

Apache Mesa Homebuilding and Community Guidelines Summary

Rev. 3/31/2026

- 1. Introduction:** This document is a summary of the key rules and regulations that the Architectural Control Committee (ACC) has found to be overlooked by builders and property owners in the past. Please refer to Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Apache Mesa Subdivision (CC&Rs) and Disclosure Statement for the Apache Mesa Subdivision for the original legal wording and complete definitions. There is not a Homeowners Association (HOA) for Apache Mesa, but instead, the ACC ensures adherence to the CC&Rs. There is also a Co-Op that was formed for road maintenance via the Apache Mesa Road Association Agreement (AMRA) with associated documents Articles of Incorporation of Apache Mesa Road Association and By-Laws of Apache Mesa Road Association. The Road Association requires an annual payment of \$300 per lot from each lot owner.
- 2. ACC Function and Requirements:** The ACC is the controlling authority for overseeing the homes constructed in Apache Mesa subdivision and the adherence to Apache Mesa CC&Rs. No structure shall be erected, and no lot shall have any grading, tree cutting or other site disturbance without prior written approval of the ACC. Site and home plans must be submitted to the ACC for approval before any work may begin. The ACC will act upon any submission within 30 days. Several approvals and site inspections will be required, depending on the site and proposed construction. Special modification of rules may be allowed by the covenants or at the ACC discretion. Remodeling, structural or color changes and additions to previously approved structures require ACC approval.
- 3. Lot Specifics:** Look closely at the site requirements for your lot, including the no-build zones on the map below that shows building exclusions in addition to the 20-foot property line set-back, no-build areas and other possible easements. Property corners are usually marked with the original 2005 plat survey orange capped iron stakes, but some may not be visible. The ACC can help you identify these property markers at the early stage of investigating a property for purchase or initial siting your proposed home. We suggest your visiting the property at both sunup and sunset when orienting the proposed home for best views at these times as well as during the day when shading of your outdoor porches is important.
- 4. Home Specifics:** One of the most important aspects of your single-family home is size and positioning on the lot. Minimum size of the home interior heated space is 2,400 sf, and the maximum size of a detached garage or guest house/casita is 1,200 sf. The maximum home size may be specified by the ACC, depending on the particular lot. Assuming a square 1-acre lot, you are starting with 43,560 sf which, with the 20-foot set-back, will be reduced to 28,463 sf. Many of the homes in Apache Mesa have a low walled yard area in the side or back yard, which must be connected to the home. Sandoval County likely will require these exterior walls to have a significant foundation. Culverts under driveway access to your home are also required when crossing existing ditches alongside the paved road.
- 5. No-Build Specifics:** “No-Build” areas are related to the arroyo area and in some cases the sloped sides of the arroyo. The ACC will work closely with the owners and

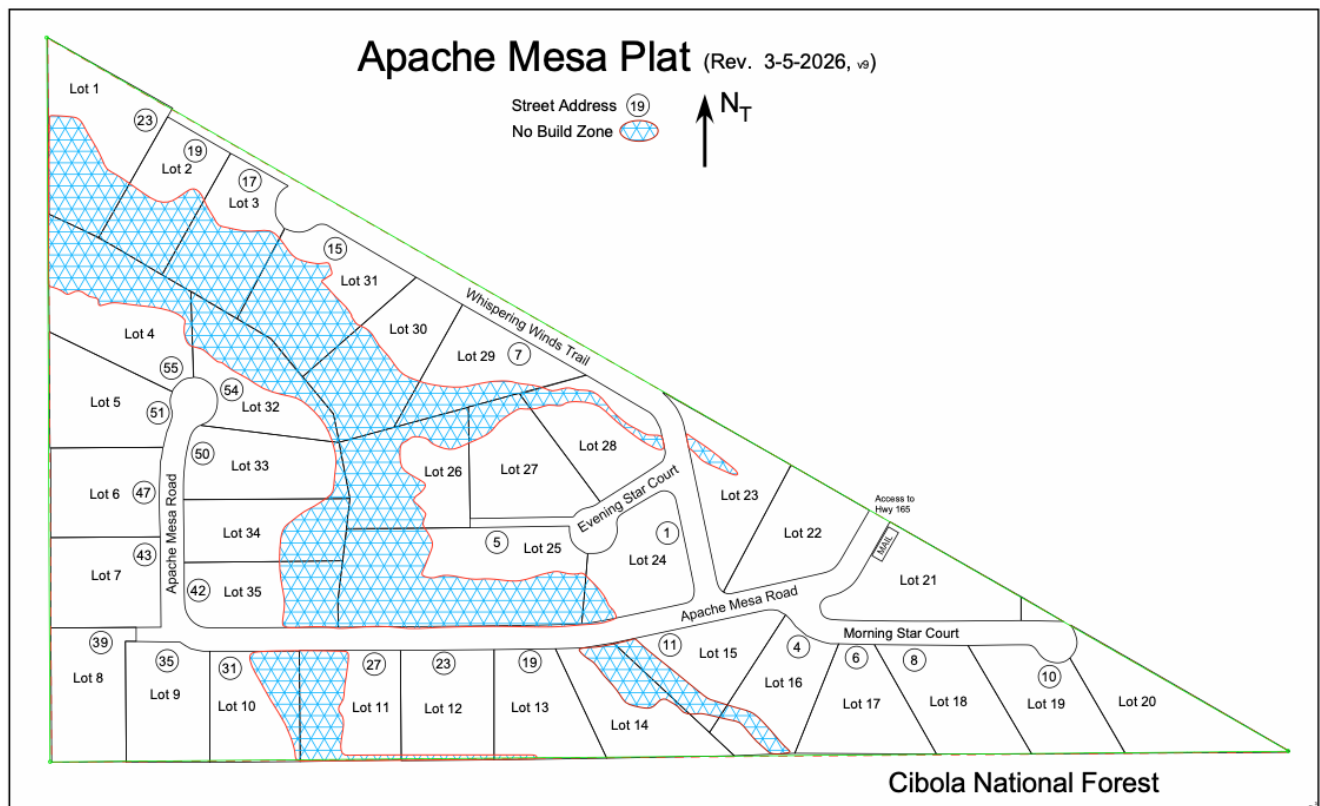
usually will ask their builders to install a short orange plastic construction fence prior to any dirt work to identify these areas to their sub-contractors. The purpose of this fencing is to minimize changes to the water drainage and pre-existing land surface from your dirt work. The concern is future erosion that could change the water flow into the arroyo, which impacts many of your new Apache Mesa neighbors as well as downstream property owners adjacent to the same arroyo that could be impacted by future flood events.

6. **Fire Sprinkler Systems, Water and Water Usage:** Fire hydrants are not provided for our high desert rural fire volunteer district; therefore, each home must have a sprinkler fire suppression system as required by the fire protection district. There is not a public water system in Apache Mesa. Water is provided by shared wells. Most lots are provided water from a single shared well between two homes. Costs, including electrical power and maintenance are split and outlined by a required Shared Well Agreement between the lot owners. Domestic water use by each lot is limited to a maximum of 0.50 acre-feet (163,000 gallons / year) including landscaping. Landscaping water features with pools are limited to a maximum of 25 sf and hot tubs and spas are allowed but should have covers to minimize loss by evaporation. Swimming pools are not allowed. No poplars, cypress, salt cedars or elms shall be allowed to grow on any lot, and low water consumption vegetation is encouraged to conserve water. Trees are not to exceed 25 feet in height to preserve the view corridor of other lots. Existing native growth should be preserved except as required for construction of the house pad and driveway. The home landscaping shall provide appropriate drainage and minimization of erosion. An updated landscaping plan showing contours should be submitted upon the completion of dirt work to the ACC who will perform an inspection prior to the foundation being poured. Each home has its own septic system. Gas, electricity, telephone and cable TV are available to each lot via local providers and in most cases are underground.
7. **Home Building Specifics:** The maximum roof height of the single-story home is 18-feet (including parapets) above the pad elevation with chimneys allowed to be 20-feet above. The obvious reason for this rule is to minimize the visual obstruction of the Sandia Mountain view of the homes that will be built in the future. Non-flat roofs must be covered with a non-reflective material. The home style is suggested to be like "Pueblo Spanish Revival", "Old Santa Fe Style" or "Territorial Style", with colors predominantly browns and tans, with stone surfaces in their natural color near local earth tones. (When initially planning your new home, it is suggested to focus on the design of other Apache Mesa homes.)
8. **Solar Power:** Solar roof panels are allowed if they do not reflect sunlight visible to neighbors, and New Mexico state rules limit their elevation tilt to a maximum of 10 degrees from the horizontal on flat roofs. All panels on flat roofs should be concealed from the road adjacent to the house by the flat roof parapets. Adding solar panels to an existing home should be approved by the ACC.
9. **Exterior Lighting:** All exterior lighting of homes must be designed to prohibit light pollution. Placitas is designated as a "Dark Skies Area" and exterior lighting should support that designation. Exterior lighting fixtures should be "dark skies compliant". Local lighting vendors are familiar with this, and many web sites have ways to filter for dark skies compliant fixtures.

10. Garbage and Home Site Maintenance: Once a home is completed, there will be no storage of building materials permitted. Garbage, yard/tree clippings and other refuse should be bagged for disposal and cannot be dumped or allowed to accumulate on the property. All refuse should be contained in sanitary containers, and those containers should be shielded from sight, except on collection days.

11. Vehicles and Garages: Each home will have an attached garage of sufficient size to accommodate at least two vehicles and should be used primarily for vehicles and not storage. No trucks, commercial vehicles, motorcycles, campers, motor homes, boats, and trailers, shall be kept or maintained in the subdivision, except within garages. All owner vehicles should be parked in a garage overnight when possible. Vehicles should not be parked on the street overnight.

12. Other Considerations for the Subdivision: Only 2 dogs and/or cats are allowed per lot. Pets should be kept inside, particularly at night for their own safety. No business or commercial activity may be conducted upon or from any lot. The subdivision uses centralized mailboxes.



For complete and detailed Covenants, Conditions and Restrictions information please see the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Apache Mesa Subdivision document, dated 11/02/2005 Book-408 Page-45488, Sandoval County