

Plan Submission and Policy Guidelines for Owners, Renters and Contractors

The general purpose of the La Paz at Eldorado Architectural Committee is to provide guidelines and requirements that help preserve the quality of life we all enjoy within La Paz. The committee's intent is to help maintain our visual environment and property values which may be compromised by un-regulated building projects and to ensure the safety and protection of our homes and community.

The following information is provided to assist you in complying with the protective Covenants and Building Restrictions for the La Paz at Eldorado sub-division. Should you require clarification, please mail your response to:

La Paz Homeowners Association
1 Caliente Road, Suite G
Santa Fe, NM 87508

In addition to this document please refer to the covenants of the La Paz at Eldorado sub division dated October 7th, 2004. Thank you in advance for your compliance.

General Submission Requirements

1. Submit a completed La Paz Plan Submission Cover Sheet a minimum of thirty (30) days before your projected construction start date.
2. Indicate the name of the contractor if different from the owner or applicant listed on the Plan Submission Cover Sheet.
3. Submit one set of plans or sketch (which will be kept by the La Paz Architectural committee) including the following information.
 - a. Legal description
 - b. Street address
 - c. Setbacks from the property line
 - d. Location of the septic tank and leach field
 - e. Location of adjacent streets
 - f. Location of driveway
 - g. Indicate type of trash containing device that will be on site during the construction.
Container must be covered on all sides
 - h. Square footage of proposed structure and/or fenced/walled in area
 - i. Exterior color and texture
 - j. Height of proposed structure
 - k. Any other pertinent info

General Review and Approval Process

The completed La Paz Plan Submission Cover Sheet and supporting drawings must be submitted to the La Paz Architectural Committee at the address listed above. The committee currently meets on the first Wednesday of every month therefore you must allow plenty of time for the items to make it through the mail system. If you prefer to deliver the plans by hand you may contact the current Homeowners Association President for the address of an architectural

committee member. (if you are new to the neighborhood and/or you are not sure who to contact please ask your neighbors as one is bound to know).

General Policy Guidelines

1. Contractors, their employees and subcontractors, and La Paz residents are not allowed to trespass on private property and can be held responsible for damages.
2. Contractors and/or property owners are required to maintain the building site in an orderly fashion and are to contain litter, trash, and building debris within the proposed trash containing device. Contractors and owners are also required to cover and secure trash, debris, etc. when hauling off the site to avoid littering. (This is also a county requirement)
3. Contractors and/or property owners must clearly mark all open trenches on the building site.
4. Contractors and/or property owners must inform the La Paz Architectural Committee of any exterior changes in building plans as such changes will invalidate the current approval of the plans. Any change must be resubmitted to the Architectural committee.
5. If the contractor and/or property owner desires to change the position or location of the proposed structure/project they must resubmit the request per item 4 above.
6. The contractor and/or property owner acknowledge that they have received, read, and will comply with these guidelines and covenants for the La Paz at Eldorado sub-division.

Additional Information

1. Information about street addresses may be obtained from the county Land Use and Zoning departments.
2. The Eldorado Utility Company can assist in issues regarding the community water system including info on water meters.
3. The Architectural Committee expects that the contractor/property owner will comply with water use covenants and encourage energy efficient designs.
4. Please note that the edge of your property is not where it adjoins the road rather the edge of your property is at the center of the road.
5. Please verify whether or not your property has a building envelope and if so your proposed structure must fit within the building envelope.
6. Any questions or comments please send in writing to the La Paz Architectural Committee at the address shown on page 1 of this document.

LA PAZ at ELDORADO
PLAN SUBMISSION COVER SHEET

Owner Information:

Name: _____

Address: _____

Phone: _____

Address of Project: _____

Estimated Start Date: _____

Phase: _____

Lot: _____

Applicant Information:

Name: _____

Address: _____

Phone: _____

Project: (Check Applicable Items)

New Home: _____

Home Addition: _____

Garage: _____

Fence/Wall: _____

Portal: _____

Other: _____

Project Description: (Include materials, style, color, screening, etc.)

Sketch of Project: (Indicate road easements, lot boundaries, setbacks, existing structures, proposed structures, and square feet enclosed by walls or fences) May attach sketch on separate page.

I have read and understand the covenants dated October 7th, 2004 and agree to abide by Article V and VI as they pertain to the project listed above. I confirm that the drawings and all dimensions are accurate and correct.

Signature of Owner or Applicant: _____

Date: _____

La Paz Homeowner's Association
One Caliente Road, Suite G
Santa Fe, NM 87508