

**EXHIBIT "B"**  
**Design Specifications**

**1. INTRODUCTION:**

The following sections detail the architectural design specifications to the 2024 Protective Covenants, for Prado Valley One HOA (hereinafter referred to as CC&R's). As is stated in the CC&R's, the Architectural Control Committee has full authority over the following matters.

Prior to permit issuance from government regulatory agencies, the construction plans and plats shall be submitted to the HOA ACC for approval.

HOA ACC written approval is required prior to issuance of permits and beginning of construction.

**2. DESIGN REQUIREMENTS:**

**2.1. SEPTIC/SEWAGE DISPOSAL:**

Pending availability of public sewers, sewage disposal shall be effected by means of individual septic tank(s) (or other equally sanitary underground holding tanks for the storage or disposal of sewage), The type of tank, its construction, location on lot, and disposal must be approved by the necessary government regulatory authorities.

**2.2. PRIMARY DWELLING SIZE:**

The minimum square footage of the primary dwelling shall be twelve hundred (1,200) square feet.

**EXHIBIT "B"**  
Design Specifications

Santa California City Subdivision Units 14 & 15

**2.3. SITE PLANNING:**

The building plan shall be designed to fit the natural grade of the property. No excessive excavation or fill will be permitted on any lot except where specifically allowed by the ACC due to terrain considerations.

Every attempt should be made to balance cut and fill with minimal use of retaining walls and engineered building pads. Retaining walls shall not be constructed higher than necessary. Block, split faced block, stone veneer, natural rock, and engineered rock that resembles its natural counterpart, and natural logs may be used.

No clear cutting of trees in the area outside of the building envelope (construction footprint) is allowed. It is understood that in our area selective pruning and removal of trees in accordance with the forest service guidelines is necessary for adequate fire protection.

**2.4. TOPOGRAPHY:**

Buildings should be designed to conform with the natural topography of the site to minimize the visual impact of the building against landscape and neighboring properties and placed so that neighbors' views are not impeded. High exposed foundation walls should be avoided whenever possible. Maximum height of the primary dwelling shall be twenty (20) feet unless approved by ACC.

**2.5. ALL ROOFING MATERIAL:**

Roofing exterior finish should be non-reflective and have a low gloss finish. Copper or steel roofs must be allowed to turn brown or patina. No permanent shiny copper will be allowed. Acceptable colors are red, green, slate, dark blue and brown shades.

PVC (polyvinyl chloride) membrane roofing is allowed on flat roof style buildings. Acceptable colors are stone, sand, bronze, gray, or tan.

**EXHIBIT "B"**  
Design Specifications

**2.6. EXTERIOR MATERIALS AND COLORS:**

Exterior materials on structures should generally be natural materials that blend with and are compatible with the native landscape.

The predominant exterior materials will consist of stucco, adobe, high quality siding, native stone, beveled or tongue-in-groove board siding, or board-on-board. Plywood siding is prohibited unless the applicant can demonstrate that the specific proposed application would result in a finished appearance indistinguishable from an individual board siding application.

The use of colored and/or textured block, split faced block, stone veneer, wood face surfaces and stucco may be used as foundation walls only and shall be painted or stained to blend unobtrusively with adjacent materials.

The use of native stone is encouraged. Simulated or cultured stone will be allowed to the extent that it resembles its natural native counterpart and to the degree it appears unobtrusive.

All exterior surfaces including gutters, and window frames are to be finished or painted. All earhtone and wood color stains are acceptable.

**2.7. DECKS:**

Decks should be designed to accent the main house plan. The area under decks may not be used for any type of storage, especially for the storage of firewood. Decking stains must complement the residence.

**EXHIBIT "B"**  
Design Specifications

**2.8. LIGHTING:**

Exterior flood lights are restricted to 1100 lumens or less per lamp and each lamp is shielded to direct light downward within the property boundary grounds.

Note: There can be multiple lamps on a fixture.

The lighting of signs on a lot is prohibited.

Driveways and paths may be lit with downward-facing, low intensity lights (100 lumens or less). They may be mounted on poles of not greater than 3' adjacent to the driveway or pathway. Holiday lighting is allowed; however, every effort should be made to mount such displays in locations that are not obtrusive to the natural environment.

Low intensity lighting (100 lumens or less), holiday or landscaping lighting will be allowed.

**EXHIBIT "B"**  
Design Specifications

Santa California City Subdivision Units 14 & 15

**2.9. SOLAR:**

Passive solar application, or the orientation and design of the residence for maximum winter sun gain, will be encouraged.

Property owners are allowed to install Solar Energy Systems (SES). The lot owner must notify all neighboring property owners, within 300 feet of primary dwelling where the proposed solar energy system is to be installed.

Prior to application for New Mexico State and County permits, the type of SES and location of the SES on the lot must be indicated on the submitted site plan and approved by the Architecture Control Committee. Solar panels shall be placed so that neighbors' views are not impeded.

Solar panel area and electricity production is limited to the typical required needs for the approved structures, residential, and cottage industry usage.

Panel materials should be dark in color.

Solar collectors, whenever possible, should be installed on the plane of the roof material (flush mounted).

Aluminum trim should be anodized or otherwise color treated. All exterior plumbing lines should be painted to match the structure and materials adjacent to the pipes.

**2.10. UTILITIES:**

All future utilities on private property shall be underground, unless approved, in writing, by the ACC prior to installation. Placement of propane tanks, solar equipment, or other utility systems require approval of the ACC.

**2.11. WATER WELL:**

A property owner may drill their own water well. The necessary well drilling permit must be obtained from the appropriate government regulatory authorities prior to drilling the well.

EXHIBIT "B"  
Design Specifications

**2.12. DRIVEWAY:**

Driveways should be integrated into the natural slopes as much as possible to minimize cuts and fills. Driveway materials include decomposed aggregate in earth tones, concrete with exposed aggregate, aggregate base course, concrete or stone pavers and cinders. Private driveway location requires HOA ACC approval.

A culvert and maintenance of, may be required to allow drainage and mitigation of road erosion.

**2.13. TOWERS/POLES:**

Only two freestanding flagpoles of not greater than 20 feet, pole brackets mounted on the residence, or suspended from the roof overhang will be allowed on any lot. Flag poles may not be illuminated. Flag size shall not exceed 3ft x 5ft.

Any poles for any purpose shall require HOA ACC approval prior to installation.

**No** cell phone, short wave, or any general communication transmission towers greater than 10 feet tall shall be erected, placed, or permitted.

All towers and poles shall blend in with the surrounding environment and be painted with non-reflective earth tone colors.

All such equipment must be placed within the setbacks and screened from view of any neighbor.

**2.14. LANDSCAPING:**

All landscaping should be designed to preserve the natural high desert appearance.

Property owners are responsible for personal landscaping in such a way as to protect the natural grass land and vegetation. Accumulation of tumble weed and/or plant debris is prohibited.

EXHIBIT "B"  
Design Specifications

Santa California City Subdivision Units 14 & 15

**2.15. OUTBUILDINGS:**

Other out buildings, guest house, studio, shops, storage sheds, animal shelters, and barns must match the form, color, material palette and detailing of the primary residential structure. A free-standing garage is considered part of the residence and must match the form, color, material palette and detailing of the primary residence. All outbuildings must be maintained and kept intact.

**2.16. FENCING:**

In order to preserve our HOA's open natural environment lot perimeter fencing is not permitted.

**No** fence, wall or animal containment structure, equestrian arena shall be erected, placed, or altered on any lot unless specifically approved by the HOA ACC as to location, height, set backs to neighboring property, and materials.

- The total fenced area adjacent to the primary and secondary structures shall not exceed the total square footage of the primary and secondary structures.
- On lots greater than 5 acres a fenced equestrian training area will be allowed. Area should not exceed 120 ft. x 200 ft.
- On lots 2 acres or more a horse paddock or turnout area is allowed and should not exceed an area of 6000 square ft.
- A chain link enclosure next to primary dwelling, not to exceed 200 square feet, will be permitted for domestic pets.
- Fencing height shall not exceed 72 inches in height.

**2.16.1. TYPE OF FENCING NOT ALLOWED:**

- **No** Barb wire fencing
- **No** Chain link fencing (see above acceptance)
- **No** Plywood fencing
- **No** Corrugated metal or other metal roofing or siding material fencing
- **No** Chain/Rope and Bollard fencing
- **No** Picket Fencing
- **No** Brick fencing

**EXHIBIT "B"**  
Design Specifications

Santa California City Subdivision Units 14 & 15

**2.16.2. TYPE OF FENCING ALLOWED:**

- Adobe with earth tone colors or match primary residence.
- Concrete or concrete block with coatings that match color and texture of residence.
- Wood rail fencing
- Traditional Coyote fencing
- Metal pipe fencing
- Fencing shall be painted green, rust and shades of brown.
- Wood rail fencing does not require painting.
- Fencing may not encroach or obstruct any easement.
- Wire horse and domestic pet fencing (must be approved by the ACC)

**2.17. ORNAMENTAL OBJECTS:**

Exterior free standing ornamental objects shall blend in with the Prado Valley natural surroundings and require ACC approval.