

**Guidelines for Protective Covenants
and
Building Restrictions
for
Eldorado at Santa Fe**

Revision History

This is the current “Guidelines” that were revised on October 20, 2005

Previous “Guidelines” were revised on February 19, 2004

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1 Preface

These guidelines are intended to provide further explanation and additional understanding of the Protective Covenants for Eldorado. Further, they are intended to contribute to the reduction of misunderstanding and conflict which may evolve in a community like ours with a plethora of diverse perspectives. Some of the underlying assumptions which were followed in the development of these guidelines include: maintaining a consistent application of the Covenants, treating all residents with a strong sense of fairness in decisions arising from the Covenants, aggressively pursuing the enforcement of the Covenants in order to maintain a community of quality which stresses an attractive semi-rural setting with natural beauty, respect for our neighbors, and the preservation of property values.

Any previously approved building or structure shall not be affected by these new guidelines and revisions. In reference to the following guidelines, site-specific variances may be requested of the ECIA Board of Directors.

2 Architectural Approval

(Article II, Section 5) Building any structure on a lot in Eldorado shall not commence until its siting, design, exterior colors, height and construction materials have been approved by the ECIA.

- Submissions for architectural approval shall accurately represent that which the applicant intends to construct.
- Drawings and written description of proposed construction shall be in accordance with accepted construction convention and be understood by lay persons.
- Plans shall indicate accurately to scale and in sufficient detail to describe the proposed construction. The drawing should reasonable depict the architectural style
- All submissions shall be accompanied by an accurate site plan/survey which shows all relevant conditions including dimensions and setbacks.
- Submissions, which do not meet the above criteria, may be required to resubmit.

3 Lot Size and Setbacks

(Reference Covenants - Article I, Definitions: Section 7)

"Structure" shall mean and refer to anything constructed or erected at a more or less permanent location on a lot.

In addition, Black's Law Dictionary defines "Structure" as "any construction, or any production of a piece of work artificially built up or composed of parts joined together in some definite manner." For example: tipi structure, artwork, sculptures, playground equipment, etc.

(Reference Covenants - Article II, Section 3)

- 1) No buildings or other types of structures, nor portions thereof, shall be located nearer than 50 feet to the front lot line, nearer than 20 feet to the rear lot line or nearer than 10 feet to any drainage easement (whichever is greater), or nearer than 20 feet from a side lot line, except that variances may be made by the E.C.I.A. Board of Directors or its designees).
- 2) On corner lots, the front lot line shall be deemed to be the narrower frontage facing a street and the 50 foot setback shall apply to all adjoining streets. Access to the main residential structures located on corner lots shall be from the secondary street as determined by the Architectural Committee.

Lot Size and Setbacks continued...

NOTE: Any structure intentionally or inadvertently placed within a utility easement or right-of-way may be subject to removal by the appropriate authority, i.e. a utility company or the County Road Department. Costs of removal and/or damage to these structures are solely the responsibility of the lot owner.

Variations may be granted for the following structures:

1. Structures which are used primarily for erosion control.
2. Driveway Monuments which shall be:
 - a. Of solid construction such as finished stucco, fitted stone or exposed adobe.
 - b. No more than four feet in height and ten feet in total length on one or both sides of the driveway.
 - c. Located inside the lot line no closer than ten feet, and
 - d. No further than twenty feet from the property line common with dedicated roadway.
3. Decorative Driveway Liners which are:
 - a. No more than four feet in height if of open design like split rail,
 - b. Railroad ties of no more than two ties high,
 - c. Stone that does not exceed two feet in height (*unless also required for erosion control*).

4 Architectural Styles of Santa Fe

(Article I, Section 1 and Article II, Section 5)

The architectural styles and design motifs for Eldorado are, for the most part, a continuation of the architectural heritage of Santa Fe.

Architectural approval of styles and design motifs in Eldorado **is intended** to preserve the predominant characteristics of this heritage.

To maintain this architectural heritage of Santa Fe, the following guidelines will govern the design of homes in Eldorado.

Each dwelling shall be designed and constructed to meet the requirements of one of the approved architectural styles.

Only minor elements of one other approved style may be included within a single home design so that the integrity of the dwellings specific architectural style is maintained.

A minor element of a different approved architectural style shall be limited in size, shape, material and / or color so as not to become an overly prominent architectural feature on any façade or elevation. For example: Portals of a design of an approved style not consistent with the architectural design of the basic dwelling shall not comprise more than 20 % of the length of the façade to which they are attached and shall not be erected on more than two facades and not on adjacent facades.

In addition, the Guidelines on colors (*section 9*) will govern so as to avoid substantial contrasts with the environment or the basic dwelling.

5 Designs as Adapted for Eldorado Usage

Spanish Pueblo Revival Style

Essential elements:

- A. Simple, unadorned stuccoed walls extending as parapets above the roof and finished in earth tones from the approved list of colors and with rounded edges.
- B. Flat roofs drained via canales that penetrate the walls.
- C. Modest size rectangular windows and doors recessed from the exterior wall surface to provide protection from sun and weather.

Additional frequently used elements:

- A. Vigas that penetrate the walls
- B. Buttresses at the corners or main supports
- C. Porches (portales) framed with round rough hewn posts and beams (vigas) carved corbels and with parapets above flat roofs, drained by canales.
- D. Portal ceilings consisting of beams, vigas or latillas.

Territorial Style

Essential elements:

- A. Exterior stuccoed walls in earth tones extending as parapets above a flat roof
- B. Parapets covered by brick copings
- C. Victorian style windows set near the face of the exterior walls. Windows and doors have wide wood jambs and pedimented lintels usually painted white. Windows have small panes separated by white muntins
- D. Portal posts and beams to be rectilinear
- E. Color of walls shall be from the approved list of colors. The trim is sometimes white.
- F. Metal gutters and downspouts

Note: For exterior colors see list of approved colors

Mexican Colonial Style

Essential elements:

- A. A central enclosed courtyard (or walled patio) surrounded by a columned galleria (roofed walkway).
- B. Most windows of the dwelling facing unto the courtyard.
- C. Masonry walls on exterior side broken only by a main entrance and a few small windows.
- D. Iron grillwork at doors, windows and gates.
- E. Flat roof with red tile accents and red copings on top of parapets.
- F. Exterior colors shall be from the approved list of colors.

Additional frequently used elements:

- A. Arched doors and windows and open archways
- B. Elaborate iron grill work at entrances, fences and columns of gallerias

Roofs: Mexican Colonial

1. Cementitious or clay tiles on tiled portion over galleria/long portal.
2. Approved roof colors are: dark green, charcoal and earth tone browns, grays, and tans. Sample must be submitted with house plans.
3. Maximum allowable pitch not to exceed 5" in 12".

Designs Adapted for Eldorado Usage continued...

Northern New Mexico Style

Essential elements:

- A. Exterior stuccoed walls of approved colors.
- B. Steep pitched gable metal roofs, extending over a portal running the entire length of at least one side.
- C. Square wood columns and beams supporting the portal
- D. Long windows

Additional frequently used elements:

- A. Dormers with metal roofs
- B. Wooded shutters at windows
- C. Gutters and downspouts
- D. Floor plans include "T", "L", "H", and "U" shapes.

Roofs: Northern New Mexico

1. Metal "*standing seam*" panels with low reflective finish of a maximum "*light Reflective Value*" (LRV) of 40 or less.
2. Asphalt shingles and tile-like materials are not acceptable.
3. Approved metal roof colors are: dark green, charcoal and earth tone browns, grays, and tans. Sample must be submitted with house plans.
4. Maximum pitch over main dwelling shall not exceed 12" in 12" and minimum pitch shall be 8" in 12".
5. Roofs over portals must match the primary roof but may be a lower pitch.
6. Roofs covering large accessory structures must have a similar pitch and be of the same roof material and color as the primary roof.
7. All roofs shall be gabled; hip roofs or other shapes are not permitted.

Mission Style

Essential elements:

- A. Exterior walls are stuccoed and tend toward lighter colors
- B. Roofs are tiled and low pitched with curvilinear gables
- C. Arches that are usually semicircular and free of ornament

Mission Style: Roofs

1. Cementitious or clay tiles.
2. Metal panels and asphalt shingles are not permitted. A sample of proposed roofing material must be submitted with house plans.
3. Approved roof colors are: dark green, charcoal and earth tone browns, grays, and tans. Sample must be submitted with house plans.
4. Maximum allowable pitch is 5" in 12".

Designs Adapted for Eldorado Usage continued...

Clerestory (clerestory windows with pitched roof)

Essential elements:

The clerestory design shall be similar to Spanish Pueblo Revival style as follows:

- A. Use of large windows on the south facing façade
- B. A steeply pitched roof over the main solar energy collecting area of the dwelling where the glassed clerestory occurs. All other roofs shall be flat and enclosed by parapets and drained by canales.
- C. Roofing material may be shingles or metal panels as described under roof materials of these guidelines.

Pitched Clerestory Roofs:

1. Asphalt shingles.
2. Metal “*standing seam*” panels with low reflective finish of a maximum “*light Reflective Value*” (LRV) of 40 or less.
3. Cementitious tiles.
4. Maximum pitch over living space not to exceed 6" in 12".
5. Approved roof colors are: dark green, charcoal and earth tone browns, grays, and tans.
Sample must be submitted with house plans.

Note: *Pitched roofs shall not be constructed of highly reflective or glare producing materials, but may include skylights, solar panels and clerestories.*

General Notes for Designs Adapted for use in Eldorado:

In recognition of the history of Eldorado as “the solar community”, passive solar design elements incorporated into any of the approved architectural styles, will be allowed and encouraged by these guidelines. Accordingly, the use of a maximum amount of fenestration devices on the south wall of a structure (trombe walls and/or direct gain windows, etc.), solar panels (both for solar hot water systems and for photovoltaic cells), clerestories, and the like, will be considered “*minor architectural elements*” in the plan review and approval process.

- Additions and / or alterations to existing residences shall match, or shall be in keeping with the architectural character of the existing structure. Additions and accessory structures such as sunrooms, ramadas, gazebos, pergolas and the like shall be of similar design of such structures when used historically with the principal residence and be compatible with the existing structure.
- “Passive solar” features such as south facing glass on the main floor or in clerestories are encouraged. However, their use shall be compatible with one of the architectural styles of the principal structure listed above. Active solar components (hot water or photovoltaic panels) are also encouraged, but shall be optimally concealed from view behind parapets when located on a roof or a wall, fence or vegetation complying with section 13 when located on the ground.
- Prefabricated structures shall comply with all requirements for site built structures.

6 Limitations on Permitted Design Features

While certain design features may be desirable, their incorporation into a structure may be disruptive to adjacent property owners. Accordingly:

1. Active solar collectors (hot water or photovoltaic) located on rooftops should be of such a height and angle that they are optimally concealed from adjacent properties by parapets. If this is not feasible, they may be located on the ground and optimally concealed with opaque walls or fences complying with Section (13).
2. Flagpoles shall be no higher than the Santa Fe County height restriction of 20 feet.
3. Unless it can be demonstrated that it will interfere with operation, visible roof top equipment such as swamp coolers and the like shall be painted to match adjacent walls (or pitched roof if applicable). Covers shall match the adjacent walls.

7 Non Approved Design Features

Section 4 and 5 of these guidelines list five styles of architecture to be used throughout Eldorado. Certain design features and structures are incompatible with those styles. To preserve the intent and continuity of those styles, the following features and structures are not considered compatible and are, therefore, not permitted. The list is not to be considered as all inclusive, but rather examples of non-approved designs.

1. Metal gravel stops and edging unless pre-finished to be consistent with the dwelling stucco color.
2. Exposed corrugated fiberglass or plastic roof and wall panels unless blended with the existing structure.
3. Eyebrows unless they blend with the style of the principal dwelling.
4. Bay windows
5. Exposed wrought iron, steel or other metal or metal-like material (wrought iron is permitted in Mexican colonial style).
6. Lattice work used a construction material that is mounted vertically, diagonally or horizontally.
7. Shutters except utilized in territorial style dwelling.
8. Awnings of a color not compatible with the dwelling.

8 Exterior Lighting

(Article II, Section 10) Exterior Lighting

In accordance with the covenants “Exterior lights are prohibited unless they are 75 watts or less and are properly shielded so as to direct light downward. The lighting of signs on a lot is prohibited.” Exterior lighting shall comply with the following guidelines

Definitions:

“Exterior” includes all outdoor lighting such as building wall or pole mounted lighting, landscape, walkway, monument or driveway lighting.

Exterior Lighting continued...

Exterior Lighting Limitations:

1. A fully shielded light fixture must use opaque material.
2. The light (luminary) shall not be visible thru any openings in the fixture other than the lowest point of the fixture (the bottom).
3. There shall be no upward component of any exterior lighting.
4. Security lighting, if it is switched by photo sensors or motion detectors, must be adjusted to the least sensitive setting and timed to shut-off in 2 minutes or less.
5. Landscape lighting shall illuminate only the ground below (adjacent) to the fixture.
6. It is recommended that landscape, walkway, monument or driveway lighting shall not be mounted higher than twenty-four (24) inches above the ground or exceed 20 watts per luminary and made of a non-reflective finish.
7. It is recommended the minimum spacing of lighting fixtures for driveways and walkways visible from neighboring property shall be 20 feet for driveways less than 120 feet long and 30 feet for driveways longer than 120 feet.

9 Exterior Colors

Approved colors may be of any manufacturer but shall be comparable to the reference list which appears below. The **earth tone (neutral)** color range, shown below, has been selected to ensure that the houses more nearly reflect the environment and do not significantly stand out from the landscape.

Approved Exterior Stucco Colors				
El Rey (Cementitious)		El Rey (Acrylic)		Sto / Sonowall (Acrylic)
Adobe	# 116	Buffalo	# 806	Adobe Brown
Buckskin	# 106	Clay	# 1571	Amarilla
Fawn	# 117	Deerskin	# 1568	Cimmaron
La Luz	# 125	Dry River	# 817	Mesilla
Straw	# 122	Husk	# 1567	Pueblo
Suede	# 118	Sage	# 803	Suede
		Tierra	# 272	Tumbleweed
Degussa - Synergy (Acrylic)				
Almond	# 431		Concord	# 3106
Ash Brown	# 620		Egg Cream	# 3067
Aztec Gold	# 433		Hazelnut	# 618
Bambi	# 3066		Mosque	# 3059
Bulgar	# 3072		Peanut	# 3065
Café Au Lait	# 3060		Rawhide	# 3064
Champagne	# 361		Sandman	# 3105
Clay	# 614			

Samples for colors not listed above must be submitted for approval along with its LRV.

Cementitious or clay colors: Monier Roofscapes Masonry Tile #28400 #29296 #20022

Metal Roof Panels: Approved metal roof colors are: dark green, charcoal and earth tone browns, grays, and tans. A sample must be submitted with house plans.

10 Ramada, Pergola and Similar Structures

The design of these structures shall be compatible with the principal residence and shall be made of wood. Their construction shall be with wood posts, wood beams spanning between posts with lighter cross wood members. Carved wood capitals, beam ends and the like may be incorporated when desirable and shall be finished with a clear or semi opaque natural finish of a color to blend with the principal residence.

11 Large Accessory Buildings

(Article II, Section 2) Large accessory buildings, such as studios and garages, shall be located close to the dwelling house, and shall be architecturally integrated therewith. These large accessory buildings:

Large Accessory Guideline:

1. Shall be sited within fifteen (15) feet of the dwelling house.
2. Shall be architecturally designed in style and *constructed with approved materials* to match the dwelling house. The height shall not exceed the maximum height of the primary dwelling (excluding the chimney).
3. Shall be visually integrated with the dwelling house *using one or more of the following design elements*: ramada, wall, gate, breezeway or similar integrating structure (walls and gate shall have a minimum height of four (4) feet).
4. Shall be of an approved color matching the dwelling house.
5. Shall respect all property line setbacks, (except in the case of plantings used for screening these large accessory buildings).
6. Total square footage of a large accessory building shall not exceed 60 % of the heated square footage of the principal dwelling or a maximum of 800 square feet, whichever is more restrictive.
7. All residential properties in the ECIA are zoned as single family residential. The large accessory buildings must be consistent with this requirement.

12 Small Accessory Buildings

(Article II, Section 2) Placement of Accessory Buildings

Small accessory structures, such as storage sheds and green houses, shall be located so as to minimize their visual impact on the surrounding neighborhood, and shall be obscured by screening in some reasonable manner, for example by the dwelling house and/or with plantings or fencing.

Small Accessory Guideline:

These small accessory buildings, such as prefabricated storage sheds and greenhouses may be constructed of materials such as wood, metal or glass.

Small Accessories continued...

Limitations and requirements:

1. Shall be sited within fifteen (15) feet of the dwelling house.
2. Shall be no larger than 120 square feet and shall not exceed eight (8) feet in height.
(Exceptions: see #7 below)
3. Shall be obscured by screening from all directions utilizing one or more of the following (dwelling house, fencing and/or plantings). Native evergreen plantings must be a minimum of five (5) feet high at the time of installation and must be maintained for the life of the small accessory building.
4. Such screening must be specified on the site plan at the time of application and completed within six months. (Note: An ECIA site inspection may be necessary prior to AC review.)
5. Color of walls and roof shall match the color of the walls of the principal dwelling.
6. All property line setbacks must be observed, (except in the case of plantings used for screening).

Small Accessory Exceptions:

A small accessory building matching the color, style and material of the residence is not subject to the screening requirement and is not to exceed (ten) 10 feet in height. The elevation of the accessory building shall not be higher than the adjacent part of principal dwelling; shall not be more than 15' from the principal dwelling.

13 Fences and walls

(Article II, Section 8) Fences and Walls

No fences or walls shall be erected or installed on any lot without the prior written approval of the E.C.I.A. Board of Directors or its designee(s). No perimeter plantings extending along more than 50% of the aggregate boundary lines of a lot shall be installed.

Fences and Walls Height:

1. The maximum height of a fence or wall shall be six feet.
2. Where a courtyard wall or fence includes a gate, the maximum height allowed shall be eight feet at the area for the jambs and head of the gate only.

Materials: The following is an approved list of materials for fences and walls.

1. Masonry or framed walls and pilasters, if stuccoed with a color to match the existing house.
2. Coyote or latilla fence (stringers and other supports on inside).
3. Cedar/pine slats (stringers on inside) and/or first cut or tailing wood slats.
4. Rock or stone.
5. Wood post and wire.
6. Split rail.
7. Exposed stabilized or stuccoed adobe brick.

Fences and Walls continued....

Fences and Walls Limitations:

1. The total area enclosed by all fences and/or walls on an individual lot shall not exceed 4,000 square feet.
2. Not more than two approved fence or wall materials shall be used in a single enclosure.
3. All property line setbacks specified in the covenants shall be observed for fences and walls (*including 'invisible' fencing*). The exceptions include trees, hedges, or other plantings on or near the property line.
4. For wood (material #2 and #3) fencing, no gaps greater than one (1) inch between adjacent pieces. Example: No picket style fencing is allowed.
5. Wire shall be a rectangular pattern oriented vertically and horizontally (Maximum of 4" by 4" and Minimum of 2" by 2")
 - a. *No barbed wire or chain link*
 - b. *No brightly color coated wire*

14 Privacy Screening Fences

(Article II, Section 8) Fences and Walls

No (privacy) fences or walls shall be erected or installed on any lot without the written approval of the ECIA Board.

Definition:

A privacy screening fence shall mean a visual barrier constructed for the purpose of providing privacy, without resulting in a completely enclosed space.

Location:

1. Privacy screening fences shall comply with the setback requirements of Article II, Section 3 of the Covenants.
2. Privacy screening fences shall not be located so as to obstruct the view of the distant landscape from either the road or adjacent properties.
3. Submissions for privacy fences shall indicate the approximate site elevations where fences are to be located in addition to those of adjacent properties where views might be obstructed.
4. Where one or more privacy screening fences are located so as to effectively enclose a space, that space shall comply with the guidelines for fences and walls with regard to the maximum allowable total area that can be enclosed.

Design and Construction:

Privacy screening fences shall comply with the guidelines for fences and walls (section 12) with regard to height, materials and construction.

Length:

1. No single privacy screening fence shall exceed fifty (50) feet in length.
2. The separation between adjacent privacy screening fences shall not be less than twenty-five (25) per cent of the length of the larger screen.
3. The total length of all privacy screening fences shall not exceed one hundred (100) feet.
4. Properties with existing fences or walls enclosing a total of four thousand (4,000) square feet of space shall not be allowed to have privacy screening fences added.

15 Garden Fences

A blanket approval is given to these types of enclosures provided they meet the following requirements:

1. Garden enclosures are not to be higher than *three feet* enclosing only the garden area.
2. Garden enclosures are not to exceed *1000 square feet*
3. Garden enclosures are considered to be temporary in nature.
4. Materials shall be *wood post and wire*
5. All property line setbacks specified in the covenants shall be observed for fences and walls. The exceptions include trees, hedges, or other plantings on or near the property line.

16 Cisterns

Definition: Cisterns are containers (greater than 120 gallons) of any material or fabrication, shape or size installed for the purpose of catching and storing water from the roof.

Requirements:

1. Above ground portion shall not exceed 6 feet in height and the color shall match the dwelling.
2. Shall not be located so that; the cistern or the required screening (except for plantings) project into the setbacks.
3. Shall be screened by stuccoed walls, wood fences or screening composed of suitable plantings. Where a wall or fence is used to screen a cistern it shall be of type 1, 2, 3, 4 or 7 as described in Section 13 above. Height shall be sufficient to optimally conceal the cistern. If other fences or walls exist or are proposed on the property, limitations on number of types and locations as listed in that section apply. Screening other than plantings is to be within four (4) feet of the cistern.
4. In-ground cisterns, greater than eighteen (18) inches above ground the exposed portion shall color match the dwelling.
5. All exterior down spouts and/or piping from the roof or canals to the cistern shall be installed within six (6) inches from the wall of the house for the vertical run and shall be finished to match the house.

17 Commercial Nameplates on Residential Property in Eldorado

(Article II, Section 9) Signs: The following signs do not require approval under this section when erected on a lot: *nameplates and address signs*.

Although the Covenants are fairly clear as to what type of signs may be posted on residential property, the question of whether or not a resident may post a sign or nameplate which identifies a home occupation needs clarification.

Decision Options:

1. Do not permit any permanent signs or name plates which advertise or identify a business at a residential location in Eldorado.
2. Permit permanent name plates which identify a home occupation located at a residential location in Eldorado.

Signs Recommendation:

Decision option #2 above is recommended because the covenants approve home occupations and it is reasonable to permit some identification of such. However, such name plates should be of a size comparable to a name plate or address which may appear on a mailbox. It should not be a large sign nor should it contain advertising messages.

Home Occupation Name plate:

If the name plate is conveying a message which is meant to identify a home occupation, it shall not require approval if it meets the following standards:

1. Does not exceed 4 inches in height and 24 inches in length.
2. Does not include an advertising message.
3. One nameplate is allowed at the entry to the dwelling or large accessory building
4. One nameplate is allowed to be attached to the mail box post, mail box or driveway monument.

Examples: Digital Designs, Sovereignty Press, Integrated Systems Inc., Angel Enterprises, Automated Concepts, Applaws, Oliver Music, Bosque Natural, Patrician Creations, Creative Enterprises, The Saw Sharpener Company, Tax Consultants, Inc.

NOTE: The intent for business nameplates is to identify the name of the company or business. It is not the intent to have explicit advertising message. Some examples **not permitted** are: Healthful Massages Performed at Low cost, Let Us Do Your Tax Forms, We sharpen all tools, Painless Acupuncture for all ills, High Quality Portrait Photography.

18 Antennas for Video Programming Services

The Protective Covenants and Building Restrictions for Eldorado at Santa Fe in Section 13 c) state “No more than one satellite dish in excess of 24 inches shall be permitted on a lot without prior written approval of the E.C.I.A. Board of Directors or its designees. All satellite dishes shall be located so as to minimize their visual impact of the surrounding neighborhood and roads, and shall be obscured by screening in some reasonable manner, for example by the dwelling house and/or with plantings or fencing”.

General Description: Video programming services include (DBS) direct broadcast satellite service, (MMDS) Multi-channel multi-point distribution service and (TVBC) television broadcast. The antennas for video programming services are usually small dish type one (1) meter (39”) or less in diameter.

There are three (3) common mounting methods for these antennas.

1. A fairly short (5’ to 6’) pole that is set in the ground.
2. A wall mount fixture that attaches to the side of a building.
3. A relatively short (2’ to 3’ high) roof mount fixture.

The roof mount is the most common application on flat roof houses such as the popular pueblo style homes commonly built in the Santa Fe area.

Blanket approval is given for small dish type antennas of 39 inches or less consistent with Part I of Title 47, Code of Federal Regulations, if they meet the following requirements.

Requirements:

Any of the above mounting methods is acceptable in Eldorado. Ground mounted antennas shall be obscured by screening in some reasonable manner. Additional screening will not be required on roof or wall mounted dishes.

Exceptions:

All antenna systems that do not meet the above requirements must obtain formal approval before installation. Additional information regarding Antennas for Video Programming Services can be found in Part I of Title 47 of the Code of Federal Regulations.

19 Recreational Vehicle Screening

(Article II, Section 13)

This Guideline was adopted by the Board on February 19, 2004 and becomes effective on September 1, 2004.

To store a Recreational Vehicle (RV) on residential lots is considered an important Eldorado Community Improvement Association, Inc. (ECIA) amenity. However, it must be recognized that many RVs, by virtue of their color, size or placement on the lot, may be inconsistent with the design requirements of the community that create our unique Eldorado living environment.

The ECIA Covenants address the RV screening issue by requiring that “Recreational Vehicles, such as motor homes, campers, camper shells, vehicle accessories, trailers, horse trailers, airplanes, boats and the like, when stored on a lot shall be located so as to minimize their visual impact on the surrounding neighborhood and roads and shall be obscured by screening in a reasonable manner, for example by the dwelling house and/or plantings or fencing.” As used in this Guideline, the term “RV” shall have the same broad meaning as listed in the Covenants.

This Guideline recognizes that many screening methods are lot specific; some lots may require only one of the options listed below, while others may require several in combination. The overall objective of this Guideline is to obscure RVs by screening to make them less conspicuous and more congruous with the environment. Obscure means to make inconspicuous or unnoticeable, or to conceal physically, hide or cover, and the following options are considered reasonable for such screening.

Homeowners are urged to contact the ECIA before installing any RV screening to determine if their plans meet these Guidelines.

Option 1: RV Garage or Carport - An RV garage or carport may be constructed, provided the structure meets ECIA Covenants and Guidelines and is approved by the Architectural Committee. Please note that a carport alone is unlikely to provide the required screening.

Option 2: Trees and/or Plantings - Evergreen trees and other similar types of plantings are an approved screening method, when sufficiently dense and/or used in conjunction with existing structures on the property. Trees and/or plantings must be sufficiently dense and numerous that the RV is obscured.

Option 3: RV Covers - An earth tone cover (as exemplified by approved architectural guideline colors) may be used to complement a visual barrier provided that the RV is located on the lot so that buildings and other visual barriers on the existing landscape are used to maximum advantage and the outline of the vehicle is least visible.

Option 4: RV Screening Fences - The Architectural Committee may approve screening fences for RVs in accordance with existing Guidelines, although additional screening methods may be needed for large vehicles.

Option 5: Berms Earth berms may be allowed, although, berms alone will normally not be sufficient as a sole method of screening RV's. However, earth berms used with other options, such as trees and/or plantings, may provide sufficient screening. Total height of berm and fence shall not be greater than six feet above the natural grade.

20 Nuisances

(Article II, Section 14) Nuisances-Clause

Nuisance Guidelines

Section 14 of the Covenants forbids unsightly or offensive conditions which can be deemed nuisances when exposed to view. Precise definition of that condition can be difficult. Therefore, below are described a number of conditions which are considered to meet that criteria. Concealment from view from roadways and adjacent properties is required. The list is not to be considered as all inclusive, but rather examples of nuisance conditions to serve as a guide. Other nuisance conditions can also meet these criteria and some can be site specific.

1. Abandoned or partially repaired vehicles or devices or parts of vehicles and other devices.
2. Miscellaneous household items including household appliances, equipment and similar devices.
3. Business and household construction devices and machinery such as scaffolding, tractors, backhoes and the like.
4. All construction material unless temporarily stored for immediate incorporation in an approved construction project for this specific property. Construction material shall not be stored on one property for incorporation in construction taking place on another property.

21 Height Restrictions: Reference Table

<i>Reference: Elevation / Height Chart for Structures</i>			
Structure	Dimension	Measured From	Comments
<i>Antenna / Dish (roof)</i>	39 Inches above	<i>Roof Line</i>	Dish 1 meter in diameter
<i>Antenna / Dish (ground)</i>	6 Feet above	<i>Natural Grade</i>	Screen ground installations
<i>Cistern (water catchment)</i>	6 Feet above	<i>Natural Grade</i>	Cistern screening required
<i>Driveway Liner (solid)</i>	2 Feet above	<i>Natural Grade</i>	Solid (stone or wood)
<i>Driveway Liner (open)</i>	4 Feet above	<i>Natural Grade</i>	Open (split rail)
<i>Driveway Monument(s)</i>	4 Feet above	<i>Natural Grade</i>	10 Ft long; 10 Ft from property line
<i>Fence (enclosed)</i>	6 Feet above	<i>Natural Grade</i>	Top of fence; enclose up to 4000 SF
<i>Fence (screen)</i>	6 Feet above	<i>Natural Grade</i>	Top of fence; two 50 ft sections max.
<i>Gate</i>	8 Feet above	<i>Natural Grade</i>	Top of gate structure (adjacent)
<i>Garden Enclosure</i>	3 Feet above	<i>Natural Grade</i>	Enclose “garden area” only
<i>Large Accessory</i>	0 Inches above	<i>Roof Line</i>	Not to exceed height of house
<i>Propane Tank (screen)</i>	6 Feet above	<i>Natural Grade</i>	Enclose / Screen 100%
<i>Residence</i>	18 Feet above	<i>Natural Grade</i>	Board Approval to exceed 18 feet
<i>Small Accessory</i>	8 Feet above	<i>Natural Grade</i>	Additional Screening required
<i>Wall (enclosed)</i>	6 Feet above	<i>Natural Grade</i>	Top of wall; enclose up to 4000 SF
<i>Wall (screen)</i>	6 Feet above	<i>Natural Grade</i>	Top of wall; two 50 ft sections max.
<i>All height dimensions shall be measured from the lowest point where the natural grade of the lot meets the structure to the highest point of the structure. (unless measured from the roof line)</i>			