The driveway crossing must be established at the onset of construction. Wherever possible, the driveway crossing shall be a paved concrete dip section. If this is the crossing approved by the ACC, a cobbled dip shall be established and maintained throughout construction and replaced by the concrete dip section when practical and prior to Final Inspection. If a cobbled dip, 4" cobble must be installed on the first 5-10 feet of the driveway it must be installed as soon initial grading is done. If the grader caused dirt to contaminate the public street or roadway, it must be cleaned up before cobble is laid. All cobbles must be installed and maintained so their use will not damage the Association's walking path during construction, if a walking path is present. See section 6.14 for responsibility for damage to Association walking paths.

When a dip section is not possible, a culvert shall be utilized. A full sized, permanent culvert must be installed as part of the initial site preparation. A culvert shall not be less than 18 inches in diameter unless recommended by the builder's drainage engineer and approved by the ACC. Depending upon the crossing a larger culvert may be required. Culverts shall have flared end sections and may be required by the ACC, depending on turning radius required to enter the driveway, to extend up to five feet beyond each side of the driveway.

- 5.5. IMPROVEMENT LOCATION REPORTS (ILR). PRIOR to pouring the footings or foundation an ILR must be performed by a licensed surveyor and a copy of that survey MUST BE submitted, reviewed and agreed by the ACC in writing prior to pouring the footings or foundation. Some may call this report a "Forms Survey" and it validates placement of the house footings or foundation are identical to the ACC approved Development Plan. The surveyor must be familiar with the AHOA's setback requirements as they are different from (and more restrictive than) those of Sandoval County. See CCRs Section 6.4(a). A penalty may be assessed, and/or a stop work order issued, for failing to provide the report to the ACC and gain approval before pouring footings or foundation.

At the end of construction and prior to the Final Inspection an updated ILR must be performed and signed by a licensed surveyor confirming as-built permanent improvements comply with the approved Development Plan, and a copy is submitted to the ACC for review and acknowledgement. The purpose of the second ILR is to locate all approved, completed, and permanent improvements on the Lot, such as walls, fences, gates, driveway, patios/portals, outbuildings and so on that are not included within the house footings or foundation, as well as certifying the location of the home.

- 5.6. TIME LIMITS ON COMPLETION OF NEW HOME CONSTRUCTION. The time allotted to complete a house (or remodel) is 12 months. A single 6-month extension may be granted at the time of the initial application or at any time thereafter but within the initial 12 months, if requested by the Lot owner or builder. The Applicant must apply for this extension in writing and obtain ACC approval. No further extensions will be granted. To determine the 12-month completion period, the ACC will utilize the date of the issuance of zoning approval as the date of commencement of construction. Should the zoning approval be presented to the ACC with no date of issuance the ACC shall use the date of the Development Plan approval as the date of commencement of construction.

- 5.7. WHEN NEW CONSTRUCTION OR A REMODEL IS CONSIDERED COMPLETE. A new house structure or outbuilding or remodel is considered complete when the improvements are complete, a copy of the Certificate of Occupancy, a Grading and Drainage Compliance Certificate produced by a licensed engineer, and a final Improvement Location Report (ILR) produced by a licensed surveyor have been received by the ACC, and all the actions and documents stipulated under the Final Inspection milestone in Appendix A are completed to the ACC's satisfaction.

- 5.8. FINAL INSPECTION AND RESPONSIBILITY FOR REQUIREMENTS AND MITIGATIONS. Development Final Inspection major requirements, documents and actions are listed in Appendix A under the Final Inspection milestone and must be completed to the ACC's satisfaction. Once the builder believes

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Builder's initials _____

that ALL the items required by the Application and Development Plan have been completed, they may call the ACC for a Final Inspection.

During the Final Inspection compliance requirements or mitigations to be addressed prior to Final Inspection approval may be identified by the ACC. In this case the ACC will issue an ACC Final Inspection Advisory in writing describing the further requirements for approval. Compliance requirements or mitigations identified in the Advisory are the responsibility of the Applicant(s) who received approval for the Application and Development Plan. If any item is not in compliance, the compliance deposit or remaining portion thereof will not be released until compliance is achieved. Forfeiture of the compliance deposit is not an option to absolve the Applicant(s) from the responsibility to bring the Development into compliance. The HOA reserves the right to file a lien of non-compliance against a property.

Until the Advisory requirements are met the Final Inspection is not approved. Once approved the compliance deposit or the remaining portion will be processed for a refund to the issuer of the original compliance deposit check received with the Application. Final inspection of Developments must be approved prior to closing of the sale of the home, especially for spec homes. The Applicant(s) forfeit their compliance deposit in full if they fail to obtain Final Inspection approval from the ACC prior to the property being sold, especially for spec homes.

Criteria for completion and Final Inspection requirements of a Remodel may vary from those listed in Appendix A, at the ACC's discretion. Any Remodel compliance requirements or mitigations identified as a result of the Final Inspection are the responsibility of the Applicant(s) who received approval for the Remodel Plan. Final inspection of Remodels must be approved prior to Final Inspection from the local administering jurisdiction. The Applicant(s) forfeit their compliance deposit in full if they fail to obtain Final Inspection approval from the ACC prior to Final Inspection from local administering jurisdiction.

6. CONSTRUCTION REQUIREMENTS - BOTH DEVELOPMENTS AND ENHANCEMENTS

- 6.1. CHANGES TO PLAN AFTER PLAN APPROVAL. Once approved, the ACC expects Developments and Enhancements will comply strictly with the approved Plan. However, should changes arise, any and all variance from or changes to the Development Plan or Enhancements projects between the Plan approval and the Final Inspection approval must be submitted to the ACC and approved in advance of the variance or change being initiated.
- 6.2. ALLOWABLE HOURS OF OPERATION. On Monday through Friday construction shall not begin prior to 7:00 AM nor continue after 6:00 PM. On Saturday construction shall not begin prior to 8:00 AM nor continue after 5:00 PM. No construction is permitted on Sunday. All times are Mountain time.
- 6.3. SANITATION. A portable toilet shall be placed at the site when the grader arrives or when construction commences. The toilet must remain in site through the duration of construction. Penalties may be associated with a lack of a portable toilet.
- 6.4. DUMPSTER. An adequate construction dumpster shall be placed on the site for detention and collection of trash and construction debris prior to the delivery of framing materials. Dumpster contents must not extend beyond the rim of the dumpster and if necessary (due to windy conditions) must be covered with a lid or tarp. No food waste shall be put in the dumpster (it shall instead be removed from the site each day). A wire enclosure is not an acceptable substitute. Penalties may be associated with an unkempt construction site.
- 6.5. WASH OUT. Builders shall establish and build a concrete washout location on their Lot for use during construction. The washout shall be shown on the Development Plan and developed at the onset of construction, including excavation. Failure to have workers use the washout will result in a fine. The Applicant is responsible for concrete cleanup if the wash is done on a street or road. If cement is deposited anywhere on any street or road by the cement delivery company the Applicant is responsible to have it

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repaired or rectified within one week. Concrete washout materials must be removed prior to the Final Inspection.

- 6.6. FENCING. The ACC reserves the right to require a chain link fence around any construction site.
- 6.7. PROTECTING VEGETATION. Shall include the placement of protection for all vegetation not included within the footprint of the structure(s) or other improvement being constructed or installed. Vegetation shall be protected by means of flagging barriers to prevent workers, subcontractors and others from parking on or running over areas that are not directly affected by the construction of the home. In addition, the builder must protect and flag any roadside areas adjacent to, across from or near the construction site. Both sides of the street or road where construction and worker's vehicles may park must be flagged. The ACC may require additional protection at its discretion to prevent damage to delicate plant life. Trees outside the construction footprint shall not be removed without approval from the ACC.
- 6.8. PARKING DURING CONSTRUCTION. Parking of all construction and worker's vehicles should be off-street only if the parking is on excavated soil and NOT on any vegetation. If this is not possible, then parking shall be along the least used street or road adjacent to the Lot on which the construction is taking place and on one side of such street or road only so as not to impede the flow of traffic or create a potentially unsafe condition. Parking on the street or road must be with all 4 wheels on the street or road pavement to protect and conserve adjacent vegetation. Cars shall not park (or drive) on areas (boulevards) between the street or road and a paved walking path, nor park (or drive) on the walking path. Both sides of the street or road where construction and worker's vehicles may park must be flagged. See section 6.14 for damage to streets, roads and walking paths, and section 7.4 for requirements on parking, storage and driving of vehicles on Lots.
- 6.9. SLOPES AND GRADING. The ACC prefers placement of Developments and Enhancements so no slopes are disturbed or excavated. However, it is recognized that some Developments or Enhancements may require slope disturbance.

All disturbed slopes and slope mitigations of a Development Plan or Enhancement project must be approved by the ACC in writing and in advance of the slope being disturbed. A Grading and Drainage Plan produced by a licensed engineer and approved at Application shall be followed. All slopes approved to be disturbed must not exceed 3:1. If any disturbed slope exceeds 3:1 it is required that retaining wall(s) must be installed to return the slope to 3:1. In the event the ACC approves in advance that a slope cannot be returned to 3:1, both retaining walls and erosion control rock must be installed. Erosion control rock shall be a minimum of 4 inches in diameter and installed to the bottom of the disturbed slope. Erosion control mats are not allowed. The ACC may, at its sole discretion, approve a disturbed slope mitigation varying from the above if it fulfills erosion objectives and is more appropriate in that situation. See section 4.8 for requirements for walls, which also applies to retaining walls.

The initial site clearing and grading shall include grading all disturbed areas to within 5% of the anticipated final grade and completing all drainage and grading that the approved Grading and Drainage Plan requires at that time. This shall include on-site water retention and erosion control, driveway, drainage crossing and courtyards. All runoff from all disturbed soil and impermeable surfaces on the Lot shall be retained on the Lot throughout construction. See section 6.11 for further requirements of on-site retention of runoff during construction.

If a slope is not approved to be disturbed on a Development Plan or Enhancement project it must not be excavated and, to eliminate disturbing the slope, soil must be back dragged away from the slope edge and, in no event, should soil be pushed over the slope edge.

Soils stripped or excavated by grading must be hauled off site or utilized in disturbed soil landscaping areas. When grading, when there is bare disturbed soil on the site, and when temporary mounds of soil are retained for future use, the ACC requires the use of water to dampen down loose soil to eliminate or reduce blowing dust. See section 6.10 for use of water resources during construction.

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Silt fencing or waddle must be placed around the perimeter of the construction site to prevent contamination and erosion. If silt fencing is used it must be partially buried a minimum of 2 inches in a trench on the disturbed side of the fencing.

- 6.10. USE OF WATER RESOURCES DURING CONSTRUCTION. During construction water MAY NOT be used from any source other than the meter located at the Lot owner's lot, or from a truck bringing water in from outside of the subdivisions covered by the CCRs. No water from neighboring lots may be used even with the permission of another Lot owner. Unauthorized use of water may be considered theft, punishable by law. To have a meter installed, please call the Anasazi Water Coop.
- 6.11. ON-SITE RETENTION OF RUNOFF DURING CONSTRUCTION. All runoff from all disturbed soil and impermeable surfaces on the Lot shall be retained on the Lot throughout construction. It is the responsibility of the builder and Lot owner to comply with the submitted Grading and Drainage P
- 6.12. Plan regarding protection of surrounding properties from runoff from the impermeable surfaces to be created during construction. See section 6.9 for requirements on Slopes and Grading.
- 6.13. SOIL COMPACTION. The ACC recommends that Lot owners require their builders to provide results of compaction tests related to their home construction prior to the pouring of concrete. The ACC does not monitor and is not liable for performance of this or any other testing.
- 6.14. BAR DITCHES. Bar ditches adjacent to the Lot shall be maintained and restored, if necessary, throughout the completion of construction. See section 7.1 on requirements on responsibility for drainage crossings and bar ditches.
- 6.15. DAMAGE TO STREET, ROADWAY AND WALKING PATHS. Damage to a street or roadway or creation of a hazardous condition adjacent to a Lot under construction, whether on a public roadway or a private access easement, shall be the responsibility of the Development Plan applicant(s) or, if resulting from an Enhancement project, the Lot owner. The damage must be repaired or rectified in a timely manner, to the ACC's satisfaction, and completed prior to Final Inspection approval. Penalties may be charged for street or roadway damage.

Damage to the Association's walking paths caused as a result of construction shall be the responsibility of the Development Plan applicant(s) or, if resulting from an Enhancement project, the Lot owner. There is no parking or driving on walking paths or on adjacent vegetation/landscaping and doing so can result in damage. At the AHOA's discretion, the AHOA may elect to fix the damage. If performed by the AHOA, such damage repair will be done at the applicant's or Lot owner's expense. If damage repair is done by the applicant(s) or Lot owner, it must be repaired or rectified in a timely manner, to the ACC's satisfaction, and completed prior to Final Inspection approval. Penalties may be charged for damage to the Association's walking paths. See sections 5.4, 6.7 and 6.8 for use of cobbles adjacent to walking paths and protecting vegetation and parking during construction.
- 6.16. STOP WORK NOTICE. The ACC reserves the right and has the authority to issue a stop work notice if a written violation notice from the ACC is not rectified within the stated time frame. If a situation is likely to cause immediate harm to persons, property or the environment, or animals are involved, the ACC may issue an immediate notice to stop work until the situation has been corrected.

7. OTHER REQUIREMENTS, RESTRICTIONS AND DEFINITIONS

- 7.1. LOT OWNER RESPONSIBLE FOR TERRAIN MANAGEMENT. The Lot owner shall be responsible for maintaining the drainage crossing in a functioning manner, clear of sediment and debris, in perpetuity.

The Lot owner shall be required to maintain and restore bar ditches in perpetuity, at all times keeping the bar ditches between the bottom of a slope and the street or roadway open for receiving runoff without regard to whether or not the slope and bar ditch is on the county right of way.

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Lot owners shall recognize that improvements made on county right of way may be removed or damaged by the County in performance of its roadway maintenance obligations. Pursuant to Section 4.4 of the Anasazi Homeowners Association "Conditions, Covenants, and Restrictions", each Lot owner has granted an easement to the Declarant, the ACC, the Homeowners Association, or Sandoval County to maintain all slopes so as to protect and maintain the drainage of the roadway adjacent to that Lot. If performed by the ACC or AHOA, such maintenance will be done at the Lot owner's expense.

Lot owners have granted a walking trail easement to the Anasazi Homeowners Association. Should the Association exercise its right to build a walking trail in the easement, Lot owners shall recognize that improvements made in the easement may be damaged, and must be removed and/or relocated, including retention ponds. This includes improvements previously approved by the ACC. If performed by the ACC or AHOA such removal or relocation will be done at the Lot owner's expense.

7.2. LOT OWNER RESPONSIBLE FOR SLOPES AND WATER RETENTION. Lot owners shall, at all times, do what is necessary to protect and maintain grading and slopes on their Lot to prevent erosion and runoff from impermeable surfaces. The Lot owner shall be required to retain all post-development water from the Lot's impermeable surfaces on the Lot in perpetuity. The Lot owner shall be responsible to maintain the ability of retention ponds, slopes and related drainage systems to retain all post-development water on their Lot in perpetuity. This shall include, but not be limited to, retaining and augmenting gravel and rock to reduce erosion, and removing silt and other build-up that can reduce the capacity of retention ponds and systems to appropriately retain all post-development water from the impermeable surfaces on the Lot. The AHOA or ACC is not responsible for monitoring, maintaining, or managing the owner's responsibilities in this regard, nor is it liable if the owner fails to perform. See section 6.9 on Slopes and Grading requirements.

7.3. ADDITION OF NON-PERMEABLE SURFACE. A non-permeable surface added to any Lot, for instance, increasing a patio area, adding a roof overhang or paving a driveway that was not previously paved, require written permission of the ACC prior to commencement of such activity. The submission for permission shall include a viable plan for retention of runoff from the new surfaces and might in some cases require that such plan be prepared by a licensed engineer.

7.4. PARKING, STORAGE AND DRIVING OF VEHICLES ON LOTS. In addition to the stipulations in Sections 7.11 through 7.16 of the CCRs: If any motor vehicle or trailer of any type that is operable (working), it shall only be parked in the home's private driveway, garage or designated parking space. If any motor vehicle or trailer of any type is inoperable there shall be no extended parking or storage in the home's driveway or anywhere else on the Lot, except inside the home's garage intended for vehicle or trailer storage. The driveway is the improved portion of the Lot accessed from a dedicated or private street or roadway and leads to the home's garage, including any approved and dedicated guest parking areas.

When interpreting Section 7.9 of the CCRs, driving, parking or storage of any motor vehicle or trailer on the undeveloped or unimproved part(s) of the Lot is prohibited. To clarify: driving or parking one or more cars or any other vehicles anywhere on a Lot, other than on the improved driveway or in a garage, is seen as an obnoxious or offensive activity.

See section 6.8 for parking requirements during construction.

7.5. RECREATIONAL VEHICLES. In addition to the stipulations in Section 7.11 of the CCRs: recreational vehicles may be temporarily parked in the Lot owner's driveway for 3 days. These vehicles may only be parked in the driveway of the Lot owner's home and on no other portion of the Lot. If RV parking is needed for a longer time, ACC approval is required.

7.6. MAINTENANCE OF WALLS, FENCES AND GATES. Walls, fences and gates, including gates shielding A/C or mechanical equipment, must be maintained and in good repair. If they are in disrepair Lot owner

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must repair or replace them after receiving approval of the ACC. See section 4.8 for requirements on walls, fences and gates.

- 7.7. SOLAR EQUIPMENT. The location of any solar equipment must be approved by the ACC. Solar panels must be on the roof of the house and not mounted on the ground, on other structures located on the ground, or on the sides of structures. Panels must be located in the portion of the house roof least visible from neighboring properties and public streets or roads. Prewire through the structure is preferred. However, if external wires are approved, they must be in an appropriate conduit and painted to color match the stucco of the home and must not be visible from the street or road.
- 7.8. SATELLITE DISHES. The location of any satellite dishes must be approved by the ACC. Satellite dishes must be located on the roof of the house and not mounted on the ground, on other structures on the ground, or on the sides of structures. The dishes must be located on the portion of the house roof least visible from neighboring properties and public streets or roads that still allows their function. Prewire through the structure is preferred. However, if external wires are approved, they must be in an appropriate conduit and painted to color match the stucco of the home and must not be visible from the street or road.
- 7.9. POOLS AND SPAS. Pools and spas shall be submitted for approval to the ACC. If approved, they shall remain covered when not in use to minimize evaporation.
- 7.10. OBJECTS OF ART, SCULPTURES, OUTDOOR FIREPLACES, FIRE PITS, HOT TUBS AND SIMILAR OBJECTS. Objects of art, sculpture, fireplaces, fire pits, hot tubs and similar objects on the exterior of the home or on the Lot shall be submitted with their proposed placement and approved in writing by the ACC. Objects within fully walled, enclosed portals and garden and courtyards do not need ACC approval if they do not exceed the height of the enclosure wall.
- 7.11. RECREATIONAL EQUIPMENT. Recreational equipment or courts of any kind that will be Visible From Neighboring Property (see section 7.17) shall be submitted in writing for ACC approval. Basketball hoops of a portable nature shall only be allowed by exception. Above ground trampolines are prohibited
- 7.12. GARBAGE CONTAINERS. In addition to the stipulations in section 7.10 of the CCRs: residential garbage containers can be put at the driveway entrance within 12 hours before scheduled pickup by commercial waste removal companies. Containers must be removed from the pickup location and re-stored in the home's garbage enclosures within 24 hours after garbage containers are emptied. Garbage containers must be stored so they are not Visible from Neighboring Property (see section 7.17) or from the street or road.
- 7.13. SIGNS. "For Sale" signs permitted under CCR section 6.10 are restricted to those advertising the sale of the property on which such signs are sited and must not exceed 6 square feet. Builder's advertising signs during the course of construction, or to sell and build on the Lot on which such signs are sited, must not exceed 6 square feet and must be removed prior to the Development Final Inspection. Signs advertising public, infrequent Placitas-wide events (e.g. studio tour, garden tour, parade of homes) must not exceed 6 square feet, must be temporary (not be placed for more than 10 days) and approved in writing by the ACC in advance of placement. Signs advertising sales at private residences or Lots (e.g. garage or estate sales, pottery sales) are not allowed in the subdivision. Signs demonstrating support for candidates in political elections or showing support or lack of support for political views, issues or proposals are not allowed in the subdivision. The ACC has pre-approved use of the small signs provided by home security service companies.
- 7.14. TEMPORARY SEASONAL LIGHTING. The ACC allows temporary seasonal decorative lighting outdoors beginning on the Thanksgiving public holiday and must be removed within one week after New Year's Day. The lighting may be unshielded if it is of very low wattage and intended to minimize light pollution. The total amount of overall light emitted must be respectful of neighbors and the community, and not excessive or otherwise create a nuisance. See section 4.7 for permanent lighting requirements.

Lot owner's initials _____

Builder's initials _____

7.15.RO SYSTEMS NOT REQUIRED. Applying the discretion permitted the ACC under CCRs section 8.15, the requirement in the CCRs section 6.16(a) stating that “each Lot Owner shall install a reverse osmosis point of use water treatment system” will not be enforced on Lot Owners as it is considered an artifact predating the installation of the current capabilities of the water system.

7.16.HOUSEHOLD PETS AND NOISE. The following definitions will be used when interpreting section 7.1 of AHOA CCRs:

No pet shall make an unreasonable amount of noise, especially beyond the time period stipulated in “unreasonable amount of noise” below.

“Unreasonable amount of noise” shall mean that amount of noise that continues for any period of time beyond that amount of time necessary to alert the persons in the home or responsible for the pet (Lot owner, renter, agent or other occupant of the home who is a permanent resident of the home) to investigate the cause of the disturbance and to cause the pet to cease the noise, such as a dog to cease barking.

“Enclosed area” shall mean that portion of the Lot owner’s Lot that is surrounded by a wall, conforming in all respects to Section 7.17 of the Anasazi Trails Subdivision Comprehensive Declaration of Covenants, Conditions and Restrictions, or invisible fencing or similar and to which a household pet is restricted. If a household pet creates an unreasonable amount of noise when contained in the enclosed area, a household pet shall not have access to this or any other outdoor area of the Lot owner’s property when the Lot owner, renter, agent or other occupant of the home who is a permanent resident of the home is not at home.

7.17.VISIBLE FROM NEIGHBORING PROPERTY. CCRs Section 1.35. "Visible From Neighboring Property" shall mean that with respect to any given House Structure or Other Structure or other object, that such House Structure or Other Structure or object is or would be visible to a person six (6) feet tall, standing on any part of a neighboring property. A neighboring property shall be any Lot from which a person can view another Lot or a structure or object on that Lot with the naked eye. In instances where roof equipment is visible from above, no additional requirements will be imposed so long as equipment is shielded from view on all four sides.

7.18.HOME OCCUPATION. The following definition will be used when interpreting Sections 3.5 and 7.8 of AHOA CCRs:

“home occupation” shall mean a non-residential use of a home clearly incidental to the use of the home as a single family residence, which use is conducted by a Lot owner or other occupant of the home who is a permanent resident of the home and who has an occupation or business customarily recognized by zoning ordinances as an acceptable home occupation, which for example would include but may not be limited to professionals such as architects, engineers, lawyers, artists, authors or writers and the like, but in no event will a business that is frequented by and open to the general public be considered a home occupation. Specifically, this precludes any business that advertises to the public (e.g. internet solicitation) offering overnight use of one or more room(s) at the residence, such as a Bed and Breakfast. Artists or others with home occupations who open their studios or homes during daylight hours to the general public once or twice year, or otherwise for infrequent special events, are:

- (a) encouraged by our Articles of Incorporation (Article II Section 3) and
- (b) permitted to do so under the CCRs and these ACC Rules when approved at the sole discretion of the ACC, and
- (c) their doing so shall not transform their home occupation into a business categorized as frequented by and open to the general public

7.19.CONFORMANCE AND NOTICE OF PROPERTY RENTAL. Rental of a property as permitted in CCR

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section 3.5 and 7.8 must be in conformance with the definition of Single Family Residential Use (CCR sections 1.27 and 3.1 part A) and cannot be rented on a daily or weekly basis as such short terms are not considered to be “residential use.” It is the Lot owner’s responsibility to notify the AHOA, using the ACC form, of any such property rental within fourteen (14) days of the effective date of such a rental agreement in order that the AHOA can maintain an accurate record of those in residence within our subdivision. Timely filing of the form will also allow the Lot owner to designate the renters of the property to be permitted use of the AHOA’s tennis court.

8. ACC RESERVATIONS, PROCEDURES AND ADMINISTRATION

- 8.1. ACC RESERVATION. The ACC reserves the right to consultation and advice from any professionals in making their decisions. The ACC also reserves the right to identify acceptable licensed professionals for use related to specific actions, plans and reports, including, but not limited to, engineering, surveying and other construction professionals. Should the ACC adopt lists of licensed professionals required for use, the ACC will only accept reports, documents, data and information from these sources.
- 8.2. ACC DECISION MAJORITY. ACC decisions, including any and all variances from covenants, conditions, and/or restrictions as stated in the “Anasazi Trails Subdivision Comprehensive Declaration of Covenants, Conditions & Restrictions” filed with Sandoval County on March 6, 2003, must be in writing and signed by two (2) of the three (3) permanent members of the Architectural Control Committee (ACC). The alternate member may act in the place of a permanent member, if two permanent members are not available. In the event that two ACC members (or alternate) are not available, the President of the Anasazi Homeowners Association may act in the place of an ACC permanent member.
- 8.3. ACC EMAIL COMMUNICATIONS ACCEPTABLE. When interpreting the AHOA CCRs and ACC Rules, any approval, written notice or other communication from the ACC or AHOA may be sent via email. Violation notices explained in section 9.3.1. also need to be sent as described.

9. FEES, DEPOSITS, VIOLATIONS AND PENALTIES

Fees, deposits and penalties are subject to change from time to time by the ACC. Until further notice the following schedules of fees, deposits and penalties are in effect.

- 9.1. FEES. Fees cover AHOA costs for review and administration of Developments and Enhancements. The following fees are subject to change in accordance with section 8.9(b) of the CCRs.
 - 9.1.1. Review and Administration Fee (non-refundable) – New House Structure (including Outbuilding built at the same time) - \$1,500 + NMGRT made payable to the Anasazi Homeowners Association. The ACC Review and Administration fee shall be paid with a cashier’s check, is due with the Application on the day it is submitted and is non-refundable.
 - 9.1.2. Review and Administration Fee (non-refundable) – Outbuildings and Remodels (including Additions) \$500 + NMGRT made payable to the Anasazi Homeowners Association. The ACC Review and Administration fee shall be paid with a cashier’s check, is due with the Application on the day it is submitted and is non-refundable.
- 9.2. DEPOSITS. Money shall be held on deposit to assure compliance with the CCRs and ACC Rules. Penalties for non-compliance shall be levied against and may exceed the monies on deposit, in which case a lien of non-compliance may be filed against the property by the ACC. The ACC reserves the right to adjust these deposit amounts when, in its sole discretion and in accordance with Section 8.15 of the CCRs, it determines that a variance from these amounts is warranted. Deposits are refundable if the ACC approves the Development or Enhancement and it complies with CCRs and Rules.
 - 9.2.1. Compliance Deposit (refundable, if compliance) – Construction of New House Structure (including

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Outbuilding built at the same time) \$7,500. Check shall be made payable to the Anasazi Homeowners Association. The Compliance Deposit shall be paid with a cashier's check, is due on the day of the Mandatory meeting, will be deposited upon Approval of the Plan, and is refundable if the project complies with the CCRs and Rules. Should the Application and Development Plan not be approved, the compliance deposit will be returned.

9.2.2. Compliance Deposit (refundable, if compliance) – Outbuildings and Remodels (including Additions) to be constructed after initial construction \$1,000. Check shall be made payable to the Anasazi Homeowners Association. The Compliance Deposit shall be paid with a cashier's check, is due on the day of the Mandatory meeting, will be deposited upon Approval of the Plan, and is refundable if the project complies with the CCRs and Rules. Should the Application and Development Plan not be approved, the compliance deposit will be returned.

9.2.3. Compliance Deposit (refundable, if compliance) - Enhancements may require a compliance deposit in an amount determined by the ACC in its sole discretion. Check shall be made payable to the Anasazi Homeowners Association. Personal checks are accepted as compliance deposits for Enhancements on the date of approval.

9.3. VIOLATION ENFORCEMENT. Violations are any violation of the Governing Documents (CCR as amended, ACC Rules and Bylaws of the Anasazi Homeowners Association).

9.3.1. PROCEDURE FOR HANDLING VIOLATIONS.

9.3.1.1. Courtesy Letter – A Lot owner will be first notified of a violation of the Association's Governing Documents in writing and will be informed that if the violation is not cured within thirty (30) calendar days from the date of the letter, the Lot owner may be subject to enforcement fines. The Courtesy Letter will be mailed by regular both first class and certified (prepaid, return receipt requested) U.S. Mail. The Lot owner may contest the violation. All appeals or requests for a hearing must be made in writing and sent to the Management Company for review. If an email address has been registered on the Association website or provided in an active Development Plan, the ACC may, in its sole discretion, email a copy of the letter in order to expedite resolution.

9.3.1.2. First Notice of Violation. If after thirty (30) calendar days of the date of the Courtesy Letter, the violation is determined to still exist, a First Notice of Violation will be sent by regular both first class and certified (prepaid, return receipt requested) U.S. Mail. The First Notice will specify the violation and the amount of the enforcement fine being imposed (see Schedule of Enforcement Fines below), and the process to make an appeal in writing. The Lot owner will be informed that if the violation is not cured within thirty (30) calendar days from the date of the letter, the Lot owner may be subject to additional fines, or suspension of rights.

9.3.1.3. Second Notice of Violation. If after thirty (30) calendar days of the date of the First Notice, the violation still exists and the Lot owner has not requested a hearing, the Association will send a Second Notice of Violation by both first class and certified (prepaid, return receipt requested) U.S. Mail. The Second Notice will specify the violation, the amount of the enforcement fine being imposed, and the process to make an appeal in writing. The Lot owner will be informed that if the violation is not cured within thirty (30) calendar days from the date of the letter, the Lot owner may be subject to additional enforcement fines.

9.3.1.4. Third Notice of Violation. If after an additional thirty (30) calendar days, the violation still exists and the Lot owner has not requested a hearing, a Third Notice of Violation will be sent by both first class and certified (prepaid, return receipt requested) U.S. Mail. The Third Notice of Violation will include the details of the violation, the amount of the enforcement fine being imposed, and the process to make an appeal in writing. The Lot owner will be informed that if the violation is not cured within thirty (30) calendar days from the date of

Lot owner's initials _____

Builder's initials _____

the letter, the Lot owner may be subject to additional enforcement fines.

9.3.1.5. Notice of Continuing Violation. If after an additional thirty (30) calendar days, the violation still exists and the Lot owner has not requested a hearing, a Notice of Continuing Violation will be sent by both first class and certified (prepaid, return receipt requested) U.S. Mail. The Notice of Continuing Violation will include the details of the violation, the amount of the enforcement fine being imposed, and the process to make an appeal in writing. An additional Notice of Continuing Violation shall be sent every thirty (30) calendar days if the violation still exists.

9.3.2. SCHEDULE OF ENFORCEMENT FINES.

The following is the schedule of enforcement fines that will be imposed for violating the Association's Governing Documents. The notice enacts the fine amount. Fine amounts specified are due and payable as of the mailing date of the notice.

All fines shall be posted against the compliance deposit. If the compliance deposit is depleted to a deficit balance, or the builder or Lot owner refuses to remedy a non-compliant issue, the HOA may file a lien of non-compliance against the property.

Should aggregated fines levied against a builder or Lot owner exceed the amount of the applicable compliance deposit, a new compliance deposit in the amount of the preceding one must be provided or the ACC may issue a stop work order.

For Development Plan and Enhancement violations all letters, emails or any other communication will be communicated to the contact information listed on the application, or to a change of contact information, if it has been formally submitted to the ACC prior to the violation. The applicant will be responsible for any violation, penalty and/or fine even if they claim another contact address or contact information is more appropriate or correct, or if they identify they did not receive the mailings or communications sent to the application address. Failure to inform the ACC of a change in contact from the application data or to deny receipt of a communication sent to the application address (if no updated address was sent to the ACC), does not absolve the applicant(s) of responsibility for violations, penalties and/or fines.

The Board may vary from these standard enforcement fines depending on the nature of the violation and the number of violations (either presently or in the past), particularly if there is an imminent Health or Safety risk or recurring or deliberate violations.

9.3.2.1. For VIOLATIONS of a DEVELOPMENT PLAN.

SPECIFIC VIOLATIONS of a Development Plan. These are fine amounts directly pertaining to specific violations of the ACC Development Plan and Application where the ACC may, in its sole discretion, include violation-specific fine amounts and distribute notices to the builder and Lot owner. Due to the immediate time frame of some violations, notices to the builder and Lot owner may be an immediate communication, such as an electronic or hand-delivered document, followed by the violation procedure above.

1. Failure of a builder or Lot owner to submit to the ACC an ILR prior to pouring concrete. FINE: \$1,000 and/or a stop work order may be incurred if pouring occurs before the ACC has acknowledged receipt of the survey.
2. Failure of builder or Lot owner heed a notice to Stop Work. FINE: \$1,000
3. Failure by a builder or Lot owner to timely complete a new home within twelve months, or by the end of an approved extension, whichever is later. FINE: \$2500 as of the beginning of month 13, plus \$250 at the beginning of each month thereafter so long as

Lot owner's initials _____

Builder's initials _____

the home remains incomplete pursuant to the Development Plan. See section 5.7 for requirements on when a new construction is considered complete.

4. Failure by a builder or Lot owner to timely complete a remodel within the time stated in the approved Development Plan, or as otherwise agreed to by the ACC, including any agreed to extension. FINE: \$2500 as of the beginning of the month after the approved deadline for completion, or the approved extension, plus \$250 per month at the beginning of each month thereafter so long as the remodel remains incomplete pursuant to the approved Development Plan.
5. Builders or Lot owners forfeit their compliance deposit in full, especially for spec homes, if they fail to obtain Final Inspection approval from the ACC prior to the property being sold.

GENERAL VIOLATIONS of a Development Plan

Courtesy Letter	\$ 0.00	Warning with a 30-day “notice period” to correct or appeal to the AHOA Board
First Notice of Violation	\$ 250.00	
Second Notice of Violation	\$ 500.00	
Third Notice of Violation	\$ 750.00	
Notice of Continuing Violation	\$1,000.00	

AFTER A DEVELOPMENT PLAN APPLICANT(S) HAVE ACCUMULATED AGGREGATED FINES THAT EXCEED THEIR COMPLIANCE DEPOSIT, A LIEN WILL BE PLACED ON THE PROPERTY.

9.3.2.2. For VIOLATIONS of ENHANCEMENTS AND OTHER REQUIREMENTS.

Courtesy Letter	\$ 0.00	Warning with a 30-day “notice period” to correct or appeal to the AHOA Board
First Notice of Violation	\$ 100.00	
Second Notice of Violation	\$ 250.00	
Notice(s) of Continuing Violation	\$500.00	

AFTER A LOT OWNER HAS ACCUMULATED \$5,000 IN AGGREGATED FINES NOT RELATED TO A DEVELOPMENT PLAN, A LIEN WILL BE PLACED ON THE PROPERTY.

9.3.3. RECURRING VIOLATIONS. A “recurring violation” is a type of violation that is cured but occurs again in the future. (Examples include, but are not limited to weeds, unauthorized parking of vehicles, trash cans not put away within the required time frame, etc.) If a recurrence of the same violation occurs within six (6) months of the original violation the violation enforcement process will start with the Lot owner being sent a First Notice of Violation. However, the Board may vary from

Lot owner’s initials _____

Builder’s initials _____

this procedure depending on the circumstances.

- 9.3.4. **IMPACT OF ENFORCEMENT FINE.** Imposition of an enforcement fine does not relieve the Lot owner of responsibility to correct the violation.
- 9.3.5. **OTHER REMEDIES.** At any time, the Board may decide to pursue any other remedy available under law or at equity that is allowed under the Governing Documents.
- 9.3.6. **TIME FRAMES.** The Board and ACC reserves the right to extend any grace period based on individual circumstances.
- 9.3.7. **COLLECTION OF ENFORCEMENT FINES.** All enforcement fines shall be collected in the same manner as any other assessment or monetary penalty pursuant to the Declaration (AHOA CCRs as amended).

10. ACC STIPULATION

THE ABOVE RULES ARE NOT EXHAUSTIVE AND THE ACC RESERVES THE RIGHT TO IMPOSE FINES (AND/OR TO ISSUE A STOP WORK ORDER IF DEEMED APPROPRIATE TO THE SITUATION) FOR ANY OTHER ACTIVITY OR VIOLATION THAT THE ACC IN GOOD FAITH DETERMINES IS IN VIOLATION OF AN APPLICATION TO THE ACC, THE CCRS AND/OR THE ACC RULES, AFTER NOTICE, A CURE PERIOD AND THE OPPORTUNITY TO BE HEARD PURSUANT TO SECTION 10.9 OF THE CCRS, EXCEPT WHERE THERE IS A LIKELIHOOD OF IMMEDIATE HARM OR DAMAGE TO PERSONS OR PROPERTY, OR WHERE ANIMALS ARE INVOLVED, IN WHICH CASE FINES MAY BE IMPOSED AND OTHER ACTIONS MAY BE TAKEN IMMEDIATELY.

FURTHER, THE ACC DOES NOT WAIVE ITS RIGHTS UNDER 10.9 OF THE CCRS TO FILE A LAWSUIT FOR DAMAGES OR INJUNCTIVE RELIEF, OR BOTH, OR TO PROCEED WITH SELF HELP, IN ADDRESSING VIOLATIONS OF AN APPLICATION TO THE ACC, THE CCRS AND/OR THE ACC RULES.

Lot owner's initials _____

Builder's initials _____

ACC Rules APPENDIX A

DEVELOPMENTS: Summary of Milestones, Documents and Minimum required Actions

Submittal of the Development Plan Application, along with a detailed Development Plan consistent with Article VI of the CCRs, and any other items required by the application, and the ACC Plan Review Fee, begins the application process. Thereafter, the following milestones must be met:

1. Requirements for Plan Approval

A. Submission of Application

From Applicant: The following is to be presented to the ACC in ONE package: 1 large scale paper copy and an identical PDF digital copy

- Complete Application signed by Applicant(s)
- Builder's License
- Insurance
 - Builder's Risk/Course of Construction Insurance policy, with following requirements
 - Must certify insurance coverage for the specific Lot and the construction related to the specific Application (not general Liability insurance for your business)
 - Must list the Anasazi Homeowner's Association as also insured through ACC Final Inspection approval
 - Liability and Workman's Comp (if applicable)
- Set of Construction Plans
 - Topographical Site Plan showing 11 locations, per Rules 2.1.2 (separate plan, not co-mingled with G&D or Landscaping plans)
 - Site Grading and Drainage Plan produced by a licensed engineer
 - 4 Elevations
 - Footings Plan
 - Foundation Plan
 - Floor Plan
 - Roof Plan
 - Framing Plans
 - Electrical Plan
- Landscaping Plan
- Physical samples of Exterior colors and materials
- Exterior Lighting Plan and fixture size and design
- Solar equipment location, if any
- Initialed and dated copy of the current ACC Rules (all pages)
- Initialed and dated copy (cover sheet ok) of AHOA CCRs (3-6-03) and Amendment to CCRs (10-27-04)
- Cashier's check for Review and Administration Fee (including NMGR) (due when Application form is submitted)

B. Mandatory meeting

From ACC:

- Results of the ACC review, agreements, revised Submission documents reflecting required changes
- Review of requirements that must be approved in advance during the course of the construction
- Reminder of requirements not to be overlooked

From Applicant:

- Cashier's check for Compliance Deposit (due at Mandatory meeting, deposited upon Plan approval)

C. From ACC after meeting

- ACC Advisory indicating requirements to be met before approval (if needed)
- ACC Application and Development Plan Approval with signatures, date of the Application, special notes and requirements from the meeting that must be approved in advance during the course of the construction.
- ACC signed copy of Lot Development Plan Demonstrating Drainage Mitigation.

MILESTONE ONE – Plan Approval

Lot owner's initials _____

Builder's initials _____

NOTE: COMMENCEMENT OF CONSTRUCTION AND BUILDING. Per CCR Section 6.1: "No construction whatsoever including, without limitation, site preparation, clearing of trees or excavation, shall commence without the prior written approval of the ACC." This includes erection or deposit of equipment or other materials. "Construction" shall mean any and all actions taken to execute any Development of a Lot.

Before any construction commences on the Lot the Mandatory meeting must have occurred, the Development Plan and Application approved and signed by the ACC, and proof of zoning approval must be obtained and a copy filed with the ACC within seven days of issuance. Starting construction without meeting these requirements may result in a penalty by the ACC, as well as penalties assessed by the applicable governmental authorities.

Commencement of building, including placement of footings or foundation without a valid building permit obtained and a copy filed with the ACC within seven days, may result in a penalty by the ACC, as well as penalties assessed by the applicable governmental authorities.

See sections 2.7 and 2.8 for zoning approval, building permit and SWPPP permit requirements. (From section 5.3 in ACC Rules.)

2. Requirements **BEFORE** starting Construction, *including Site Preparation*

A. From Applicant - Prior to Starting Any Work

- Copy of Zoning approval – submitted to the ACC within 7 days of issuance

B. From the ACC after Receipt of the two documents above

- ACC Approval in writing that construction can begin

MILESTONE TWO – Site Development Begins

3. Initial Site Development

A. Applicant required actions

- Copy of Building Permit – submitted to the ACC within 7 days of issuance. A valid date of issuance must be on the Permit.
- Copy of SWPPP Permit (if applicable)
- SWPPP Permit (if required) posted at the site
- Building Permit posted at the site
- Portable toilet placed on property when grader arrives or construction commences. Toilet must remain on site through the duration of construction
- Flagging installed on the site, along and across the street or roadway adjacent to the construction and anywhere else as directed by the ACC
- Recommend, but do not require, security fencing to prevent theft
- 4" cobble installed on first 5-10 feet of driveway or temporary Lot access. Must be installed as soon initial grading is done. If grader caused dirt to contaminate the street or roadway, it must be cleaned up before cobble is laid. See section 6.14 regarding damage to streets, roads and walking paths
- No destruction of vegetation outside of the home footprint. Prior written approval required to remove additional trees.
- Site graded to within 5% of final grade, inclusive of on-site water retention and erosion protection, driveway, drainage crossing and courtyards.
- Temporary retention ponding completed
- Cement wash out is completed. Lot owner is responsible for cement clean up if wash is done on street or road, and if cement is deposited anywhere on streets or roads by the cement delivery company.
- No disturbed slopes to exceed 3:1
- Corners of structure staked
- Once forms are set for concrete, an ILR (also called a Forms Survey) produced by a licensed surveyor

Lot owner's initials _____

Builder's initials _____

- B. From Applicant PRIOR TO POURING CONCRETE
 - Improvement Location Report (ILR) (also called a Forms Survey) produced by licensed surveyor
- C. From ACC prior to pouring concrete
 - ACC acknowledgment in writing of ILR and approval for concrete to be poured

MILESTONE THREE – Lot Development Begins

4. Lot Development

A. Applicant required actions

- Dumpster placed on site prior to delivery of framing materials. Dumpster must be emptied when trash is visible above the rim. Dumpster must remain on site through the duration of construction.
- Driveway entrance culvert at least 18 inches wide extending up to 5 feet past each side of driveway
- Any mechanical equipment on the roof or on the ground is screened from view by an enclosure that is full height on all four sides. Framing is the time to assure this to avoid a costly error
- Retaining wall(s) installed, stabilization of disturbed slopes with erosion control rock

B. From Applicant during Lot development (if applicable)

- Submit any changes to approved Plan for ACC approval
- Submit any required documents agreed during Review Meeting, such as Landscaping Plan, exterior lighting Plan or fixtures, final stucco color sample, etc. or other documents required by the ACC

C. From ACC during Lot development (if applicable)

- ACC approval in writing of any requirements from the Plan meeting and/or Plan changes that must be approved in advance

D. From Applicant prior to Final Inspection

- Grading and Drainage Compliance Certificate produced by a licensed engineer
- Final (as-built) Improvement Location Report (ILR) produced by licensed surveyor
- Certificate of Occupancy

MILESTONE FOUR – Final Inspection

NOTE: The Applicant(s) forfeit their compliance deposit in full, especially for spec homes, if they fail to obtain Final Inspection approval from the ACC prior to the property being sold. Final Inspection compliance requirements or mitigations are the responsibility of the applicant(s) who received approval for the Application. From sections 5.8 and 9.3.2.1 in the ACC Rules.

5. Final Inspection

A. Minimum ACC Final Inspection checklist

- Certificate of Occupancy
- Grading and Drainage Compliance Certificate produced by a licensed engineer, stamped, dated and signed
- Final (as-built) Improvement Location Report (ILR) produced by licensed surveyor, stamped, dated and signed
- Full height, 4-sided stuccoed enclosure of AC and other equipment
- All walls stuccoed to color match house, unless exceptions approved
- All external piping or other attached items are painted to color match the house
- Approved external lighting (and solar equipment, if any) adheres to ACC Rules
- Driveway with adequate culvert crossing (with end caps) or dip section
- Approved erosion control of slopes and retention areas (ponds) installed and functioning
- Bar ditch restored or reshaped if necessary
- Concrete washout and materials removed

Lot owner's initials _____

Builder's initials _____

- Repairs to adjacent streets, roadways or private access easement(s) complete, if damaged or disturbed
- Approved landscaping complete (including restoration of disturbed areas per ACC Rules)
- Dumpsters, portable toilets and temporary fencing removed
- All other visible signs of construction removed
- Job site clean and in order
- Other (as needed)

B. From ACC after Final Inspection

- Final Inspection advisory indicating requirements needed for approval (if needed)
- Final Inspection report with approved in writing by the ACC
- Compliance deposit processed for refund, less penalties, if any

Lot owner's initials _____

Builder's initials _____

**ACC RULES APPENDIX B
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 - 2.1.1. Application
 - 2.1.2. Development Plans
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 - 2.1.4. Insurance
 - 2.1.5. Physical Samples of Exterior Colors and Materials
 - 2.1.6. External Lighting
 - 2.1.7. Solar Equipment
 - 2.1.8. Initialed Copies of HOA Governing Documents
 - 2.1.9. Fees and Deposits
 - 2.2. ACC Review Period
 - 2.3. Mandatory Meeting
 - 2.4. Approval
 - 2.5. Lot Owner and Builder Representation to ACC
 - 2.6. ACC Development Plan Demonstrating Drainage Mitigation
 - 2.7. Zoning Approval and Building Permit
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 - 6.3. Sanitation
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 - 6.5. Wash Out
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 - 6.7. Protecting Vegetation
 - 6.8. Parking During Construction
 - 6.9. Slopes and Grading

Lot owner's initials _____

Builder's initials _____

- 6.10. Use of Water Resources During Construction
- 6.11. On-Site Retention of Runoff During Construction
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- 6.14. Damage to Street, Roadway and Walking Paths
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- 7.6. Maintenance of Walls, Fences and Gates
- 7.7. Solar Equipment
- 7.8. Satellite Dishes
- 7.9. Pools and Spas
- 7.10. Objects of Art, Sculpture, Outdoor Fireplaces, Fire Pits, Hot Tubs and Similar Objects
- 7.11. Recreational Equipment
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 - 9.3.4. Impact of Enforcement Fine
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 - 9.3.7. Collection of Enforcement Fines

10. ACC Stipulation Page 20

Lot owner's initials _____

Builder's initials _____

**ACC RULES APPENDIX C
FORMS, DOCUMENTS AND CONTACTS**

Forms for Applicant Use	Forms for ACC Use
Developments	Developments
ACC Development Plan Application	Outline for Development Plan Application review meeting
Developments: Summary of Milestones, Documents and Minimum Required Actions (Appendix A)	Builder's Requirements List
	ACC Application and Development Plan Advisory
	ACC Application and Development Plan Approval
	ACC Development Plan Demonstrating Drainage Mitigation
	ACC Final Inspection Advisory
	ACC Final Inspection Report and Approval
	Developments Violations
	Courtesy Letter
	First Notice of Violation
	Second Notice of Violation
	Third Notice of Violation
	Notice of Continuing Violation
Enhancements	Enhancements
ACC Short Form Application	Enhancement Documents Required
	Enhancements Violations
	Courtesy Letter
	First Notice of Violation
	Second Notice of Violation
	Notice of Continuing Violation
Renter(s)	
Registration of Renter	

AHOA and ACC Governing Documents

- Anasazi Trails Subdivision Comprehensive Declaration of Covenants, Conditions & Restrictions filed with Sandoval County March 6, 2003
- Amendment to Anasazi Trails Subdivision Comprehensive Declaration of Covenants, Conditions and Restrictions filed with Sandoval County October 27, 2004
- ACC Rules 09/30/2020
- Bylaws of the Anasazi Homeowners Association

Contacts

See the AHOA website (www.anasazihoa.com) for ACC forms and members. Contact the ACC members listed on the site with any questions.

These Rules were reviewed and supported by the Anasazi Homeowners Association Board as of October 1, 2020.

Lot owner's initials _____

Builder's initials _____