

ARCHITECTURAL COMMITTEE INFORMATION

The Architectural Committee is required by the Declaration for the purpose of maintaining the physical integrity and appearance of the Commons on the Alameda, as specified in said Declaration. The members are elected. The 2016 members of the Committee are Kathleen Manley, Jamey Stillings, and Bill Swift.

The Committee requests that Unit Owners who are proposing a change to their Unit follow the procedure outlined below.

- Study the regulations and guidelines (attached to this document).
- Advise all Commoners of their proposal.
- Discuss their proposal directly with owners and occupants of neighboring Units.
- Attempt to resolve any concerns about their proposal.
- Submit the proposal to the Architectural Committee with the required Architectural Plans (see attachment) and evidence of conformance to the above procedure.

The Committee stands ready to consult about a desired proposal at any stage.

The Committee meets on an as needed basis. The Committee will advise all Commoners by email and/or other notice of the times of its meetings and proposals to be considered at the meeting. Committee meetings are open to all Commoners.

Third Amended and Restated Declaration of Condominium Ownership and of Easements, Restrictions, and Covenants for The Commons on The Alameda, A Condominium

7.6 Architectural Committee; Establishment, Appointment and Removal. The Association shall have an Architectural Committee composed of three (3) persons who shall serve without compensation.

..... election of committee members shall be for three (3) year periods, such that one (1) committee members shall be elected each year to serve a term of three years.

3.1 Approval by Architectural Committee.

(a) Approval Required. Improvements including but not limited to, primary structures, additions to Units, casitas, out-buildings, additions, fences, patios, decks, in-ground recreational facilities, ponds, parking areas, walls, garages, curbs, walks, antennae, satellite dishes, or solar collectors, shall not be constructed, altered, or destroyed within the Condominium unless approved in writing by the Architectural Committee, as authorized in Section 7.6, as to design and construction prior to the commencement of such work.

(b) Preliminary Approvals. Owners who anticipate construction within their Building Zone, may submit preliminary plans of such improvements to the Architectural Committee for informal and preliminary approval or disapproval pending such time as complete architectural plans are submitted and approved or disapproved.

(c) Architectural Plans; Required Submittals.

The Architectural Committee shall have the right to reject any architectural plans or Owner application hereunder when the plans submitted are not sufficient for the Committee to exercise the judgment required of it by this Declaration. An Owner desiring approval by the Architectural Committee shall submit the following documents:

- (i) Building Zone plan (scale 1"=20');
- (ii) floor plan (scale 1/8" or 1/4"=1')
- (iii) elevations (north, south, east, west), reference to a benchmark elevation, indicating existing and proposed ground elevation contours, plus area for water retention;
- (iv) drainage plan indicating finish floor elevation and existing and proposed elevation contours;
- (v) landscaping plan;
- (vi) projected construction schedule; and
- (vii) appropriate insurance policies with the Association as a named payee.

(d) Waiver. The Architectural Committee may, in its discretion, waive any of the above requirements where the same is deemed to be appropriate due to the nature or scoped of the project. All waivers must be presented to the Association in writing.

(e) General Guidelines: The Architectural Committee shall exercise its reasonable best judgment to see that all improvements, construction, landscaping and alterations on the land within the Condominium conform and harmonize with their natural surroundings and with existing structures as to external design, materials, color, setting, topography, grade and finish ground elevation, and take into account issues of environmental awareness and sustainability.

(j) Existing Improvements. Notwithstanding any other provision contained herein, all improvements, utility lines, structures, Units and Buildings on the Property have been approved by the Architectural Committee and the undersigned hereby accept the location thereof.

1.1 Definitions.

- (a) “Act” means the New Mexico Condominium Act;
- (e) “Building” means any building improvements existing on the Property containing one or more of the Units;
- (f) “Building Zone” means the area comprising a reserved development right and the area for improvements to existing Units more particularly described in Sections (sic) 3.10 hereof; [should be Section 3.9 it appears]
- (s) “Property” means the land, buildings, improvements, structures and spaces, easements, servitudes, rights and privileges belonging or appurtenant thereto, and all chattels intended for use in connection therewith, referred to in this Declaration and intended to be submitted to the provisions of the Act and is sometimes hereinafter referred to as the “Condominium”;
- (x) “Unit” means the elements of the Condominium which are not owned in common with the Owners of the other Units on the Property and which have been designated for separate ownership or occupancy; each Unit is a part of the Property comprising a Building including one or more rooms or enclosed spaces, designed and intended for residential or such other uses permitted by this Declaration, and whose boundary lines are more particularly described in Section 2.4 hereof;