

**SUNRISE BLUFFS DESIGN AND
ARCHITECTURAL CONTROL COMMITTEE RULES**
Revised 7/24/02 / 8/20/03, 10/27/03, 7/11/05, 7/15/14

Submission for Architectural Control:

All homes, prior to commencement of construction, at Sunrise Bluffs, must be approved by the Architectural Control Committee of the Sunrise Bluffs Homeowner's Association in writing. The submittal to the Architectural Control Committee for approval shall be made in duplicate and shall contain foundation plan, floor plan, elevations, dimensions, type of exterior materials and colors, including roofing materials. A plot plan and grading plan prepared showing the dimensions of the lot, final grading of the lot, the size and location of the home, garage, sidewalks, driveways, walls and fences, plus any other items to be installed, such as patio covers, storage buildings, etc. All landscaping plans also must be submitted for Architectural Control Committee approval.

ALL SUBMISSIONS MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE IN WRITING BEFORE WORK COMMENCES. The Architectural Control Committee will keep one copy of the submission and return the second copy with its approval letter.

Home Requirements: (Item changed and adopted July 15, 2014)

2. The home must contain a minimum 864 square feet. Manufactured homes must be at least a double wide home as stated in the Manufactured Home and Zoning Act (3-21A-1 et seq NMSA 1978).

Set-Backs:

1. The Property Line is located at the inside edge of the sidewalk, four foot set-back from the curb.
2. The front set-back from the front Property Line to a garage shall be a minimum of 14 feet.
3. The side yard set-backs shall be a minimum of 5 feet from each side yard lot line unless a variance is granted by the Architectural Control Committee and the City of Belen.
4. The rear yard set-back shall be a minimum of 10 feet from the rear property line unless a variance is granted by the Architectural Control Committee and the City of Belen.
5. The preferred manufactured home setting is for the home and garage to be located at or near the minimum 5 foot set-back on the west side yard line, with the main entry door and any outdoor patios or porches to be located on the east side of the home. However, other home sitting locations will be considered, based upon the home layout and door locations. Site built homes are to conform to the set backs.

Garages:

(Item changed and adopted July 24, 2002 / Revised 8/20/03)

1. Each home shall have a two car garage.
2. Garages must be constructed with exterior materials and colors to match or compliment the home construction, including type and color of roof tiles. White accent trim is desirable.

Walls, Sidewalks, Driveways and Fences:

1. A 4 foot sidewalk meeting the City of Belen standards shall be installed adjacent to curb for the entire length of the front of the lot.
2. Driveways must be a minimum of 16 feet wide.
3. The back and side yard walls must be constructed of standard 8" x 16" coral block, a minimum of 7 courses. The block walls must split the property lines, so as to become common walls with the adjacent lot(s). The side lot line walls must extend to within 20 feet of the back of the front yard curb.

4. A white vinyl picket fence shall be installed from the side yard wall to the home, garage and shall contain a gate for access on each side of the home and garage.

Footings and Foundations:

1. All footings and foundations should be performed in accordance with recommendations contained in the Vinyard & Associates, Inc. Geotechnical Investigation Report dated December 4, 1995, a copy of which is available upon request.

2. All manufactured homes must contain a perimeter non-bearing three course concrete block foundation wall designed to prevent moisture infiltration underneath the home. Manufactured homes should be appropriately skirted and extended with materials matching the home to conceal under home structural beams and perimeter foundation blocks, and to extend to within six inches of the ground.

3. The lot should be graded so as to direct rainwater away from the foundation of the home.

4. No landscaping should be placed within five feet of the foundation of the home unless the amount of landscape irrigation can be strictly controlled.

Mechanical Equipment:

1. All outside mechanical equipment must be either ground mounted or attached to the rear of the home. No air conditioning units may be mounted on the roof of pitched-roof homes. Exhaust vents are permitted to be mounted on garage roofs.

2. Ground-mounted refrigerated air conditioning is strongly recommended for all homes. Evaporative air conditioning will be considered if it is ground-mounted or wall-mounted on the rear of the home.

Landscaping: (Revised 7/11/05)

1. The front yard areas of each lot are considered Community Common Area for the purposes of landscape maintenance in the event that the lot owner does not appropriately maintain the landscaping. The lot owner is responsible for having the front yard landscaping on his/her lot in accordance with plans approved by the Committee.

2. The side and back yard areas of each lot are to be landscaped by and maintained by the lot owner. Low water usage landscaping on an automatically timed irrigation system is strongly encouraged. All landscape plans must be approved by the Committee before work commences.

Time of Completion:

1. All construction of the home, garage, walks, driveways, and front yard landscaping should be completed within 90 days of commencement of work on manufactured homes, and 180 days on site built homes. The side and rear yards should be landscaped within 90 days of occupancy.

Other Lot/Home Improvements: (Adopted 10/27/03, Revised 7/11/05)

1. For all other improvements such as; storage sheds, permanent yard décor, satellite dish attachments, lattice work, anything that attaches to the house, etc., architectural approval must be obtained prior to making any purchases, additions or changes.

2. The home/garage exterior may not be painted without first obtaining approval and submitting a paint chip. The color must be within the range of color that is already within the community.

3. The coral block walls in the yards may not be painted without first obtaining approval and submitting a paint chip. The color must be within the range of natural earth tone colors of light sand / light brown or light coral and the paint should not go beyond the white picket fence/gate in the front yard

4. No approval is necessary for temporary seasonal décor.

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