

SAN BLAS HOMEOWNERS ASSOCIATION

3301 Coors Blvd. NW, Suite R, PMB 172

Albuquerque, NM 87120

Architectural Standards 2022

Stucco:

Stucco colors are Dove Gray for the upper band and a brown similar to Buckskin for the remainder (the formula for the original Fawn has changed). The texture is Brocade. Missing stucco and cracks larger than common hairline cracks must be repaired. Painting the stucco as a means to hide damaged stucco is not recommended as the paint can blister and peel. The repaired stucco must match in color and texture within the plane of the repair. Parapet stucco must be maintained.

Driveways and Sidewalks:

The structural integrity of the driveway and sidewalk running the length of each property must be maintained. Sections of concrete that are lifting one inch or more must be replaced. Concrete that is moderately to severely pitted and that does not have a consistent surface must be repaired or replaced in a manner that matches the rest of the concrete in surface texture and matches the color as closely as possible. Oil and other car fluids must be cleaned up immediately to prevent staining of the concrete and eventual fouling of the water supply.

Garage doors:

Garage doors should be in good operating condition. Small dents or imperfections in garage doors will be considered acceptable; large dents, creasing or cracks that can be viewed from the street will not be considered compliant. If a single panel is damaged, it is acceptable to replace that single panel and the entire door must be repainted so that all panels match. The paint color cannot be white or darker than the lower stucco color. Earth tones will be considered compliant so long as the color undertone is in the palate of the lower stucco color (no pink or blue undertones). New garage doors have been installed that have a factory baked on enamel finish "Almond" that is acceptable. The weather stripping and the wood frame around the garage door must be in good condition.

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Downspouts:

Downspouts may be installed to prevent stucco damage. They must be complete in length from the original canale to ground level. No missing sections or damaged spouts will be considered compliant. Downspouts should match either the adjacent stucco color or the garage door color.

Gates:

Gates must be maintained to prevent weathering and wear that lead to the appearance of a dilapidated, worn-out gate. Gates must be operable and close securely. Gates must not sag or have large gaps between wood sections. Hardware applied to maintain a gate must blend in with the appearance of the gate so as not to look like a repair. Multiple colors must not be applied. The board will differentiate between antiqued applications and weathering that requires maintenance. UV damage will be controlled with regular sealing, staining or painting. The finish color is up to the homeowner, but cannot be black or white.

Exterior Lights:

An exterior grade, single-bulb light fixture that does not greatly exceed the size of the original San Blas light fixture (18"L x 9"W x 9"D) should be used when replacing the original fixture at the front gate. A ceramic wall sconce is recommended. No additional lighting attached to the exterior street view of the home will be acceptable or compliant.

Windows:

Windows in the front courtyard can be viewed from the street. Damaged or broken windows are not in compliance and must be repaired/replaced. Damage includes windowpanes that are clouded due to broken seals on double-glazed windows.

Address numbers:

The San Blas Homeowners Association will maintain address numbers on the curbs in order to provide a consistent presentation.

Decorative Items:

All decorative items must be in good condition - no broken or damaged items. Please keep these items to a minimum as your neighbors may not share your personal aesthetic for decorative items. These courtyard homes provide private areas for the enjoyment of your items.

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Landscape Maintenance Standards 2022

From City of Albuquerque Street Tree Ordinance (01/2018):

- **6-6-1-5 DUTY OF OWNERS TO PRUNE:** It shall be the duty of every owner of lot or lots situated within the city to keep all shrubbery and trees situated on the parking strip between the property line and the street line within the lines of his, her or its lot or lots, trimmed so that free passage along said sidewalk and street will not be interrupted or impeded, and so that shrubbery and trees in no way interfere with the adjoining property, to remove any dead trees or dead, overhanging boughs dangerous to life, limb, or property located on the premises of such owner
- **From 6-6-2-5 STREET TREE POLICIES:** Street trees should normally be deciduous. Adequate vertical clearance below the branches must be maintained for pedestrians, cars, and bicyclists. The minimum height to the lowest permanent branch overhanging a sidewalk shall be seven feet; the lowest height of a permanent branch overhanging a street shall be 14 feet. Coniferous trees may be used as street trees only when the minimum required vertical clearance over streets and sidewalks can be maintained throughout the life of the tree and only where they will not at maturity block solar access to abutting buildings.
 1. Driveway and sidewalk should be free of leaves and debris. Expansion joints in both sidewalk and driveway should be free of weeds.
 2. Street-front planter should be free of weeds, debris, and leaves. Seasonal changes will require diligence and extra effort. Bark, gravel, or other groundcover must be maintained so as not to encroach on the sidewalk. Border, if present, should be complete and border material must be in good condition. Border must present a consistent design that is symmetrical or natural in appearance.

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3. In street-front planter, trees, shrubs, and plantings should not encroach on the sidewalk. The lowest tree branch must have a minimum 7-foot clearance over the sidewalk. In a front planter that has a mailbox, access for the postal delivery person to the rear of the mailbox must be maintained.
4. Tree trunks located in street-front planter should be cleanly manicured, free of random growth and shoots sprouting from the base.
5. Trees, shrubs, and plantings should be healthy. Dead branches must be removed. Unhealthy trees, shrubs, or plantings should be cut down to a stump at ground level or removed completely.
6. Plantings should not be overgrown, dense, or crowded to the point that they are not proportional to the area. Hedges, vines, shrubs, grasses, bamboo and other plantings must be maintained in size and appearance.
7. Trees must be pruned and maintained in a manner that prevents them from direct contact with the walls and parapets of adjacent properties. Homeowners will be expected to control the size and growth in a manner that is proportional to the limited space of the street-front planter and front courtyard.
8. Sculpture, pots, flags, artificial flowers, and other decorative items must be in good condition - no broken or damaged items. **PLEASE NOTE:** Your neighbors may not share your personal aesthetic for decorative items. Our courtyard homes provide private areas for the enjoyment of your items.
9. The homeowner and/or tenant is responsible for picking up pet feces left in your yard, regardless of whether or not your pet, if you have one, is responsible.