

Country Club Villas Homeowners' Association  
5200 Villa View Drive - #21A  
Farmington, New Mexico 87402

All Owners, Residents, and Tenants  
5200 Villa View Drive  
Farmington, New Mexico  
87402

13 February 2013

### ARCHITECTURAL STANDARDS

As many of you are aware, the Board of Directors is responsible for “establishment and enforcement” of construction and landscaping standards for Country Club Villas. (By-Laws Paragraph ) This responsibility has never be abdicated; but through the years, compliance has become arguably somewhat “erratic” and/or “arbitrary”. The purpose of this letter is 1) To clarify the policy of the Board of Directors regarding Architectural Standards to be observed from this date forward, and 2) To provide official confirmation to all members of the Association regarding obligations of the Board AND obligations of all members (Unit Owners) regarding future modifications and/or improvements to the premises.

The Board intends to acknowledge and abide by the definition of ownership defined in the Declaration and the By-Laws; namely, that the interiors of all units are “owned” by individual Association members and the exteriors of all buildings and “grounds” are common areas owned “pro rata” by all Association members. All areas owned “in common” are to be maintained, repaired, and “conserved” by the Association as administered by the Board of Directors. First and foremost in consideration shall be the “livability” and “peaceful enjoyment of habitation” for all units individually – and collectively as each unit affects the “livability” and “peaceful enjoyment” of Country Club Villas as a community.

### POLICY

Architectural Standards are intended to assure and maintain the integrity and safety of all structures at Country Club Villas AND to assure “continuity of appearance” throughout the complex. It is NOT the intent that Architectural Standards be “inflexible or pedantic” NOR is it the intent that approval of construction initiatives granted by the Board should enhance the value of any one property at the expense of any other or to denigrate the value of any one property at the expense of the entire complex.

### HISTORY

In the past, approvals have been granted by the Board of Directors regarding the following:

- 1) Addition of enclosure walls around patios to define and “privatize” space defined as “restricted common area” in the Declaration and/or By-Laws.

LIMITATION: Enclosure walls shall be wood frame with stucco to match existing construction, and the area of the patio enclosure shall not exceed the largest aggregate square footage of any patio for a unit of comparable floor plans at Country Club Villas.

## ARCHITECTURAL STANDARDS

20 July 2012

Page 2

- 2) Gates for patio enclosures shall be “wrought iron” with design and detailing to match gates installed prior to the date of approval (e.g., Unit 16A)
- 3) Exterior light fixtures attached to walls of all units were replaced by the Homeowners Association to preserve appearance and continuity. (Many light fixtures have since been replaced by fixtures which do not match.)
- 4) Overhead doors at garages of all units were replaced by the Homeowners Association to preserve appearance and continuity.
- 5) Storm doors were approved for addition by any Owners who so desired as long as they met pre-approved standards (i.e., dark bronze anodized frame with glass “view panel” or either fixed or sliding glass “window panel” - screen over sliding window panel, optional).
- 6) A solarium enclosure was approved for the patio at Unit 16A - according to plans submitted.  
LIMITATION: Similar solarium enclosures would be granted in the future only for units around the perimeter of the complex - which would not be visible to anyone engaged in a casual drive-through of the property.
- 7) A room addition was constructed at Unit 9A. (Whether prior approval was granted and whether plans were ever submitted to the Board is not readily available; however, the Board did not require that the addition be removed.)
- 8) A room addition was approved for the rear of Unit 18B - according to plans submitted.  
LIMITATION: Similar room enclosures would be granted in the future only for units around the perimeter of the complex - which would not be visible to anyone engaged in a casual drive-through of the property.
- 9) A patio cover was approved for Unit 16A - according to plans submitted.  
LIMITATION: Similar patio covers to be approved in the future were to utilize detailing consistent with this “approved standard” (which was not enforced by subsequent Boards).
- 10) Extensive Modifications were approved by the Board for Unit 8A. (Whether plans were submitted to the Board has not been confirmed; and whether any limitations or indemnifications were “attached” to this approval is not known.)

Note: The above list is not purported to be complete, and interior modifications to units have not been addressed at all (explanation below). Examples cited are meant to be illustrative and to provide a basis for review of standards to be retained for future compliance and those to be disregarded for future enforcement.



## ARCHITECTURAL STANDARDS

20 July 2012

Page 3

### HOMEOWNER OBLIGATIONS

- A) For all proposed remodeling of Unit interiors, the Board shall be notified of “intent to remodel”, including a complete description of the nature and extent of the remodeling. Any modification(s) of the structural system of the unit shall be reviewed to assure that said modification(s) will not adversely affect adjacent units or the safety, stability, desirability, or market value of Country Club Villas as a community. Wherever the scope of work for said modification(s) is extensive enough to require a Building Permit and attendant inspection by the City of Farmington, the Unit Owner shall provide a copy of said Building Permit to the Association Board prior to initiation of work. The Unit Owner shall be responsible to the Homeowners Association for any damage or disruption of service associated with gas, electricity, water, sewer, or other utility functions within the premises of Country Club Villas.
- B) For all exterior “remodeling”, addition, or modification of any unit(s), the Unit Owner shall provide to the Board of Directors acceptable documentation depicting the full extent, nature, and detailing of work to be performed. Documentation may include written narrative, manufacturers’ “cut sheets”, scaled drawings, dimensioned drawings, marked-up photos of the unit exterior – or any combination thereof. Documentation shall be adequate to substantiate approval (or rejection) by the Board, and may be adopted to document approval by the Board as an Architectural Standard for future projects. Wherever a Standard already exists for the requested modification or addition, the Board may or may not entertain arguments for deviation from said Standard. Wherever the scope of work for said modification(s) is extensive enough to require a Building Permit and attendant inspection by the City of Farmington, the Unit Owner shall provide a copy of said Building Permit to the Association Board prior to initiation of work.

Sincerely,  
Country Club Homeowners Association Board of Directors  
Gary L. Graham, President