

**APPLICATIONS TO THE LOS NIDOS ARCHITECTURAL COMMITTEE AND TO THE ESTANCIA
PRIMERA ARB FOR EXTERIOR CHANGES TO HOMES IN LOS NIDOS**

1. All exterior changes to homes in Los Nidos, other than minor repairs, require the approval of *both* the Los Nidos Architectural Committee (AC) and the Estancia Primera Architectural Review Board (EP ARB) *before the work starts* (see Covenants and Architectural Guidelines for Los Nidos and Estancia Primera at www.estanciaprimera.org).
2. Exterior changes requiring approval include but are not limited to the following:
 - a. Landscape projects (especially planting of trees)
 - b. Construction of rock walls, stucco walls and coyote fences
 - c. Installation of window awnings and portales shades
 - d. Re-stuccoing of homes
 - e. Rooftop additions including air-conditioners, swamp coolers, skylights and new roofs
 - f. Replacement of driveways
 - g. Construction of exterior steps
 - h. Exterior placement of flagstone, gravel, mulch or similar materials
 - i. Addition of exterior light fixtures or changes to existing exterior light fixtures
 - j. Placement of visible exterior statues, decorative items, large planters, rocks, fountains and benches
3. Applications for exterior improvements should be addressed to the EP ARB using the required forms. You may find the Application/Checklist at www.estanciaprimera.org. Look under **ARB** for *Guidelines and Documents*.
4. The application/checklist (Appendix III or IV) should be submitted with **two (2)** sets of architectural or landscape plans and the applicable deposit. Please make your check payable to **EPCSA**. The plans should clearly indicate where on your lot the proposed improvements are intended. A written description of the proposed alterations is also required. All relevant dimensions should be included and a description or samples of proposed construction materials should be provided.
5. The Los Nidos AC must review your plans before they are submitted to the EP ARB for a final decision. Therefore, your application package should be delivered to any member of the Los Nidos AC. The names of the Committee members may be found at the EP web site in *Neighborhoods* under Los Nidos.
6. After reviewing your application and plans, the Los Nidos AC will submit your application package to the Chairperson of the EP ARB with its recommendation. The ARB will review your application at one of its regular meetings. The ARB Chairperson will inform you in writing about the approval or disapproval of your project. No work should start until you receive the *written approval* of the EP ARB.
7. Before submitting your application, you should discuss your plans with all neighbors who face or adjoin the remodeling and address any concerns they might have. You should also solicit from them written or e-mail acknowledgements that they have been informed about your plans and such acknowledgements should be included with your ARB application. An application lacking such acknowledgements shall be deemed incomplete.
8. Because of the close proximity of homes in Los Nidos, you should insure that the proposed changes do not encroach on adjacent lots or on the Los Nidos common areas or drainage easements. In cases of doubt, the Los Nidos AC might require survey information from you.
9. Some types of construction require a permit from the City of Santa Fe. You should, however, obtain approval for your project from the ARB *before* applying for a City of Santa Fe Building permit.

Adopted by the Los Nidos Board of Directors, October 2, 2004

Revised by Los Nidos Board of Directors, October 27, 2009