

RANCHOS de PLACITAS PROPERTY OWNERS ASSOCIATION
ARCHITECTURAL COMMITTEE
Units 4, 5, 6, & 7

Request for Design Approval

Pursuant to the covenants enforced by the Ranchos de Placitas Property Owner's Association ("POA"), ALL property owners (new & existing) are required to obtain approval of the Architectural Committee ("AC") PRIOR to commencing any earthwork/excavation/pad preparation for ANY project that may affect the mandatory setback, height from natural grade, drainage, home design, minimum first floor size requirement, etc. Such requirements apply to construction including, but not limited to: building a new home, or an addition to an existing home.

The owner shall make an application for such changes by completing this form in its entirety and submitting it to the Ranchos POA AC with two sets of preliminary drawings of the proposed improvement, and any applicable review and compliance fees. The drawings should include a Plot Plan showing location of house, walls, driveway, propane and septic tanks, drainage plan and a plan proposed showing the location of the power and phone lines and other proposed improvements.

Again, absolutely no construction including earthwork shall commence until the AC has approved in writing this completed form and the final construction plans. Upon application for AC review for new construction, a \$150.00 fee is required, along with a \$2000.00 refundable compliance fee, to be refunded once construction is completed. For additions, outbuildings, etc., a \$50.00 application fee, and a refundable fee of \$500.00 is required.

PLEASE NOTE: failure to obtain AC approval prior to construction will result in a \$1000.00 fine/fee and will be pursued in Court. Also note any non-compliance noted during construction and flagrantly ignored will result in an injunction to cease construction.

Please complete this form. Sign and return with your check and design prior to any construction to:
Ranchos de Placitas AC
13 Las Huertas Rd.
Placitas, NM 87043

Date _____ Legal Description (Unit, Block, & Lot): _____

Property Owner(s) Name(s): _____

Address for Correspondence: _____

Construction Address: _____

Phone Number: _____ Alternate Phone Number: _____

Type of Construction (Check any that apply): New Remodel/Addition Outbuilding

Type of Plans (Check where applicable): Preliminary Final Plans

Architect's Name: _____

Address: _____

Phone Number _____ Alternate Phone Number: _____

General Contractor's Name: _____ License # _____

Address: _____

Phone Number _____ Alternate Phone Number: _____

Design Enclosed: Yes No Site Plan Enclosed: Yes No

Floor Plan Enclosed: Yes No Scale: _____

RdP POA Request for Design Approval - Page 2

Setbacks: Front (Ft) _____ Side (Ft) _____ Back (Ft) _____ Scale: _____

Elevation: Front: Yes No Side: Yes No Rear: Yes No Scale: _____

Building Style: _____ First Floor Heated Square Footage: _____

Maximum Height of Structure: _____

Propane Tank: Yes No Location: _____ How Concealed: _____

Estimated completion date (No later than 9 months from commencement of footing): _____

Date structure to be staked on lot for AC inspection: _____

Additional Stipulations:

Sanitation facilities, accessible to the workers, must be present on the property when work begins.

A refuse container or dumpster must be present on the property as soon as refuse is generated. It must be emptied as necessary to avoid the littering of neighboring properties. The property being built on must also be kept free of unnecessary litter.

When cement is to be poured, the Architectural Committee must be notified a day in advance. That way we can determine responsibility for spills that occur on the roads and are not cleaned up promptly (before it hardens).

Failure to comply with any or all of the above requirements may result in a mandatory stoppage of work on the property, and/or a partial or complete forfeiture of the compliance deposit.

I have read the above and agree to abide by these stipulations. I will inform my contractor of these requirements.

Owner(s) Comments:

Submitted by (please print): _____

Signature: _____ Date: _____

Architectural Committee Comments:

Approved Rejected Date Completed Final Plans on File: _____

Date(s) inspected for compliance: _____

AC Chairman Signature: _____