



VENTANA  

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R A N C H  
W E S T

DESIGN REVIEW  
COMMITTEE  
HANDBOOK  
2009

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**VENTANA RANCH WEST  
DESIGN REVIEW COMMITTEE**

**INTRODUCTION TO THE  
DESIGN REVIEW COMMITTEE**

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**PURPOSE**

One of the most effective methods of assuring the protection of (1) the master development plan concept, (2) a community lifestyle environment, and (3) individual property values is through the establishment of consistent standards for design review. In order to accomplish this objective, the Design Review Committee (DRC) reviews applications and design documents (as defined in this manual) for all modifications, improvements, and additions, including landscaping. Each application is evaluated on its own merit, with reasonable flexibility for design function and creativity.

**AUTHORITY**

The authority and responsibilities of the Design Review Committee are set forth in the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements for Ventana Ranch West (Covenants), which encumbers all properties submitted to the Ventana Ranch West Community Association, Inc. (VRWCA) The DRC is responsible for carrying out its duties on behalf of all members of the VRWCA for the benefit of the total community.

**MEMBERS**

The DRC shall include a minimum of three (3) members appointed by the Board of Directors.

**MAJORITY VOTE**

Each member of the DRC shall have an equal vote, and the majority of all members of the DRC shall constitute a decision for approval or denial of an application.

## **MEETINGS**

The Design Review Committee shall meet to review applications weekly. All plans must be submitted to the current Management Company via mail or in person. The Committee has thirty (30) days to review VRWCA applications. All submittals must be complete for consideration by the Committee.

## **RESPONSIBILITIES**

The Design Review Committee is empowered to perform the following services:

1. To establish and approve architectural styles and exterior design themes for all modifications and improvements to residential and commercial properties.
2. To require consistent standards of design and construction.
3. To establish and revise, as needed, the Design Guidelines and Improvement Criteria with Board of Directors approval.
4. To review all applications for compliance with the Design Guidelines and Improvement Criteria, as well as the Covenants.
5. To assure compatible architectural designs and harmonious relationships with neighboring properties and land uses.
6. To establish fees for the review of applications and/or field inspections as applicable by professionals in the related industry.
7. To monitor violations of Design Guidelines and Improvement Criteria and to enforce any such violation.
8. To contact applicants whose plans and specifications have been disapproved and provide reasonable assistance and recommendations for adjustments to bring applications into compliance with the Design Guidelines and Improvement Criteria.
9. To maintain copies of applications, design documents, and related records.
10. To inform owners of property regarding activities of the Design Review Committee and changes in criteria as they may occur.

## **POLICIES**

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### **POLICY STATEMENT**

Property in Ventana Ranch West is subject to certain restrictions as further defined in the VRWCA Covenants and contained in this manual. For a more detailed explanation of permitted uses and restrictions within Ventana Ranch West, please read the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements for Ventana Ranch West.

The Design Review Committee does not seek to restrict individual taste or preferences. In general, its aim is to (1) avoid harsh contrasts in the architectural themes and landscapes within Ventana Ranch West; and (2) to foster thoughtful design so that there is harmony between residential homes and the environment created within the community.

The resident agrees not to commence any portion of the proposed modification during the application process until he/she receives approval by the DRC.

### **LIMITATION OF RESPONSIBILITIES**

The primary goal of the DRC is to review applications, plans, specifications, materials, and samples submitted by homeowners in order to determine if the proposed improvement or modification conforms in appearance and design with the standards and policies as set forth by the DRC. The DRC does not assume responsibility for the following:

1. The structural adequacy, capacity or safety features of the proposed improvements or structures.
2. Soil erosion or unstable soil conditions.
3. Compliance with any or all building codes, permits, safety requirements, governmental laws, regulations or ordinances.
4. Performance or quality of construction performed by any applicant or his subcontractor(s).
5. Marketability of the product.

### **TIME LIMITATIONS**

After plans have been reviewed and approved by the DRC and all applicable governmental agencies, the applicant must begin construction within thirty (30) days from the date of approval, or forfeit all DRC approvals. In that event, a new application must be submitted and approval obtained before commencement of construction. Once construction commences, all work approved within an application must be performed on an ongoing and continual basis and completed within a reasonable time frame, as determined by the DRC.

### **APPLICATION WITHDRAWAL**

An application for withdrawal may be made without prejudice, provided the request for withdrawal is made in writing and filed with the DRC prior to its review and/or action on the application.

### **VARIANCES**

All variance requests shall be made in writing and shall be considered on a case by case basis. ANY VARIANCE GRANTED SHALL BE CONSIDERED UNIQUE AND WILL NOT SET ANY PRECEDENT FOR FUTURE DECISIONS.

### **INSPECTIONS**

Inspections may be made by the DRC at any time during construction to determine compliance with the approved application documents. The DRC is empowered to enforce this policy in order to ensure compliance with previously approved documents. Progress reports may be required on a case by case basis.

## **APPEALS**

An appeal is available to residents who receive a denial of a modification application from the DRC. The resident may appeal the DRC decision in writing to the VRWCA Board of Directors. Said written request should be submitted to the Management Company within thirty (30) days after the date of the disapproval letter.

Said written appeal should clearly set forth the resident's reasons that the Board should review the decision of the DRC, including additional details of proposed improvements or suggestions for modifying the request to be more in accordance with the Association's rules and regulations.

No verbal or written appeals shall be considered by the Board unless these procedures are observed. The Board of Directors will review a request for appeal within thirty (30) days of receipt and will inform the resident of its ruling in writing. The resident will be notified should the Board desire the applicant's presence at the review meeting. All decisions of the Board in the matter of the appeal shall be final. The resident agrees not to commence any portion of the proposed modification during the appeal process and to abide by the Board's final decision on the matter. A lack of response by the Board of Directors on an appeal shall not constitute an approval of the appeal.

## **INTENT**

As set forth in the Covenants of the VRWCA, the Design Review Committee is vested with the power to review, approve, or disapprove any and all modifications, alterations, and improvements to existing residential and commercial lots, landscaping, and dwellings located in the VRWCA. Such improvements include, without limitation, additions, modifications, and alterations to residential dwellings, signs, fences, walls, screens, patios, patio covers, and any other alterations to the lot. Upon completion of the work, the DRC or its duly appointed representatives may inspect any improvement for which approval of plans was required.

The DRC does not seek to restrict individual creativity or personal preferences, but rather to assure continuity in design, which will help preserve and improve the appearance of the community, and enhance the individual property values within the community. Prior to commencement of any residential addition, alteration or modification of any type, the applicant must first file an application with the DRC. FAILURE TO OBTAIN APPROVAL FROM THE DESIGN REVIEW COMMITTEE CONSTI-

TUTES A VIOLATION OF THE COVENANT AND MAY REQUIRE THE REMOVAL OF ANY UNAUTHORIZED WORK OR IMPROVEMENT AT THE APPLICANT'S EXPENSE.

## **DESIGN GUIDELINES AND IMPROVEMENT CRITERIA**

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The following Design Guidelines and Improvement Criteria shall apply to any change to the exterior of a structure and to any grading, excavation, tree removal, landscaping or other change to a lot within Ventana Ranch West.

### **ADDRESS TREATMENTS**

Numbers shall not exceed four inches (4") in height. Numbers shall be located on the residence, preferably near the front door and lighted if possible. Painting of address numbers on street curbs is not permitted due to the potential of long-term detrimental appearance and on-going maintenance requirements.

### **CHIMNEYS**

All chimneys shall be constructed of brick or other material (wood siding, stucco, stone, etc.) consistent with one of the predominant exterior wall finishes. For all modifications and additions of chimneys, the DRC has the final decision as to material, finish, and color to be used.

### **DOG RUNS**

Dog Runs require the prior approval of the DRC. Dog run fencing must be (1) lower than the property line walls; (2) must not be visible from the street; and (3) must be no closer than five feet (5') to the property line.

### **DRIVEWAY EXTENSIONS**

Driveways must be paved with a hard surface such as concrete, concrete pavers, exposed aggregate, patterned or stamped concrete. Picture frame broom finished concrete is the minimum requirement and patterned concrete, or other special finishes are encouraged. Asphalt or crushed gravel are not acceptable materials. Driveway colors shall be natural concrete or colors approved by the DRC.

Driveway extensions are preferred to be located no closer than three feet (3') to a side property line. Any driveway extensions located closer than three feet (3') to a side property line must be constructed in such a manner as to direct all drainage off the driveway toward the street and not onto adjacent property.

Circular driveways, driveway extensions or any addition of concrete beyond the primary driveway are required to be approved by the DRC through a modification application. In an instance where a driveway addition or extension is permitted, adequate plant material may be required to screen the extended area from public view.

### **EXTENSIONS OF BUILDINGS**

Any additions/extensions of buildings should follow the minimum criteria:

1. Maximum Building Height - The maximum permissible building height for single family dwellings by City of Albuquerque Zone Code is twenty-six (26) feet.
2. All elevation treatments such as entrances, windows, roof lines, etc., shall follow the common architectural design of the existing residence as nearly as possible.
3. All extensions added to homes and garages facing a public view corridor may be required to have the same material on all exterior walls consistent with the original structure.
4. Extensions which overhang or cantilever from the second floor of a residence (decks, balconies, etc.) shall not extend a distance greater than three feet (3') from the front elevation or eight feet (8') from the rear elevation, and must be located within the building setback requirements. No second floor side building extensions are permitted without the permission of the DRC. Balconies shall be constructed of materials that shall be painted to match the approved colors for siding and trim. Ornamental iron may be used on balconies if appropriate with the architectural style of the house.

### **EXTERIOR LIGHTING**

The placement, location and type of any additional exterior light fixture (other than what was installed by the builder) must receive DRC approval. Mercury vapor, sodium halide or fluorescent lights are prohibited. Any "security" or "flood" lighting should be of a wattage or lumen count which does not indiscriminately illuminate neighboring property. These fixtures should be mounted onto a home so that they are screened

from public view or painted to match the primary color of the residence. The number and placement of all directional flood lights and/or security lights will be subject to DRC approval.

All free standing “yard” lights, regardless of location in front, side, or back yards, are required to receive approval by the DRC and must be a single lamp fixture, painted either black or brown in color., with a maximum height of eight feet (8’) for back yards, and six feet (6’) for front yards. No address or name sign will be permitted to hang from a yard light.

Standard commercial grade landscape lights are permitted in landscape beds only. Locations must be approved by the DRC, and wiring and transformers must be buried or concealed from view. Low voltage lights using white or frosted bulbs only will be permitted. Colored bulbs or colored lens covers will not be permitted on any front exterior lighting except during the Christmas holidays.

The DRC has the authority to require the relocation of or removal of any fixtures which adversely affect neighboring property(ies).

#### **EXTERIOR MATERIALS, COLORS AND FINISHES**

1. General - Each application for architectural approval will be evaluated on its own merit based on compatibility with the surrounding environment.
2. Exterior Color Scheme - The palette of exterior paints and stains for each residence shall be selected to complement, coordinate and harmonize with the colors of building materials which are used in their “natural” state, such as brick and stone, as deemed appropriate by the DRC. Exterior colors selected for a residence may be modified or changed in order to respond to adjacent residences.

Exterior colors that, in the opinion of the DRC, would not be in harmony with the overall existing architectural design of Ventana Ranch West shall not be permitted. Bright colors (other than white) as the dominant exterior color scheme are prohibited. Certain colors such as purple, orange, turquoise, “hot” pink, chartreuse, bright or lime green, camouflage, etc., are specifically prohibited. White and black paint are allowed with the prior approval of the DRC. Brick color and areas of paint application will be taken into consideration in the granting of an approval.

Two (2) paint colors are preferred per residence. However, colors must complement each other as well as the color of other building materials used on the home. No approval shall be required to repaint a residence with an originally approved color scheme. However, application and approval shall be required when any change in exterior color scheme is proposed. Each applicant must submit samples of all colors to be used on exterior improvements, along with the written application to the DRC. All painting, once approved, should be completed within thirty (30) days of the start date.

3. Exterior Materials and Finishes - The following exterior materials are generally appropriate for use on residences in Ventana Ranch West. However, approval of certain items listed below may be restricted on a neighborhood by neighborhood basis.
  - a. Brick - All brick shall be a domestic clay type. All mortar joints shall be tooled; "slump" joints are not acceptable. Mortar shall be natural and not colored unless prior approval is given by the DRC. The use of dark mortar is discouraged, and mortar joints shall be approximately three-eighths (3/8) of an inch in thickness.
  - b. Stucco - Stucco may be used as an exterior finish. When stucco is used as an exterior wall material, its detail should be consistent with the style of the architecture. The DRC has the right to require that stucco be painted, if it is not uniform in color.
  - c. Metals - Factory finished aluminum in durable anodized or baked-on enamel paint, wrought iron or copper metals are acceptable in certain applications. Galvanized or mill finish materials are not permitted without DRC approval.
  - d. Wood – Board/wood siding shall receive a paint or stain finish. Application of a high gloss finish, such as varnish/high sheen enamels, is prohibited. Non-reflective finishes shall be used on all exterior wood surfaces. Wood siding and/or masonite type products (with DRC approval) shall be horizontal lap type, with a weather exposure of no less than four and one half inches (4½") and no more than seven and one half inches (7½"). No diagonal siding shall be used except by special consent of the DRC. It is required that all wood trim be smooth, high quality, finish-grade stock, stained or painted as approved

by the DRC. The use of rough cut wood trim is prohibited.

- e. Synthetic Materials - Use of synthetic materials such as aluminum or vinyl siding requires the approval of the DRC.
- f. Changes in Materials - Proposed changes in materials from that used on the existing structure must receive DRC approval.

## **WALLS**

1. Perimeter Walls - Perimeter walls shall be constructed by the Declarant. The Association shall be responsible for the exterior maintenance, repair, replacement, graffiti removal and upkeep. Lot owners shall be obligated to maintain the structural integrity of the perimeter walls and cannot alter the walls in any manner without the written approval of the DRC.
2. Yard Walls - Yard walls shall be constructed of colored concrete blocks (either Utility Block Company, color "Desert Rose" or Lafarge Corp., color "Santa Fe Tan"). Mortar shall be 3/8 inch thick and must match existing mortar. Where such a yard wall has a surface facing a public street, the top of the wall and the face of the wall toward the street may be either "Desert Rose" colored concrete blocks or a stuccoed surface the same color of the house or brick of the same color as the house. All yard walls must be a minimum of seven (7) courses in height from the top of footing. Yard walls may not exceed six feet (6') in height or nine (9) courses, except for walls built by the Declarant. No lattice, wrought iron, bamboo or coyote fencing may be attached to the top of any wall, or appear over the top of any wall. No wall may be altered without the written approval of the DRC.
3. Wood Fencing - Wood fencing for common or perimeter walls will not be permitted, all other uses require prior approval by the DRC.
4. Metal Gates - Metal gates will be permitted based on a determination by the DRC that the proposed gate is consistent with the architectural style of the home. No wood gates are allowed. No wood supplements may be added to existing metal gates. Other metal or plastic materials may be used with DRC approval. A list of acceptable materials may be found on the website, [www.ventanaranchwest.com](http://www.ventanaranchwest.com), or by contacting the Management Company.
5. Chain-link Fencing - Chain link fencing is limited to dog runs and must have prior approval of the DRC.

## **GARAGES**

All buildings shall have a minimum of a two (2) car garage. Carports are not permitted. All garages shall be a minimum of twenty feet (20') by twenty feet (20') and shall not be used for leased habitation purposes. Detached garages shall be one (1) story unless prior approval is received by the DRC. Any modification or addition to an existing garage shall require specific approval by the DRC and shall be considered on a case by case basis in relation to design, placement, lot, street visibility, etc. No more than a three (3) car garage may face the street.

## **GRADING AND DRAINAGE**

Applicants shall not make modifications to the grading or drainage improvements installed by the builder unless to improve upon the originally designed and city approved drainage flow patterns. The Association will not assume any responsibility whatsoever for any damage brought about by the grading, drainage or other improvements or modifications made by the builder or the applicant.

## **GUTTERS AND DOWNSPOUTS**

Gutters and downspouts shall be painted or have a factory applied color to match the approved siding or trim color of the home. Any addition of gutters from those present at the time of closing with a builder shall require approval. If a residence experiences damage or deterioration to gutters or downspouts, they will be replaced by the owner. If a home did not have gutters originally installed by a builder, they will not be required unless damage is resulting to fascia, siding or landscape.

## **IRRIGATION SYSTEMS**

Irrigation systems will not require approval by the DRC. The systems should be designed to ensure that indiscriminate watering does not occur on streets, sidewalks or neighboring yards.

## **PATIO COVERS**

All patio covers or other form of shade structures shall be of wood construction, with the exception of professionally installed anodized or based enameled finish aluminum patio covers, all of which require approval on a case by case basis.

If a patio cover is attached to the house, then it must be integrated into the existing roofline (flush with the eaves). If the cover is to be shingled, the shingles must match the color and quality of those used on the residence. Supports for the covers must be either painted wood, treated wood, or painted metal columns. Unfinished metal or corrugated fiberglass will be strictly prohibited from use. Pipe material used as a structural support must be concealed from view.

Frames must be painted to match the trim of the house when untreated wood is used. Exposed surfaces shall match or harmonize with the existing colors and materials of the home.

Patio covers may not encroach into any utility easements without prior written consent of appropriate utility company(ies). Patio covers must be located so that drainage is contained on the owner's lot. If a proposed patio cover location is less than six feet (6') away from a side lot line and has an enclosed roof design, the DRC may require gutters and downspouts to be installed in order to control drainage.

Unacceptable patio or shade structure materials consist of:

- Corrugated metal or fiberglass
- Plastic webbing
- Wood shingles
- Reed or straw-like materials
- Built up roof cover using any bituminous materials

Acceptable construction materials include:

- Baked enameled finish aluminum
- Wood painted (to match trim of house). Natural pressure treated wood such as cedar, fir, redwood, or pine.
- Canvas (only with specific DRC approval)

#### **PLAY STRUCTURES, SWING SETS AND BASKETBALL GOALS**

1. Play structures and swing sets shall be located in the rear yard within setbacks established for the lot. They shall be screened from public

view to the maximum extent possible by permanent structures such as the house, garage, or fencing. If a play structure or swing set cannot be located where it would be adequately screened from public view, evergreen trees of sufficient caliper, height, and spread may be required to provide the sufficient screening. Play structures shall not exceed 120 square feet in size or twelve feet (12') in height. All play structures and swing sets shall be properly maintained so as not to detract from the neighborhood. Maintenance shall include the repair or replacement of any worn, broken, missing, torn or discolored materials as well as painting of any rusted or discolored parts.

2. Basketball goals shall be located either as an attachment to the rear of a home or on a free-standing pole. Basketball goals must be located so as not to be visible from the street view.

Basketball goals shall be installed on commercially sized, professionally finished backboards. Backboards shall be constructed of heavy gauge fiberglass, aluminum or Plexiglas and shall be white, clear or black.

Regulation and commercially purchased portable/movable goals may be considered on a case by case basis subject to the proposed placement of the goal in relation to driveway, lot and adjacent homes. Portable/movable goals must be stored out of sight when not in use.

All basketball goals shall be maintained in such a manner as to not detract from the neighborhood. Maintenance shall include, but not be limited to, the following:

1. Replacement of torn or missing nets.
2. Repair of bent or damaged supports, poles or rims.
3. Replacement or repainting of worn or discolored backboards.
4. Repair or replacement of the structure or other improvements near to where the goal and backboard unit are mounted on (i.e., garage roof, doors, gutters, etc.).

If damage to homeowner's or a neighbor's adjoining property is incurred as a result of the installation of a basketball goal, the Committee has the authority to require the relocation or removal of the goal.

## **ROOFS**

1. Roof Pitch, Form and Materials - Roofs may take on a variety of forms, however gables or hipped roofs are preferred. The minimum acceptable roof pitch shall be 6 on 12 and the maximum shall be 12 on 12.

All asphalt shingles must be, as a minimum, textured or dimensional (architectural tab) shingles with a 25-year warranty. Roof tiles made of clay or pre-colored concrete are allowed, provided they complement the architectural style and color of the home. Wood shingles of any kind will not be permitted. Painting of roofing materials is also prohibited. White, green or blue roofs and metal roofs are not permitted.

2. Exposed Roof Metal - Roofing material is an integral part of a home's exterior appearance, therefore, the builder or property owner is encouraged to paint all roof stacks, attic ventilators, plumbing vents, flashing, and other penetrations. If painted, it must match either the roof color or the house trim color. All stacks, attic ventilators, plumbing vents, and other penetrations shall be placed on the rear slope of a home's roof where possible, and must be mounted perpendicular to the ground plane. The use of copper or prefinished metal roofing on select accent areas may be permitted.
3. Rooftop Decks - No rooftop decks shall be allowed unless as an integral part of the original construction approved by the DRC.
4. Solar Devices - Solar devices are permissible only on rear or side elevations, excluding those side elevations on corner lots or rear elevations facing a greenbelt, neighborhood perimeter or roadway.

## **RV's, TRAILERS, CAMPERS, AND BOATS**

No mobile home, motor home, recreational vehicle, camper, pop-up camper, trailer, boat, boat trailer, jet ski, camper, camper shell, detached camper, hang glider, ultra light, all terrain vehicle, snowmobile, utility trailer or similar vehicles, or recreational equipment shall be kept, placed, or maintained within Ventana Ranch West at any time, **unless** enclosed within a garage or within the side or rear yard so as to, at the discretion of the Design Review Committee, be screened from any street, or the ground floor of neighboring homes. Unless enclosed within a garage, all outside storage of said vehicles or equipment must be specifically approved by the Design Review Committee.

## **SATELLITE DISHES/ANTENNAS**

No exterior antenna or satellite dishes with a diameter in excess of thirty-six

(36) inches, of any sort shall be installed or maintained on any Lot without the specific approval of the DRC.

### **SCREEN ENCLOSURES, SUNROOMS, AND DOORS**

All screen enclosures, sunrooms, gazebos and pagodas shall be located within setback requirements of a lot and cannot exceed twelve (12) feet in height. Screen enclosures shall be constructed of anodized or baked enamel painted aluminum.

Bright-finished metal exterior doors, windows, window screens, louvers, exterior trim or structural members shall not be permitted. All colors are subject to approval of the DRC.

### **SETBACK CRITERIA**

Applicants will be required to observe all building line setbacks as indicated on the plat of survey for each lot.

### **SIDEWALKS**

Each homeowner shall be responsible to maintain, at their expense, all sidewalks leading from the residence to the driveway or abutting street, as well as that portion of sidewalk which is across the front property line of a home parallel to the road right-of-way. Parking vehicles on any portion of the sidewalk is not permitted.

### **STORAGE BUILDINGS**

Storage buildings may be permitted subject to the prior approval of the DRC. All auxiliary structures must be located in the rear yard within the setbacks established for each lot and may not exceed nine feet (9') in height to the top of the pitch. Storage buildings must be screened from streets, public areas and adjacent properties. Suitable screening material includes evergreen trees, the size and location of which must be approved by the DRC. See section entitled **Exterior Materials, Colors, and Finishes** for guidance on material to be used.

### **SWIMMING POOLS**

Swimming pools, spas, hot tubs and pool decking will be permitted provided City of Albuquerque zoning requirements are met and that they are not located any closer to side or rear property lines than as prescribed in the setback requirements or public utility easements for a home. *Above ground pools will not be permitted without DRC approval and must be screened from streets, public areas, and adjacent properties.*

Pool pumps and equipment must be contained within a fenced backyard and must not be visible from any street or public area. Pool enclosures will not be permitted.

The perimeter walls around the rear or side yard of a home should be sufficient screening for a pool, provided it is in compliance with any applicable health or safety codes regarding pools. Only those pools completely enclosed within a walled area may be approved. Self latching gates on all perimeter walls will be required.

During construction of any pool-related improvements, the site must be kept secure from public access and maintained in a clean, workmanlike condition.

Baby Pools no higher than twelve inches (12”) and no wider than five feet (5’) do not need DRC approval. All other pools must be approved by the DRC prior to construction.

#### **WINDOW TREATMENTS**

1. Windows - All aluminum windows, screens, sliding doors, and frames for fixed glass shall have a factory applied baked enamel or anodized finish. Bright mill finish material is prohibited.
2. Window Awnings, Shades, and Coverings - Canvas awnings may be permitted to be installed on a home to reduce solar exposure. When allowed by the DRC, they must be neutral or earth tone in color, and must be well maintained at all times.

Awnings may be allowed for use on patio covers, provided they comply with requirements for proper location and color and have received approval by the DRC.

No paper, bed sheeting, foil or other such temporary type material will be permitted to be placed permanently on any windows whatsoever.

3. Glazing/Glass Tinting - Reflective mirror finishes will not be permitted. Factory installed tinted glass shall be permitted to be used on a residence to reduce solar exposure. The application of a film or other forms of material over window or door glazing will not be permitted.
4. Solar Screening - All solar screens applied to windows will only be considered when the proposed color is complementary to the exterior color scheme of the main residence. The DRC must approve the color and location of all solar screens prior to installation.

## LANDSCAPE STANDARDS AND CRITERIA

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### PURPOSE

It is the intent of this section to establish certain requirements and criteria which will ensure a minimum standard for landscape treatment at homes in Ventana Ranch West. All landscaping is to conform to the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance and Plant List Ordinance 18-1995.

### ACCEPTABLE LANDSCAPE MATERIALS AND PRACTICES

1. Landscaping: It is the responsibility of the homebuilder to install or provide a mechanism for the installation of all front yard landscaping within ninety (90) days of occupancy of any dwelling unit. This obligation cannot be transferred.
2. The minimum landscaping of the front yard is to consist of one of the following plans:

#### **Plan A With Sod:**

- a. A minimum of 20% of the front yard is to be sod.
- b. The remainder of the yard is to be landscaped with low and medium-use water use plants as established by the City of Albuquerque Water Use Ordinance (see city plant list) such that when the landscaping is matured, the gravel/mulch constitutes no more than 40% of the visible ground area.
- c. Tree bark is not permitted as a ground cover except as permitted in planting beds and tree wells.
- d. At least one deciduous shade tree and one evergreen tree of at least 15 gallons, six (6) to eight (8) feet high shall be planted in the front yard. Trees must be nursery grown. Recommended trees are Desert Willow, Pinon, Arizona Ash, Chinese Pistache, Hoptree and Hawthorn. Additional trees from the city's plant list may be substituted.

#### **Plan B Without Sod:**

- a. A xeriscape landscape plan. It is suggested that no more than 60% of the yards in any one subdivision consist of the landscape Plan B.

- b. A minimum of eighteen (18) one gallon shrubs, wild flowers, or yucca.
- \*c. A minimum of one palm yucca, Pinon or fifteen (15) gallon flowering tree.
- \*d. A minimum of one six (6) to eight (8) foot Washington Hawthorn, River Birch, or seven (7) gallon pine.
- e. A combination of ¾" crushed gray gravel with filter fabric and/or other weed barrier material and ¾" brown gravel with filter fabric and/or other weed barrier material.
- f. One boulder with accent of oversized gravel.
- g. Steel edging between different colors of gravel is suggested.
- h. Tree bark is not permitted as ground cover except in planting beds and tree wells.

\*One of these must be evergreen.

- 3. Red rock use is limited to accent only. White, green, blue or other bright colors of rock are not permitted.
- 4. Homeowners shall be responsible for maintaining gravel areas free from noxious weeds.
- 5. All landscaping shall be in accordance with the ordinance adopted by the City of Albuquerque. Lot owners are encouraged to implement water conservation measures initiated by the City of Albuquerque.
- 6. Grading and Mounding. Fine grading is a critical aspect of landscaping. Each lot has been graded such as all storm water will drain away from the house and most home sites are graded so storm water drains to the street in front of the house. It is extremely important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. Because of the difficulty and importance of maintaining individual lot drainage pattern and creating natural appearing mounding, it is recommended that a landscape professional be consulted.
- 7. Ornamentation. The addition of non-living objects in front and side yard residential landscaping such as drift wood, animal skulls, etc., is discouraged and will be permissible only after specific approval by the Design Review Committee.

8. Fountains. Fountains are not permitted in front yards except inside “courtyard walls.”

**MAINTENANCE**

Proper maintenance and care of the landscape is vital to the overall appearance of a home and its neighborhood. All landscaped areas are required to be maintained on a regular basis. This includes proper mowing and weeding of lawns, beds, flower pots and pruning of plant material. All plant material that is destroyed through drought, disease, neglect, etc., shall be replaced immediately. Replacement of any dead material must be accomplished within fifteen (15) days of notification by the Management company. Installation of an automatic irrigation system is encouraged.





**REQUEST FOR HOME IMPROVEMENT APPROVAL**

In an effort to provide and protect each individual homeowner's rights and values, it is required that any homeowner or group of owners considering improvements and/or change of their deed property, must submit a REQUEST FOR HOME IMPROVEMENT APPROVAL FORM to the Design Review Committee (DRC) for planned improvements and/or changes. If any change is made that has not been approved, the Committee has the right to require the homeowner to remove the improvement and/or change from the property. PLEASE COMPLETE THIS FORM IN DETAIL.

NAME OF OWNER \_\_\_\_\_ HOME PHONE \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ WORK PHONE \_\_\_\_\_  
 SUBDIVISION \_\_\_\_\_ BLOCK/LOT \_\_\_\_\_

1. Briefly describe the improvement/change proposed: (include size and height)
  
2. Who will do the actual work?
  
3. Location of improvement (check applicable areas). YOU MUST ATTACH A LOT SURVEY OR SCALE DRAWING TO SHOW LOCATION OF IMPROVEMENT IF APPLICABLE. (Include distances from walls and houses)  
 \_\_\_\_\_ front of house      \_\_\_\_\_ back of house      \_\_\_\_\_ side of house  
 \_\_\_\_\_ roof      \_\_\_\_\_ patio      \_\_\_\_\_ garage  
 \_\_\_\_\_ other: \_\_\_\_\_

4. Material necessary for proposed improvement/change (check and identify types and colors: ATTACH ONE (1) PAINT/STAIN SAMPLE OF EACH COLOR.

MATERIAL	TYPE/COLOR
_____ Paint	_____
_____ Stain	_____
_____ Lumber	_____
_____ Brick	_____
_____ Screen	_____
_____ Shingles	_____
_____ Pipe	_____
_____ Electrical	_____
_____ Fence	_____
_____ Other: _____	_____







