

ARCHITECTURAL GUIDELINES

Approved 2/1/2012. Updated sections are footnoted with date.

Covenants that govern the types of structures and their locations on each parcel within a community are very common. Some residential covenants are very restrictive, specifying the size, the style, and frequently the color of structures. Others, like ours, are broad and allow many styles, etc. The purpose, however, of all architectural covenants is to preserve the aesthetics of the community and to protect property values.

The authors of our covenants very broadly defined the responsibilities of the architectural committee, but allowed this committee to disapprove plans for any reason they chose, including aesthetics. This language allows the community to define its own parameters. It allows a community to grow and to change.

Most of us purchased our lots appreciating the open space and broad vistas, the natural vegetation and the wildlife. These are the aesthetic values discussed at the 1999 Annual Meeting. It was agreed at that meeting that the community would strive to preserve the natural beauty of Long Meadow Ranch by encouraging the use of colors that blend with the vegetation (earth tones); the selection of natural and non-reflective materials; and of designs that are appropriate to the region (Southwest, high desert, ranch land).

Specific Guidelines and Requirements (marked CC&R) are as follows: Note that guidelines are in fact guidelines (not requirements) and that each submission will be considered in its totality.

1. Guest quarters, barns, corrals, fences and all other exterior improvements are subject to the architectural guidelines, construction standards and must be submitted for Architectural Approval. (CC&R)
2. Residence, guest houses, and other principle structures should follow a consistent or complimentary design style.
3. There shall be no alteration to the natural drainage of the land if it affects a neighboring property.
4. Outside lighting is to be shielded and of low level and subdued intensity.
5. No reflective finishes shall be allowed on any exterior surfaces.
6. Roof mounted mechanical equipment shall be screened from view.
7. Home colors should blend with the natural surrounding.
8. Native stone, wood, adobe, and stucco are the preferred exterior surfaces.
9. All above ground containers should be screened from the view of other properties.
10. No structure shall be less than 50 feet from the property line. (CC&R)
11. No solid walls over 6' in height shall be erected. (CC&R)
12. All fireplace chimneys and outlets from stoves, heating appliances and outside fire boxes must be spark protected by capping or screening. (CC&R)
13. Once construction has begun on a structure the exterior must be completed within 6 months. (CC&R)
14. All electric service lines must be run underground. (CC&R)

15. Plans that are submitted and approved but not started within 1 year of the approval must be resubmitted prior to start of construction.
16. A culvert shall be installed where a driveway meets the community road.
17. No barbed wire fencing.
18. The bottom line of fences should be 18" above ground level to allow antelope to pass freely through the community.
19. Standard television/video broadcast/internet antennas less than 1 meter in diameter do not require Architectural Approval. All other antennas that would be visible from neighboring properties must be approved by the LMRPOA Board.¹

In certain situations an Animal Management Plan may also be required. See the separate Animal Management Plan Document on the lmrpoa.org web site.

Plan review includes: Site Plan: show all set back lines; location of all structures, including fences and driveways. Floor Plans: include plans for all structures; indicate scale. Elevations: indicate scale; call out all exterior materials including fencing materials. Color selections: provide samples, if possible. Exterior Lighting Plan: show location and intensity of outdoor lighting. Animal Management Plan if applicable.

¹ Antenna section added 3/15/2017