

ARCHITECTURAL STANDARDS FOR THE VISTA LINDA HOMEOWNERS ASSOCIATION (VLHOA)

1. MISSION

The Architectural Review Committee, an ongoing committee of the Vista Linda Homeowners Association, was created as per covenants to ensure:

- a. Minimal standards for all dwellings within the subdivision.
- b. Compliance with existing subdivision covenants.
- c. Building standards that are in keeping with the purpose of the VLHOA (according to the Article of Incorporation, Article 3).
- d. That no exterior construction, addition, structure or alternation will be made until the plans and specifications showing the nature, kind, shape, height and location have been submitted in writing and approved by the VLHOA Architectural Committee.

2. REVIEW PROCESS

- a. All prospective builders, whether professional or homeowner, shall submit site plans to the Architectural Review Committee, using the VLHOA email at VLNA87557@gmail.com or mail to VLHOA, PO Box 2392, Ranchos de Taos, NM 87557.
- b. All plans must be submitted to the committee for review at least 45 days before construction is to commence.
- c. Plans will be returned to the owner/contractor within 10 days with approval or recommended changes.
- d. After approval is granted, owner/contractor may apply for a building permit at the Taos County Planning Department.
- e. A copy of the VLHOA approval letter must accompany the building permit.
- f. Approval copies shall be filed with: (1) VLHOA Board of Directors, (2) VLHOA Architectural Committee, (3) Homeowner, and (4) Taos County Planning Department.
- g. All plans shall include:
 - i. Plot plan showing all setbacks
 - ii. Overall layout of home on site plan
 - iii. Elevations of all exterior walls
 - iv. Placement of all utilities (electric, gas, well, septic tank and leach field)
 - v. Stucco color to be used on all exterior walls
 - vi. Location showing all neighbors' well and septic placements

3. PROPERTY SET BACKS

- a. All setbacks shall conform to the 20' established easement rule.
- b. All buildings or structures shall be no closer than 50' from the front property line.

4. STYLE OF ARCHITECTURE

- a. All buildings shall be of Pueblo Style with a maximum 3:12 pitch roof.

- b. Consideration should be made to achieve maximum solar gain from window placement.
- c. All buildings shall contain at least 50% parapets along the roof line.
- d. Final color coat shall be applied within 24 months from commencement of construction.
- e. The term “permanent improvement” shall include residence, studio, garage, carport, outbuilding(s), storage shed(s).

5. STRUCTURE HEIGHT

Structure height shall not exceed 17’ from grade level.

6. SQUARE FOOTAGE

Residential buildings shall have no less than 1200 square feet of living area.

7. UTILITY PLACEMENT

- a. Utility placement shall be the responsibility of the homeowner/contractor.
- b. Placement of utilities such as telephone pedestal, electric service box, and natural gas main lines shall be placed within the 20’ easement.
- c. Septic systems shall conform with state and local county requirements in relation to neighbors’ wells and septic systems. Owners must consult with the Taos branch of the New Mexico Environment Department for complete regulations.
- d. Well placement shall conform with state and county regulations in relation to neighbors’ septic systems.

8. STUCCO COLOR

- a. Proposed exterior color must be indicated at the time proposed plans are submitted to the VLHOA Architectural Committee.
- b. Colors shall be in keeping with earth tone colors of Pueblo Style buildings. The VLHOA Architectural Committee can offer recommendations.
- c. All buildings shall have a final color coat within 24 months from date of commencement.
- d. All buildings shall be stucco finished with approved colors.

9. PROPANE FUEL TANK PLACEMENT

- a. Propane tanks shall be well hidden from view.
- b. Major consideration shall be for the health and safety of all concerned.
- c. Placement shall conform with state and county regulations.

10. SITE PREPARATION

- a. During initial site preparation, care shall be taken to only clear such vegetation from the actual site of construction of building(s) as is necessary.
- b. Please consider good soil conservation practices.

- c. It is the responsibility of the homeowner/contractor to place necessary culvert(s) to prevent unnecessary flooding of roadways as well as neighbors' property. Placement of culverts shall be done when site preparation is done in the initial phase of construction.
- d. Natural water flow or flows of arroyo(s) shall not be diverted or obstructed in any way. The crossing of an arroyo shall meet the New Mexico State Engineer's specifications prior to any site construction.

11. PERIMETER FENCING

- a. Perimeter fencing shall not exceed six feet (6') in height. Fencing exceeding six feet (6') shall need a permit from the VLHOA Architectural Review Committee and the Taos County Planning Department.
- b. Every attempt should be made not to block adjoining neighbors' views.
- c. Chain link fencing is discouraged on all perimeter fencing within the subdivision.
- d. All corral fencing shall be approved by the VLHOA Architectural Review Committee.

12. MAXIMUM LOT COVERAGE

- a. Maximum lot coverage of permanent improvements including walls, patios and sidewalks may not exceed 25% of lot area.
- b. Each lot owner shall be required to leave a minimum of 50% natural sage undisturbed on each lot. Parking, driveways and landscaping are excluded from lot coverage limitations.

13. OUTBUILDINGS

- a. All outbuildings and storage buildings larger than 120 square feet shall be of Pueblo Style architecture with roofs not to exceed a 3:12 pitch, finished with stucco and color coated to match residence.
- b. All outbuildings 120 square feet or less shall be finished in color to match residence and located within 10 feet or less of residence.
- c. All property owners must submit plans, drawings, or specifications for approval to the VLHOA Architectural Review Committee a minimum of 30 days prior to construction.
- d. Keep in mind that buildings larger than 120 square feet require a building permit from the Taos County Planning Department.

14. SWIMMING POOLS

No swimming pool(s) or above ground pool(s) will be constructed, erected, or maintained within the subdivision.

15. SIGNS

- a. No signs of any kind are to be displayed by an owner or renter within the subdivision except:
 - i. Signs that may be required by legal proceeding(s).

- ii. No more than one (1) “For Sale” sign having a maximum area of 4 square feet.
- b. Each residence shall have the street number displayed according to instructions from the Taos County Planning Department.
- c. Every effort shall be exercised to prevent vegetation from covering the numbers.

16. OUTSIDE LIGHTING

- a. No outdoor “farm lights” or utility lights mounted on poles shall be permitted.
- b. Motion-sensitive lights are highly encouraged. Motion-sensitive lights must be turned off within 10 minutes of activation.
- c. Solar lights are encouraged whenever possible.
- d. VLHOA endorses the Taos County “Dark Skies” ordinance.
- e. Be respectful of your neighbors.

17. VARIANCE PROCEDURE

- a. All land use variance requests are to be made to the VLHOA Board of Directors via the VLHOA Architectural Committee.
- b. The VLHOA Architectural Committee will make a review of the proposed variance in keeping with the established standards of the Vista Linda Homeowners Association.

18. SOLAR PANELS/ARRAY(S)

- a. All solar panels mounted on the roof or at ground level shall conform with Taos County and/or State of New Mexico regulations.
- b. No neighboring landowner may block the viewshed of the solar panel(s) of an adjacent neighbor’s solar array.

Revised June 2012

Revised January 2022

For reference, see **Vista Linda Covenants** below.

Vista Linda Covenants

TAOS COUNTY
ANNA MARTINEZ, CLERK
000418478
Book 938 Page 70
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BY DIANAD

1. All lots shall be used for residential purposes only and only one single family dwelling shall be created on any one lot sold hereunder except those lots otherwise zoned.
2. Structures erected on any of said lots shall be of a Pueblo style architecture with roofs not to exceed a 3:12 pitch, and shall contain not less than 1,000 square feet of floor space devoted to living purposes unless zoned other than residential.
3. No outhouses (privies), or temporary house trailer, camper, tent, garage or out building, to be used as a residence shall be erected on any lot, except that during the construction of a permanent improvement necessary temporary building for the storage of material may be erected and maintained by the person performing said permanent construction. Any new construction, alteration or remodeling once commenced, shall be completed within one year of commencement.
4. Every building or structure shall comply with all State and County Codes, regulations and requirements as set forth by the County of Taos, State of New Mexico; furthermore said buildings shall be set back from any street line no less than 30 feet; from any side lot line no less than 20 feet, and from any rear lot line no less than 20 feet.
5. No wall, coping or solid fence exceeding 6 feet in height shall be erected on any lot.
6. No cattle, sheep, goats, pigs, rabbits, poultry or other livestock shall be kept, raised or maintained on any lot with the exception of a horse or a pony which may be kept in stable and corral on any lot one acre or larger in size. Said stable or corral shall be kept clean and sanitary with removal of manure and refuse at least twice each month.
7. Each lot at all times shall be kept clean and sightly and no solid wastes, including old machinery, autos or other equipment may be permitted to accumulate or remain exposed on any lot so as to be visible from any road or neighboring lot.
8. All building plans must be submitted by owner for approval by a committee designated by the undersigned owner before any construction begins.
9. Each property owner shall reserve for dedication a minimum of 20 feet surrounding his property for the use of roads or utilities as required.
10. All restrictions contained herein shall constitute covenants running with the land and shall be binding upon owners, heirs, successors and assigns of any owner.

Unless otherwise noted, each lot of 5 acres more or less is further divided into 4 sublots of equal size, 1.25 (unreadable) more or less, lettered in sequence clockwise from the northwest corner of each numbered lot, as per example shown in Lot 58.

(The above covenants are copied from the handwritten plat of Vista Linda Subdivision revised 16 June 1970.