

Kachina Hills Owners Association, Inc.
Architectural Board
Architectural Guidelines

The following Architectural Guidelines are adopted and intended to aid the Architectural Board and owners in compliance with the Declaration. They do not include all possible guidelines, but are intended to further explain and identify the architectural design and construction features inherent to the Santa Fe Pueblo Style Architecture required for this subdivision.

I. Architectural Style:

1. Santa Fe Pueblo Style Architecture is defined as traditional pueblo style architecture as seen in classical Indian Pueblos of New Mexico, with refinements in fenestration, woodwork and other subtle elements of the vernacular expressed in the Santa Fe area. It incorporates a softness of appearance with rounded corners, massing developed from earthen construction, and ample reveals to headers, lintels, doors, windows, and other elements of fenestration.
2. Adobe, or other masonry construction, is preferred.
3. Frame and stucco construction is permitted, provided that key visual similarities to adobe are maintained.
4. Earth sheltering, berming, and otherwise lowering the residence on the lot is encouraged to help maintain view corridors, conserve energy, and reduce the visual impact on the landscape. Locating the residence on the lot to give a low profile is encouraged.
5. A variety of different roof heights are encouraged to give the structure a "pueblo" look, with balanced massing characteristics.
6. Parapet height shall not exceed 14' above the natural ground at any point on the residence, excepting that the parapet height on 1/3 of the heated space may be 16' above natural ground.

7. All exterior corners shall be built and stuccoed to give a rounded look and shall not be squared off. The use of buttresses on corners is encouraged.

8. The use of insulation at the base of the house to give the appearance of a more massive base for the residence is encouraged. The use of additional insulation beyond the sheathing on frame buildings is encouraged to increase the reveal at headers, doors, and windows.

9. Parapets shall be built to convey mass and shall be at least 8 inches in width at the top. The upper portion of all exterior walls shall be built to convey a slight angle giving the structure an "adobe" look.

10. All exterior walls shall have full parapets across porches or overhangs. All overhangs over windows and doors shall have parapets on all exterior edges unless excepted by the AB.

12. Curved exterior stuccoed patio walls that are incorporated into the design of the residence are encouraged. Exposed cement block walls are prohibited. Stone walls are encouraged.

13. Glazing concepts should incorporate more smaller windows instead of fewer larger units. Mulling of multiple window frames is encouraged. Picture windows are permitted, but discouraged, unless oriented towards a view or the sun. When used they should be set in a context of smaller units. Small amounts of glass block may be used.

14. All exterior windows and doors shall have exposed and recessed lintels. All exterior doors and windows shall be recessed at least 1/2" from the lintel on the outside. All exposed lintels shall be recessed at least 1" from the stucco.

15. The top of all skylights shall be below the height of the parapets. Approved skylight glazing colors include bronze and clear. Frosted glazing is discouraged. Skylight frames shall be bronze or painted the color of the stucco.

16. Exterior trims, flashings, window frames, posts, beams and other non-stuccoed portions of the residence shall be approved earth tones.

17. Exterior walls of the residence shall be stucco from the approved list.

18. No exterior wall or patio wall shall contain any drawing, mural or other paintings without the express written approval of the Architectural Board.

19. All exterior stairs or porches or decks shall be enclosed behind stucco walls and buttresses.

20. The preferred surfacing of driveways is Santa Fe Brown gravel or basecourse. Asphalt and concrete are also permitted, provided that concrete shall be colored "Harvest Goldenrod", or as otherwise approved by the Architectural Board." (Adopted at KHOA Board Meeting, May 2004)

II. Landscaping and Planting Guidelines

1. Preservation of native plants and trees is encouraged. Transplanting pinon trees prior to building is encouraged.

2. The use of native drought tolerant plantings is encouraged.

3. Plantings along ridgelines at the house site should be chosen from species that do not exceed 20 feet in height to preserve view corridors.

4. Plantings along the washes and semi-riparian areas may be from species that grow taller, subject to AB approval.

5. Planting and cultivation of native grasses and shrubs to dominate weeds is encouraged. The use of plastic as a weed barrier is prohibited.

6. The use of plastic or other weed barriers and gravel or cobbles as an area landscaping motif is prohibited.

7. The use of stone retaining walls is encouraged.

8. Gathering roof and driveway runoff to one or several ponding areas is encouraged.

III. See also "Kachina Hills CCR's".

Especially Article 6: Architectural Board and Article 7: Use Restrictions