



HIGH DESERT

10555 Montgomery NE
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Albuquerque, NM 87111
(505) 314-5862

NEW CONSTRUCTION FIRST CONTACT

Welcome to the High Desert Community. If you are contemplating building in our community, this form provides some basic information for you and your architect and builder as you begin the planning process to construct a new home.

Overview

High Desert was conceived and developed as a master planned community with initial construction in each of its Villages approved by the *New Construction Committee* (NCC) to preserve and maintain the aesthetic character and values of High Desert properties. New construction taking place in existing Villages must be compatible with the overall design, style, and theme of each Village as originally approved. Regulating such new construction assures adherence to established architectural standards, promotes the continuity of community character, and assists in protecting the property values of all owners.

The High Desert Residential Owners Association Board of Directors (Board) appoints a Chairperson and two to four additional members to the NCC. The committee is subject to the general oversight of the Board and reserves the right in its discretion to remove or replace a member of the NCC at any time, with or without cause.

The primary responsibilities of the NCC are to:

- Receive, review and approve or disapprove all plans and applications for new home construction in High Desert in accordance with the applicable Guidelines for Sustainability and Supplemental Guidelines for each Village.
 - Administer the Guidelines for Sustainability to include full authority to interpret them and to determine matters of aesthetic judgment with respect to new construction.
 - Authorize variances from compliance with any of its guidelines and procedures under the circumstances described in Section 11.7 of the Covenants, Conditions and Restrictions (CC&Rs) and in accordance with the procedures set forth in the Guidelines for Sustainability.

- Monitor and oversee the construction phase of projects per the sections on Construction Regulations in the Guidelines for Sustainability.
- Enforce the Construction Regulations and implement the Procedures for Approval Process/Processing contained in the Guidelines for Sustainability.

The New Construction Committee is charged with ensuring all new development meets High Desert architectural and design standards. The goal is to preserve the aesthetic character and value of our community. This is done by following the High Desert Guidelines for Sustainability and Supplemental Guidelines (Guidelines) for each Village. In reviewing each plan submission, the NCC may consider:

- visual and environmental impact,
- ecological compatibility,
- natural platforms and finish grade elevation,
- harmony of external design with surrounding structures and environment, and
- location in the relation to surrounding structures and plant life.

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The committee may require relocation of native plants within the construction site as a condition of approval of any submission.

The NCC is guided in its review and approval process by the Sustainability Guidelines. *It is important to note that the NCC's interpretation and determination of the Guidelines and matters of aesthetic judgment in individual cases shall be regarded as absolute, final, and binding, and shall not be subject to Board of Director's review.* Each proposed site plan and building design will be evaluated for appropriateness to their compliance with the objectives of the Guidelines for Sustainability.

Each decision of the NCC shall pertain only to the specific request at hand, and does not establish a precedent to be applied, either retroactively or prospectively, to any other similar or related request. However, the NCC shall keep in mind Section 12.5 (a) of the Covenants,

Conditions and Restrictions, which provides that similarly situated owners and occupants shall be treated similarly. Further, each owner acknowledges that the members of the NCC will change from time to time and that interpretation, application, and enforcement of the Guidelines for Sustainability may vary accordingly. Approval of proposals, plans, and specifications or drawings for any work done or proposed, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans and specifications, drawings, or other matters subsequently or additionally submitted for approval.

Review and Approval Process

The NCC uses a six-step Review and Approval Process

1. The Pre-Design Meeting
2. The First Plan Review
3. The Final Plan Review
4. Pre-Construction Meeting
5. Construction Review
6. Post Construction Submittal/Final Inspection

For more detailed information regarding the review and approval process, please review the *Process Flow Chart* found on the NCC Web Page

http://www.highdesertliving.net/highdesertliving/external.html?mode=d&xlink=dwnldfile.html%3Fa%3Dsnd%26file_id%3D2020.

In order to ensure that new homes are built according to High Desert standards and meet certain governmental requirements, the Association requires a construction deposit of \$8,000 for Estate and Premier Lots and \$4,000 for Builder Lots. The balance is refunded, less fees and fines, after final NCC approval. Submit the fee to the Property Manager, Home Owners Association Management Company Office: 10555 Montgomery NE, Building 1 Suite 100, Albuquerque, NM 87111.

As you begin to conceive your potential home design, please refer to the following documents on the High Desert website for information that is important in determining how you design your house to be compatible with the environment and the Village in which your lot is located.

All of the required documentation is available on the at the High Desert Residential Owner's Association (HDROA) Internet website (<http://www.highdesertliving.net>). If you require hard copies of the documents, they may be purchased through the HDROA office. For information, contact the High Desert Residential Owners Association Property Manager at 10555 Montgomery Boulevard N.E., Building One, Suite 100, Albuquerque, New Mexico 87111 or 505-224-2074.

Project Requirements Sources

- By-Laws of the High Desert Residential Owners Association
- Declaration of Covenants, Conditions, and Restrictions (CCRs)
- Guidelines for Sustainability Estate and Premier Homes or Builder Homes
- Specific Village related CCR Amendments
- Supplemental Guidelines for Sustainability for specific Villages
- Approved Plant List
- HDROA Board Approved Policies
- Guidelines for Sustainability Estate and Premier Homes and also Builder Homes Checklists (These are used to evaluate your construction plans and are located on the NCC Web Page).

To begin the process, it is important to schedule a Pre-Design meeting with the NCC to discuss your initial thoughts and ideas. We recommend that you bring a sketch of the proposed site plan at a scale no less than 1" = 20' on a 24" x 36" that shows the perimeter boundary of the lot, building envelope for the lot (*Premier and Estate only*), footprint of the proposed residence, and all easements present on the lot. *Do not* bring a full set of blueprints, which are expensive to produce.

In addition, please describe the style of the proposed house and the height as shown in the Sustainability Guidelines for Premier and Estate Homes or Builder Homes, whichever applies. House styles and height requirements are located on pages 48 – 52 in the Premier and Estate Guidelines and on pages 36 – 39 in the Builder Guidelines.

At that meeting, the NCC will provide a copy of the Plan Review Application for you to fill out, discuss your proposal, answer questions, and provide guidance regarding the first plan review. Please contact Kathy Blythe at the HOAMCO at (505) 314-5862 to schedule the meeting.

Brett Rayman
Chairman, NCC