

PLANNING COMMITTEE RULES
FOR
VILLAGE GREENS

These rules adopted this 27 day of Sept., 1979, by unanimous vote of the Tanoan Community Association Planning and Architectural Committee, organized pursuant to the Tanoan Community Master Restrictions, shall apply to that real property known as the Village Greens Neighborhood, further described in Exhibit "A" which is attached to these Rules and incorporated herein by reference.

These Rules supplement the Tanoan Community Master Restrictions and are adopted by the Planning Committee for the purpose of further enhancing and perfecting the value, desirability, and attractiveness of the Village Greens Neighborhood.

Definitions contained in Article I of the Tanoan Community Master Restrictions are incorporated herein by reference.

Planning Committee Approval:

1. Any owner proposing to construct or reconstruct improvements or structures or to recolor, refinish or alter any part of the exterior of any improvement or to perform any work which requires a building permit to be issued by the City of Albuquerque and to further include landscape construction which includes ponds, waterfalls, statues, retaining walls, or other structural component, which is visible from any street, common area or the golf course, shall apply to the Planning Committee for approval.
2. The owner shall make application for any such construction by submitting in duplicate to the Planning Committee the following:
 - a. Two copies of a completed application form which shall include a lot and block legal description of the property provided by the Planning Committee.
 - b. An architect's rendering showing a prospective view of the proposed construction. If the proposed construction is on a golf course lot, an architect's rendering showing a prospective view of the rear of the proposed construction is also required. These renderings may be pencil or ink line drawings.
 - c. A complete set of construction drawings which identify construction materials.
 - d. A site plan which shows the topography of the lot using contour lines which indicates any grade changes of more than one foot that will be caused by the construction. The site plan shall also locate and identify all construction including storage sheds, pool houses, etc., their roof overhang lines, the finished floor elevations, all setbacks at point of minimum distance to each property boundary, dimensions of lot boundaries, a directional indicator, all walks, drives, patios, decks, and fences and their construction materials.
 - e. If deemed necessary by the Planning Committee, the following may be required as a part of the application:
 - (i) Colors and samples of exterior materials and colors;

- (ii) Wall sections;
- (iii) Roof plan;
- (iv) Landscape plans;
- (v) Details of exterior furnishings;
- (vi) The owner's proposed construction schedule, and
- (vii) A drainage report prepared by a registered engineer.

Each application for plan approval by the Planning Committee shall be accompanied by a Planning Committee review fee of \$ N/A.

3. Planning Committee approval or disapproval shall be given in conformity with Section 3.06 of the Tanoan Community Master Restrictions.

Architectural Design Standards:

1. Residential lots constructed in Village Greens shall have a minimum of 1,800 square feet of living area. Living area shall include heated and/or air conditioned areas and shall exclude garages, porches, patio decks and breezeways.

2. No structure or improvement, except where specifically permitted herein shall be constructed:

a. within 25 feet from the front property line of the lot, except on lots numbered 29, 40, 44, 46, 54, 55, 60, 61, 63, 68, 69, 72 and 73 construction may be 20 feet from the front property line;

b. within 15 feet from the rear property line of the lot;

c. within 15 feet of the side property line which abuts a street on a corner lot.

3. No radio, television, citizens band, HAM, or other aerial, antenna, or tower, whether for transmitting or receiving, or any support thereof shall be erected, installed, placed or maintained, except those devices which may be erected, installed, placed or maintained and used entirely under the eaves or enclosed within a building or structure which do not extend above the highest point of the roof. However, a television antenna may be mounted on the roof provided it is inconspicuously located so as not to be easily visible from the street or golf course.

4. Air conditioning, heating, and other machinery may be maintained in or on roof areas, but they must be shielded from street view by screening or covering that blends or is compatible with the improvement or structure to which it is attached.

5. Outside clotheslines or other outside clothes drying or airing facilities, above ground trash and garbage receptacles, ground-mounted solar energy collectors and equipment, ground-mounted air conditioning compressors and equipment, shall be enclosed within a fenced service area or areas for which fencing or screening is harmonious with the overall design of the structures on the lot and which shield these structures in such a way as not to be visible from streets or the golf course.

5. The roofing materials of all residential units, improvements and other structures having pitched roofs which are visible from the street, the golf course or common areas shall be one of the following: clay tile, wood shakes, or G.A.F. timberline or shingles of equivalent quality. No other roofing material shall be allowed.
7. Solar energy collectors shall be allowed only if constructed in such a manner as to create an aesthetically pleasing appearance and to be screened from adjoining properties.
8. Every residential unit shall have a garage with at least a two-car capacity. Garage doors shall be a single unit of the overhead design.
9. Each residential unit must have a minimum of two paved off-street parking spaces which may include the drive path from the street to the garage. All off-street parking spaces shall be accessible to the main entry of the residence.
10. Detached garages, sheds, or other buildings may be constructed on the lots, provided:
 - a. Such structures must be compatible to the residence and design and construction;
 - b. Such structures' exterior appearance and siting on the lot must be consistent with the visual appearance of the dwelling unit.
11. On golf course lots, the rear lot line shall be fenced with fencing constructed of white slumpblock to a height of 24 inches and ornamental wrought iron from 24 inches to 60 inches. On those lots which border common areas, side yard lot line fences on the side which borders the area will be of 60 inch high white slumpblock construction that matches the rear lot line fence, and will extend forward from the rear property line to the rear of the house, or a maximum of 50 feet. No other fencing materials shall be used in these areas.
12. On non golf course lots, the rear lot line wall shall be of masonry construction, and shall be a minimum of 56 inches high, or 42 inches above finish grade of the lot on the high side, whichever is greater.
13. On all lots, side yard lot line fences shall be of masonry construction, and shall be a minimum of 56 inches high, or 42 inches above finish grade of the lot on the high side, whichever is greater. All side fences must extend from the rear property line frontward at least to the rear of the house on both sides. If the rear location of one house is unknown, the side fence shall extend at least ten feet forward from the rear of the known house location. No side yard fence may be constructed forward beyond the front of adjacent structures.
14. Where there is a grade difference of more than 18 inches between two lots, a retaining wall will be required which will extend to a point where the grade difference becomes less than 12 inches.
15. Any side lot line fence or side lot line fence return that is visible from the street, must be finished in a color and texture that matches that of its parent structure.
16. Walls for purposes of visual screening, privacy, protection of swimming pools, etc. may be constructed between the front and rear setback lines, provided their style, color and materials are compatible with those of the residence and other structures and improvements on the lot.

17. A solid wall may be located between the front property line and the front of the residential unit not to exceed 18 inches in height from the low side grade, and provided that its style, color and materials are compatible with the residential unit and other appurtenant structures and improvements on the lot.

18. No chain-link, barbed wire, welded wire, or welded pipe fence shall be permitted on any lot.

19. All gates providing access between the front and back yards must be of black ornamental wrought iron construction.

20. All front yards, side yards facing the street on corner lots and rear yards on golf course lots must be landscaped within six months of completion of the residential unit on the lot. Landscaping shall be in conformance with the following:

a. Forty percent (40%) of all front yards and forty percent (40%) of the side yards adjacent to the street on corner lots must be natural grass. To determine the size of the yard, front yards and side yards shall be defined as that area between the back of curb and the front and/or side façade of the dwelling excluding the sidewalk adjacent to the curb (street walk).

b. The grass must be placed so that it is adjacent to the street walk and furthermore, if two lots have adjacent front yards and if the grade difference is less than twelve inches (12"), the grass must flow from one yard into the next creating the visual impression of one large expanse of grass.

c. The remaining sixty percent (60%) shall include the lead walks to the dwelling unit and balance may be grass, flower beds, rock or other ground cover. If rock is used as an accent material, it shall not be volcanic rock or cinder, and there shall be one five-gallon plant for every 25-square feet of rock.

d. Red brick mowing strips must be used to separate different landscaping materials.

e. All lots shall contain one 2" caliper shade tree in the front yard and corner lots shall have two additional 2" caliper shade trees in the side yard adjacent to the street. These trees may be either Silver Maple, Sycamore, Green Ash, Moraine Honey Locust or Shade Master Honey Locust. No other variety may be used without the written consent of the Planning Committee.

f. If planters are built adjacent to the golf course wall and if dirt is to be placed against the golf course wall, it must be sealed from moisture by the use of mastic.

21. Exterior finishes of all residences, structures, or improvements on the lot shall be stucco and shall be natural earth-tone colors or other subdued colors that will not clash with the exterior color of other structures either on the immediate lot or adjoining lots. Trim may be of wood painted or stained natural or earth-tone colors, adobe, slump-rock or brick not to exceed three courses, painted Mexican tiles, clay tiles or black wrought iron.

22. No reflective finishes (other than glass) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including, but without limitation, the exterior surfaces of any of the following: roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes, equipment, mailboxes and newspaper tubes.

23. Mailboxes shall be located adjacent to the street, shall be 40 inches (40") above the curb, and shall be of black metal construction. Mounting posts shall be either naturally finished wood or black metal.

24. No residential unit, structure or improvement on a golf course lot shall exceed one story in height.

25. The party walls that are common parts to two or more dwelling units shall have a minimum S.T.C. rating of fifty percent (50%) or an equivalent acoustical rating.

26. The exterior appearance of the residence, and appurtenant structures and improvements, must be consistent with the high quality standards established for the Village Greens neighborhood and the appearance must be consistent, compatible with and complimentary to preceding construction on adjacent lots.

27. The Planning Committee shall have the exclusive power to control any and all construction and/or improvements within village Greens in accordance with Article 4 of the Tanoan Community Master Restrictions, and any exceptions to the above rules.

These Rules were adopted by unanimous vote of the Tanoan Community Association Planning and Architectural Committee on this 27 day of Sept., 1979.

ATTEST:




Planning Committee Chairman