

ALG&CC Architectural Control Committee

Application for ACC Permit – New Construction Addendum

Date Filed		Date heard:	
Legal	Subdivision		Unit
	Block		Lot/Tract

- The Club office must verify that the Country Club bills and dues of the member of record and/or builder are in good standing. No permit will be issued unless this information is verified, nor will a plan be approved or a permit issued if either builder or member has current violations of restrictive covenants and/or building instructions.
- The Committee will not approve any new plan submittal if there are existing violations on other properties by either member or builder. **Deposits may not be refunded due to violations of Covenants or Building Instructions. New permits will not be issued while violations exist.**
- No construction, tree cutting, fill dirt applied or grading, etc. is to commence before written stamped approval is received from the Committee and **permits are posted.**
- **With the completion of lot clearing for construction (new or remodel/add-on), which will include the clearing of any and all debris, an inspection will be required by the ACC Inspector prior to the beginning of any construction. Call the ACC Office to request inspection.**
- No structure shall be erected, constructed, placed or maintained on any lot nearer than the designated setbacks (measured from that portion of the structure closest to the property line, including deck, overhang and approved dog run); except that upon written application to the Committee, if in the opinion of the Committee and the configurations and topography permit, a variance may be considered from said setbacks. No construction shall be allowed within any easement, including drainage easements. Refer to the relevant Covenants for specific setback information.
- Roofing material specifications, including weight (30 yr. min.), must meet current Committee standards. Roofing materials must be fire-rated. Tile and architectural grade composition shingles are some of those that are acceptable.
- Metal roofs with rough or textured finishes which do not reflect the sunlight will be taken into consideration by the ACC.
As of March 25, 2002, the Board of Directors re-instated the use of painted flat metal roofs (also known as standing seam metal roofs) with the following conditions:
 - Reflectivity shall be no more than 30% as determined by vendor-supplied reflectivity charts.
 - If the manufacturer does not provide, in writing, the reflectivity percentage then the builder/home owner has the responsibility to send a sample of the roofing for testing to Atlas Weathering Services Group - DSET Laboratories in Phoenix, AZ, at the builder/home owner's expense.
 - If the presented sample of roofing material has been previously approved or tested, it may be approved for use by the applicant
- Please refer to the relevant Covenants for slant pitch of roofs. Variances below the minimum pitch required or variances for other types of roofing material may be granted by the Committee, Southwest or Santa Fe type excepted.
- Please refer to the relevant Covenants for square footage requirements for single family dwellings.
- Fences will not be allowed on front, back or sidelines of platted lots. No wire fencing shall be used in the subdivisions.

- Enclosures (Courtyards, Dog Runs, Etc.)
 - **Enclosures** (dog runs, courtyards, etc.) - fully enclosed outdoor space, not to exceed 2,000 square feet, with at least 50% of the ground surface finished in concrete, pavers or approved non-growing material, or left in natural state. The enclosure shall be attached to a building on both ends. The enclosure walls shall not be less than three (3) feet high and not more than five (5) feet high. Type and color of enclosure material must blend with or match with exterior of the house.
 - **Fences** are not allowed on property.
 - No wire or chain link material is acceptable.
 - **At this time, review fees and refundable deposits are not required for landscape or yard enclosure plans. A “no fee” policy will remain in effect if continued cooperative efforts are made by members and contractors to submit timely and thorough plans, as well as follow guidelines.**
- No windmills or wind chargers shall be erected upon any lot.
- Small TV satellite dish installation is permitted; an installation permit is not required.
- Construction of parking space for three (3) standard size automobiles (not compact size) must be provided on each lot by the property member. Parking spaces must be used instead of on-street parking. Upon written application to the Committee prior to construction, a variance may be granted from said parking requirement.
- Construction must begin six (6) months from date approved, or plans must be resubmitted. Construction and final inspection by the Committee must be completed within one (1) year from Committee approval, delays caused by Act of God excepted.
- **Remodel, Additions, Repairs and Landscaping**
 - The member or builder must obtain an E-Z Application form on which is to be written out the extent of work to be done, such as adding a deck, re-roofing, landscaping, painting, etc. This form will be submitted one (1) week prior to the next regularly scheduled meeting date for Committee review and approval.
 - In the event that the proposed improvements are for the repairing and/or redecoration of the exterior of a structure without remodeling the same or making additions thereto, it shall only be necessary to file in writing the notice of such proposed work, with written Committee approval obtained prior to commencement of such repairs and/or redecoration.
- **Landscaping**
 - The native ground cover and growth on each lot shall not be harmed, destroyed or removed from any of the lots in said subdivisions except as may be necessary for the construction and maintenance of roads, driveways, residences, garages and other buildings. No grass lawns, other grasses, plants, vegetable gardens, shrubs or trees may be planted unless specific permission is granted in writing.
 - A drawn-to-scale landscaping plan must be submitted before any planting or landscaping plan will be considered for approval by the Committee, with a maximum of 1,200 sq. ft. of cool-season sod/lawn allowed or as approved by the Committee. There is no limit to warm-season native grass square footage.
 - Landscaping and/or railroad tie installation must be presented to the Committee for approval. Proposed plans must be submitted to the Committee Secretary one (1) week prior to the next meeting of the Committee. Items to be submitted for landscape approval are:
 - Three (3) copies, on scaled plot plan, showing existing home, lot lines, and utility easements and setbacks clearly marked.

- Effective January 2005, only Drip and Bubbler Irrigation systems are permitted. Effective 9/15/01 it is a requirement to have a rain sensor as part of the irrigation system.
- Show all existing vegetation, as well as the proposed additions of trees, beds, etc.
- Designate types of vegetation to be used, preferably Xeriscape (low water usage); maximum of 1,200 sq. ft. of irrigated sod allowed.
- At this time, review fees and refundable deposits are not required for landscape or yard enclosure plans. A “no fee” policy will remain in effect, if continued cooperative efforts are made by members and contractors to submit timely and thorough plans, as well as follow guidelines.
- **Fire Alarm System**
 - All new residences shall be equipped with a fire detection alarm system which must be kept in working order at all times. The fire alarm system must be connected to a sound device and a revolving strobe light. The strobe light must be mounted on the outside of the structure so as to be clearly noticeable from the nearest public road. The horn must be mounted as to be clearly audible from the nearest public road. **Smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup.** Additionally, Covenants require a 10 lb. multi-purpose dry chemical fire extinguisher to be mounted in the garage in an easily accessible location. A 2 lb. multi-purpose dry chemical fire extinguisher shall be mounted in the kitchen in an easily accessible location.
- **Special Information**
 - ACC-approved plans will be on the job site during construction.
 - One (1) sign, 216 square inches (12”x18”) maximum size designating the particular general contractor, is permitted, temporarily, on each lot during construction. Information to be included on the sign: general contractor’s name or company name, phone number, and NM license number.
 - After original dirt work is completed, a minimum 4” base course must be installed as driveway from the edge of pavement. There will be no parking on neighboring properties and no parking on streets, except in extreme conditions.
 - Adjoining property must be respected. Access over property belonging to others will not be tolerated. No dumping of excavated dirt, parking of automobiles or trucks, or anything else which changes the character of ground in any form of neighboring lots will be allowed. In the manner of respecting the rights of adjoining property members, it will be the general contractor’s responsibility to inform his material supplier and subcontractors of the rules covering adjoining property. **The member will be held entirely responsible and accountable for any violations.**
 - Flags must be maintained on all corners of lot lines to enable delivery of construction materials within those lot lines.
 - All exposed wood surfaces shall be treated with approved stain or paint.
 - In the past if stone was to be used as an exterior building material, it had to be natural stone, not **man-made**. The Committee recognizes that great strides have been made in the manufacture of stone products, as well as other building materials, and will therefore consider these new materials on a case-by-case basis.
 - All deck posts used in construction will be 6” x 6” or as approved by the Committee.
 - Members will be held responsible for destruction of natural growth (scalping land, removal of trees) as well as adding fill dirt to any lot which is not approved by the Committee. At the discretion of Committee, deposits may not be refunded due to violations of Covenants or Building Instructions.
 - All utilities are to be installed underground from existing power source.

- No outside fires are allowed. Heat must be through forced air, i.e., dry wall heaters.
- A chemical toilet is required and must be placed in a manner so as to be the least conspicuous, and be on site before any grading, tree cutting, construction, etc., is begun.
- A special temporary enclosed waste and trash container and/or containment area must be provided on each building site, i.e., a sided trailer or truck. The lot being improved must be kept in an orderly, clean condition.
- **All reflective metal (i.e., rain gutters, air vents, roof and chimney vents, spark arresters, flashing and roof edging, etc.) shall be primed and permanently painted a color which has been approved by the Committee.**
- No old or second-hand building shall be moved onto any lot in Alto Village, and no second-hand materials shall be used in the construction of any building thereon. No pre-built or major pre-built or modular portion, other than roof trusses or floor joists, shall be erected, placed, moved on or maintained on any lot or lots at any time. All construction, renovation, and/or repair will be in accordance with accepted industry practices.
- Lincoln County requires that the house number be posted and visible from the street.
- There will be periodic inspections by the ACC Inspector. When you request a final inspection by the Committee Inspector in order to determine if you are in compliance with the Covenants, please be advised that the first inspection is free of charge. **If it is necessary for the Committee Inspector to return for another inspection, there will be a \$30.00 fee for each additional inspection.**
- **Special Notes**
 - **The Bylaws of Alto Lakes Golf & Country Club, Inc. and/or the Covenants give enforcement powers, including the prosecution at law of violations and the power to recover damages, to the Board of Directors of Alto Lakes Golf & Country Club and the Architectural Control Committee. A duly-appointed inspector is the authorized representative of both the Board and the Architectural Control Committee.**

Any infractions of the above stipulations may result in a Board of Directors review of membership privileges.

Property owner(s) hereby certify, under penalty of law that they and their contractor will fully comply with the ALG&CC Restrictive Covenants.

Signature of Property Owner(s): _____

Signature of Property Owner(s): _____