



GENERAL ARCHITECTURAL GUIDELINES

Turtleback Mountain Resort

Located in beautiful Elephant Butte New Mexico, our primary goal for architecture within Turtleback Mountain Resort is to promote a diverse blend of residential dwellings which enhance the overall pedestrian friendly character of the neighborhoods. Architecture should convey the essence of timelessness and permanence through quality design and construction, utilizing a synthesis of indigenous materials and modern construction methods. The architecture will draw inspiration from regional styles developed in response to the environmental and cultural influences of the area. Individual structures should be characterized by simple, understated architectural forms responding to the climatic and topographic features of their surroundings. The hope is for timeless, organic neighborhoods that appear to have evolved through the passage of time.

The following guidelines outline the general vision and character desired for residential construction within the Resort. Individual neighborhoods may have additional guidelines which detail any specific requirements or restrictions for that area.

A Golf Course Note

This is a golf course community. Homesites and residences purchased within this community, as well as persons and property residing in or visiting this community are subject to the hazards commonly associated with proximity to a golf course, including but not limited to errant golf balls and increased pedestrian, bicycle, and golf cart traffic.

General Guidelines

- 1. Permitted Structures.** The neighborhoods shall be used solely for single family residential purposes. Permitted structures include a house or residential dwelling, attached or detached garages, guest house, studio, storage shed and animal enclosures. All structures shall be architecturally aligned with, or similar to, the house and must adhere to these guidelines.
- 2. Architectural Style.** Residential architecture shall draw influence from the indigenous architectural vernacular commonly found throughout New Mexico neighborhoods. Modern expression of traditional forms and materials will also be considered. The goal is to create the harmonious character, identity, and appeal that these neighborhoods convey, and not to provide exact replicas of historic buildings. All homes will be designed using four architectural styles, Pueblo, Tuscan, Spanish Mission and Territorial. These styles are described more fully later in the guide. Although all elements of a particular style do not have to be used on any one home, it is a requirement of all homes to use enough elements to clearly convey the home

owners chosen design style. Individual neighborhoods may be restricted to one architectural style.

- 3. Massing.** The architectural form of a dwelling should strongly reflect its architectural style and be scaled to provide visual interest and depth. Articulation of the form on all four sides of each dwelling shall be employed to mitigate the "shoebox" effect.

4. Dimensional Standards. In feet as follows:

Minimum Front Yard Setback

Principal Building	15	
Front-loaded Garage	18	Measured from Right-of-Way
Side-Loaded Garage	15	Measured from side of garage
Accessory Buildings	10	

Minimum Side Yard Setback

Standard Lot	5*	*May be reduced to 0 (Zero) on one side, if opposite side is 10 ft.
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On Corner Lots, the side yard with street frontage shall have a setback of 10 (Ten) feet to the public Right-of-Way.

Minimum distance between buildings 10

Minimum Rear Yard Setback

Principal Building	10
Alley facing Garage	0
Accessory Buildings	5

Minimum floor area per dwelling unit is specified in the individual neighborhood guidelines

Maximum building height 35

- 5. Roofs.** The form and slope of a dwellings roof shall strongly reflect its architectural vernacular. Simple, understated dominant roof forms should be used in combination with complimentary secondary and minor roof forms and elements such as 1½ story habitable roofs, dormers, parapets, terraces, etc. Overhangs, eaves, fascias and soffits shall be detailed appropriately to further reduce the scale and reinforce the architectural vernacular of the dwelling.

- 6. Covered Entries and Porches.** Entrances to dwellings are greatly enhanced by porches, and other types of enclosures. Covered porches are encouraged as they reinforce the overall character of the dwelling. Where provided, a porch shall be at least six (6) feet deep, eight (8) feet wide, and be defined by a railing, columns or similar architectural features that are scaled and detailed to reflect their style.

- 7. Entrance Doors.** Entrance doors shall be designed, detailed and located to be prominent architectural elements, often visible from the street. The door style, scale, and trim shall complement the architectural style of the residence.

8. Windows. The window type, composition, proportions, and trim for all dwellings shall be influenced by the architectural character. Windows may be round, square or vertically proportioned and larger masses of windows shall be achieved through use of mulled groups of windows. The use of mullions and muntin-bars to divide sashes is recommended to further enhance architectural character. Fabric covered awnings and external window shades of any kind are prohibited.

9. Exterior Embellishments. Bays, projections, brackets, trim and material changes that are appropriate for the expression of the architectural style of a building are encouraged.

10. Materials. To achieve the overall level of quality desired, all dwellings shall be constructed of sustainable products representing indigenous local materials, capable of enduring the diverse climatic conditions. These include stone or rustic irregular masonry, adobe, rammed earth, cementitious stucco, and timber. Plywood or synthetic sidings such as aluminum, fiberglass or vinyl are prohibited. Alternative composite materials are subject to Review Committee approval. No reflective material should be used where it would affect any other House within the Property. If such reflection does occur, the reflective material shall be painted or some other approved treatment shall be applied. Roofing materials shall include clay or concrete tile, composite surfaces, and non-reflective naturally weathering metals.

11. Color. The skillful use of color variation is especially important. Monotonous color palettes are strongly discouraged. Strong colors should be muted shades or tints of the pure hue to ensure that colors are subdued. High gloss paints are discouraged. Use saturated color hues sparingly as accents. Wall, trim, accent, roof and masonry colors shall be coordinated.

12. Building Projections. All projections from a residence or other structure including, but not limited to, chimney flues, vents, flashing, louvers, gutters, downspouts, utility boxes, mail boxes, porch railings and exterior stairways shall match the surface from which they project, or must be painted or stained an approved color to blend unobtrusively with adjacent materials.

13. Rooftop and Mechanical Equipment. No evaporative (swamp) coolers are permitted. No roof mounted mechanical equipment is allowed on structures with sloped roofs. No exterior wall or window mounted mechanical equipment will be permitted on any structure. Any ground mounted exterior mechanical equipment must be located adjacent to the residence and must be enclosed by walls or fencing of sufficient height and density to screen the equipment from view and to buffer sound as well. Flat roofed structures, such as Pueblo style residences, may have roof mounted mechanical equipment provided they are properly integrated into the structure and are adequately screened from all sides as well as above.

14. Antennas and Satellite Dishes. No exterior satellite dish or antenna of any sort shall be installed or maintained on any Lot, except those devices which are enclosed within a building or screened from view from other Lots and from common easements. If an owner desires to install such device, the owner shall obtain the smallest device available for that technology, and in no case may a satellite dish be greater than 18" in diameter.

15. Solar Devices. Passive solar design is encouraged. Active solar applications can result in excessive reflective glare, and would only be approved by the Review Committee if the hardware is sufficiently integrated into the structure or landscaping of a lot so as to appear unobtrusive from any other lot or property.

16. Ornamentation. "Ornamentation" is the design element or other improvement that is an embellishment not essential to the function or use of the dwelling or lot. Ornamentation may be affixed to a dwelling or lot and includes, but is not limited to, statuary, lawn decorations, and play equipment. Ornamentation, whether a part of the dwelling or lot, must be shown on all plans submitted to the Review Committee for approval. If ornamentation is to be added to a completed structure or landscaping, the addition shall be reviewed by the Committee. The Review Committee may require removal of ornamentation not approved in accordance with these design guidelines.

17. Basketball Hoops. If approved by the Review Committee for that neighborhood, basketball hoops and nets should be mounted to a structure or on a permanent, in-ground post. Support posts and the back of the backboard of a freestanding basketball goal shall be painted to blend unobtrusively with its visual backdrop surroundings.

18. Flagpoles. No permanent flagpoles, balloons, beacons or banners are permitted on any lot in a Neighborhood; provided, however, such items are permitted to be attached to a house on a temporary, short-term basis during holidays or special functions.

19. Swimming Pools and Spas. Swimming pools and spas, if any, must be designed as a visual extension of the residence through the use of walls or courtyards and must be shielded from view. Temporary wading pools (plastic children's pool) are permitted provided they have adequate privacy screening, do not exceed eight feet in diameter and two feet in depth, and are removed when not in use.

20. Decks. Decks and other above-grade projections shall be well integrated within the overall design of the dwelling and shall avoid the appearance of being "tacked on" or "floating." Vertical elements (columns, beams, railing, stairs, and supports), fascias, and overhead elements of elevated and walkout decks shall be painted or stained to match or compliment the permanent colors of the main structure and not left to weather naturally. Main supporting elements shall be of substantial scale such as brick, stone or adobe, and secondary or intermediate deck posts shall be a minimum of six (6) inches in section. Raw, unfinished structural material shall be enhanced with a built-up wood or masonry wrap or cladding. No deck, balcony or porch shall be greater than 30 inches above grade unless it is attached to the house.

21. Garages & Drives. A garage of sufficient size to accommodate at least two automobiles shall be constructed with each house. Where possible, the principal dwelling and not the garage, shall dominate the streetscape. The intent is that residential streets are pedestrian friendly and are not overpowered by large expanses of garage doors and concrete. Alley-load and front-load garages recessed from the principal dwelling are strongly encouraged. Further techniques to mitigate garage dominance shall also be employed such as: side loading; use of deep-set doors, integration with pergolas, terraces or other screening elements above doors; and individual doors in lieu of double doors. Three car, front-facing garages are not allowed on lots less than sixty (60) feet wide. Any third car garage must be setback a minimum of three feet behind the two-car garage face. Swing-in garages, split garages, and tandem garages are encouraged. Wood panel or wood-faced insulated sectional overhead doors with

fenestration or an applied panel pattern sufficient to provide visual relief, are strongly recommended. Lightweight hollow metal overhead doors are not allowed. Open Carports are prohibited. All driveways shall be surfaced with asphalt, brick, stone or concrete and, where possible, should follow the natural contours of the land. Driveway curb-cuts shall be limited to a maximum width of eighteen (18) feet. Driveway grades shall not exceed fifteen (15) percent without specific approval.

22. Enhancements at Corners. Corner lots shall accommodate side elevation enhancements, such as porches and bay windows. Dwellings should address the side street or open space through the implementation of corner entries or other architectural features distinctive to corner lots. Architectural enhancements may include, but are not limited to: side or wrap-around porch, or a bay window; French windows or doors facing the corner or open space; changes in vertical or horizontal wall plane; significant details such as dormers, bays, window seats, pergolas, etc. For a corner lot, the front of the lot is defined as the side having the shortest street frontage.

23. Grading & Drainage. Site grading and drainage should occur with minimum disruption to the lot, without altering natural drainage patterns as runoff leaves the lot, and without causing conditions that could lead to unnecessary soil erosion, slippage, or subsidence. Residential designs for hillside lots, should incorporate slope considerations into the design solution, so that the proposed structure terraces or steps with the natural slope. Surface drainage upon and across any lot must be addressed through the implementation of sound construction and grading practices. Existing points of entry and exit to and from a lot by historic surface drainage must be respected. Any improvement which creates an obstruction to surface flows resulting in a back-up of water onto a neighboring lot or tract is strictly prohibited. Ground floor levels should be established at a vertical elevation such that final placement of backfill, walks, drives, and porches will produce a positive drainage away from the structure in all directions.

24. Foundations. All un-faced visible surfaces of concrete masonry or concrete foundations walls and piers must receive a stucco, mortar or similar finish and shall be painted to blend or compliment the adjacent material. Exposed aggregate concrete, stone, or textured concrete block with an approved integral or applied color, may be considered in lieu of the stucco appliqué.

25. Utilities. Utility Services are stubbed to the property lines of each lot. Water, gas, electric, telephone and cable television service locations are generally clustered in a utility easement located near one of the front corners of each lot. The sewer service extension is generally stubbed to the property line at a location determined by the lowest elevation of the lot and is generally within ten feet of the water service. The extension of services from these stub locations to the residence shall be the responsibility of each Owner. Information regarding current tap and service fees, as well as connection procedures, may be obtained by contacting the respective utilities. No water wells for domestic or irrigation use will be allowed on private lots.

26. Outside Storage. Outdoor areas housing trash containers, maintenance or other service equipment such as lawn care equipment, etc. or any additional storage shall be screened from all adjacent properties by a wall, fence or other technique which conforms to these Design Guidelines. A standard for trash containers (garbage cans) will be established by the Review Committee.

27. Prefabricated Buildings. Unless specifically allowed by the individual Neighborhood Guidelines, no building that is constructed off-site and requires transportation to any lot, whole or in partial assembly will be permitted; this includes mobile homes, stock modular buildings, or any other structure requiring transportation and set up in a partially completed state. However, structures that are assembled off-site and completely disassembled for transportation, including log cabins or custom designed modular buildings, may be permitted. The aesthetic merits of any such structures are subject to review and approval by the Review Committee.

28. Fireplaces and Burning. No wood-burning fireplaces, stoves or firepits are permitted whether indoors or outdoors. No burning of any materials, including, but not limited to, leaves, landscaping debris or firewood, shall be permitted either indoors or outdoors.

29. Exterior Lighting. Turtleback Mountain Resort is expressly intended to comply with the New Mexico Night Sky Protection Act. All exterior lights must be located so as not to be directed toward or radiate into surrounding lots or easements. Bright, glaring lights on rooftops, patio walls or elsewhere are prohibited. Exterior pole-mounted lights greater than three (3) feet in height are not permitted. All exterior wall-mounted and low pole-mounted lights shall have cut-off shields which prevent the spread of light in an upward direction to protect the "dark sky" quality of the area. Lights with motion detectors are encouraged. An exterior lighting plan must be submitted for approval by the Review Committee.

30. Fences and Walls. To ensure that walls and fences are attractive and in character with the neighborhood and community, all such construction shall be architecturally compatible with the style, materials, and colors of the principal buildings on the same lot and should appear as visual extensions of the residence. Materials should be stone, brick, split faced concrete block, wood, cedar pole, decorative metal and/or wrought iron. Stuccoed and adobe construction is permitted. Hedges or rectangular mesh on wire posts with climbing vines may be used in the same manner and for the same purposes as a fence or wall. Chain link fencing with or without slats, contemporary security fencing such as concertina or razor wire, or electrically-charged fences are prohibited within all residential areas. Retaining walls shall be designed to resist loads due to the lateral pressure of retained material in accordance with accepted engineering practice and shall not be unsightly or detrimental to abutting property. Fences or walls shall be:

- a. No more than forty-two (42) inches high between the front yard setback and the front property line. For corner lots, side yard setbacks shall apply to the side street of the lot.
- b. No more than six (6) feet high on a rear property line or on a side property line behind the front yard setback. Fences or walls should be setback a minimum of five (5) feet from the face of the building.
- c. No more than six (6) feet high for a courtyard that is located directly adjacent to and integrated with the house.
- d. No more than thirty (30) inches high when located within a vehicle sight distance triangle.