

Architectural Control Committee (ACC) Guidelines:

All new construction and exterior changes (including changes to exterior colors) must be approved by the ACC.

Exterior colors (stucco and trim):

All colors must be submitted to the ACC with plans for new construction or changes to existing structures. The following stucco colors are acceptable and will be approved. Samples of any other colors must be submitted to the ACC for approval.

Stucco: see attached list

Trims: brown, burgundy, almond, Our DRC's state that we prefer, "... the use of **muted** earth tone colors for exterior finishes, but **excluding bright shades** of red, blue, yellow, white *etc.*
... white trim is restricted to homes in the territorial style only."

Construction Deposit

The contractor or owner will be required to deposit \$2,500.00 for new and additional construction, except that the deposit for a shed or other small projected be adjusted accordingly. The deposit is insurance for trash removal along the roads and any damage to our roads caused by contractors working on a project. This deposit is refundable upon final inspection by the ACC and approval .

Exterior lighting must comply with the night sky restrictions by the county and city of Santa Fe.

The Restrictive Covenants governing The Ridges require that all homes have a two-car garage. Vehicles may not be parked continually outside unless they are screened from view

Storage structures should be in stucco but other types will be considered

Any structure other than the main house, including walls, must be attached to the main house and must be approved by the ACC except for a horse barn on properties that can have horses.

If the ACC determines that someone has violated the covenants the ACC will notify the owner and establish a time line to correct the violation. If the owner does not comply within the time line the ACC and the Board may take legal action.