

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

1. All exterior home changes in Los Nidos, other than minor repairs, require the notification/approval of *both* the Los Nidos Architectural Committee (AC) and the Estancia Primera Architectural Review Board (EP ARB) *before the work starts* (see Declarations and Architectural Guidelines for Los Nidos and Estancia Primera at [www.estanciaprimera.org/arb](http://www.estanciaprimera.org/arb)).
2. Exterior changes requiring notification/approval include but are not limited to the following:
  - a. Landscape projects (especially planting of trees).
  - b. Tree removal (removal of trees may not be done without ARB approval).
  - c. Construction of rock walls, stucco walls and coyote fences.
  - d. Installation of window awnings and portal shades.
  - e. Re-stucco projects.
  - f. Rooftop additions including air-conditioners, swamp coolers, new skylights, and new roofs.
  - g. Replacement of driveways.
  - h. Construction of exterior steps and installation of handrails along exterior steps.
  - i. Exterior placement of flagstone, gravel, mulch, or similar materials.
  - j. Addition of exterior light fixtures or changes to existing exterior light fixtures.
  - k. Placement of visible exterior statues, decorative items, large planters, rocks, fountains, and benches.
  - l. Garage door replacements.
  - m. Rooftop solar panel installations.
  - n. Exterior radon mitigation systems.
3. Minor exterior repairs and basic maintenance projects do not require ARB approval. However, both the Los Nidos AC and the Estancia Primera ARB should be notified in advance so that they can address inquiries from neighbors about such projects.
4. Applications for exterior improvements should be addressed to the EP ARB using the required forms. You may find the Applications/Checklists at [www.estanciaprimera.org/arb](http://www.estanciaprimera.org/arb). Look under **ARB** for *Guidelines and Documents*.
5. 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.
6. 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 the Chair or any member of the Los Nidos AC. The names of the Committee members may be found at <https://estanciaprimera.org/los-nidos/>.
7. After reviewing your application and plans, the Los Nidos AC will submit your application package to the EP ARB Chairperson with its recommendation. The ARB will review your application and 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.
8. You should discuss your plans with all neighbors who face or adjoin the remodeling/construction and address any concerns they might have.
9. Because of the proximity of homes in Los Nidos, you should ensure 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.
10. 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 at Board meetings held on October 27, 2009, October 24, 2017, and July 21, 2020