



**Kachina Hills Owners Association, Inc.**  
**Architectural Review Committee**

**Architectural Guidelines**  
**December 5, 2023**

The following Architectural Guidelines are adopted and intended to aid the Architectural Review Committee (ARC) and Owners in complying with the Declaration for the Kachina Hills Subdivision. They do not include all possible guidelines, but rather are intended to identify and explain the architectural design and construction features inherent to the Santa Fe Pueblo Style Architecture required for this subdivision.

I. Architectural Style

1. Santa Fe Pueblo Style Architecture is defined as traditional pueblo style architecture as seen in classical Indian Pueblos of New Mexico, with refinements in fenestration, woodwork and other subtle elements of the vernacular expressed in the Santa Fe area. It incorporates a softness of appearance with rounded corners, massing developed from earthen construction, and ample reveals to headers, lintels, doors, windows, and other elements of fenestration.
2. Adobe, or other masonry construction, is preferred.
3. Frame and stucco construction is permitted, provided that key visual similarities to adobe are maintained.
4. Earth sheltering, berming, and otherwise lowering the residence on the lot is encouraged to help maintain view corridors, conserve energy, and reduce the visual impact on the landscape. Locating the residence on the lot to give a lower profile is encouraged.
5. A variety of different roof heights are encouraged to give the structure a "pueblo" look, with balanced massing characteristics.
6. Parapet height shall not exceed 14 ft. above the natural ground at any point on the residence, excepting that the parapet height on 1/3 of the heated space may be 16 ft. above natural ground.
7. All exterior corners shall be built and stuccoed to give a rounded look and shall not be squared off. The use of buttresses on corners is encouraged.

8. The use of insulation at the base of the house to give the appearance of a more massive base for the residence is encouraged. The use of additional insulation beyond the sheathing on frame buildings is encouraged to increase the reveal at headers, doors, and windows.
9. Parapets shall be built to convey mass and shall be at least 8 inches in width at the top. The upper portion of all exterior walls shall be built to convey a slight angle giving the structure an "adobe" look.
10. All exterior walls shall have full parapets across porches or overhangs. All overhangs over windows and doors shall have parapets on all exterior edges unless excepted by the Kachina Hills ARC.
11. (Blank)
12. Curved exterior stuccoed patio walls that are incorporated into the design of the residence are encouraged. Exposed cement block walls are prohibited. Stone walls are encouraged.
13. Glazing concepts should incorporate more smaller windows instead of fewer larger units. Mulling of multiple window frames is encouraged. Picture windows are permitted, but discouraged, unless oriented towards a view or the sun. When used, they should be set in a context of smaller units. Small amounts of glass block may be used.
14. All exterior windows and doors shall have exposed and recessed lintels. All exterior doors and windows shall be recessed at least ½-inch from the lintel on the outside. All exposed lintels shall be recessed at least 1-inch from the stucco.
15. The top of all skylights shall be below the height of the parapets. Approved skylight glazing colors include bronze and clear. Frosted glazing is discouraged. Skylight frames shall be bronze or painted the color of the stucco.
16. Exterior trims, flashings, window frames, posts, beams and other non-stuccoed portions of the residence shall be approved earth tones.
17. *New Construction.* Exterior walls of the residence shall be stucco in an earth-tone color approved by the Kachina Hills Architectural Review Committee (ARC) as part of the overall application for construction. Where possible, e.g., with pre-mixed stucco, a stucco sample in that color should be supplied with the ARC submission. If it is not possible to include a stucco sample in that color, the planned stucco color should be effectively illustrated in the submission. *Restucco.* Prior to the initiation of any restucco work, a description of the planned work (e.g., as provided by the contractor) must be submitted to the ARC for approval. Where possible, e.g., with pre-mixed stucco, a stucco sample in that color should be supplied with the ARC



submission. If no change in stucco color is proposed and if it is not possible to include a stucco sample in that same color with the ARC submission, the submission must include a statement from the Owner(s) that the stucco color will be the same as, or as close as possible to, the existing color. If a change in stucco color is proposed and if it is not possible to include a stucco sample in that color with the ARC submission, the planned stucco color should be effectively illustrated in the submission.

18. No exterior wall or patio wall shall contain any drawing, mural or other paintings with the express written approval the Kachina Hills Architectural Review Committee.
19. All exterior stairs or porches or decks shall be enclosed behind stucco walls and buttresses.
20. The preferred surfacing of driveways is Santa Fe Brown gravel or basecourse. Asphalt and concrete are also permitted, provided that the concrete shall be colored "Harvest Goldenrod", or as otherwise approved the Kachina Hills Architectural Review Committee. (Adopted at KHOA Board Meeting, May 2004)
21. Evaporative coolers and condenser units may be placed on roof tops or on the ground near the residence. Window units are discouraged. When submitting an ARB application to the Kachina Hills Architectural Review Committee (ARC) for review, the homeowner or contractor shall provide a plan illustrating the proposed location of the unit. *For proposed Rooftop Installations:* The application shall show the roof plan and proximity of the unit to other homes and used outdoor spaces; and detail the installed height of the unit, the heights of the closest parapets to the unit (or other roof structures that would act as a screen of the unit), and the operational noise level of the unit (in dBA). *For proposed Ground-Level Installations:* The application shall show the proximity of the unit to other homes and used outdoor spaces; and detail the installed dimensions of the unit, the operational noise level of the unit (in dBA), and how any existing structures would help to provide visual and audio screening of the unit. Additional diagrams of the home's facades shall be provided that show the unit in place from relevant perspectives, with a particular emphasis on demonstrating the extent of screening, both visual and audio, that will be provided in the end. All equipment, whether installed on the roof or on the ground, may be required by the ARC to have additional architectural screening, preferably with a stuccoed wall.
22. Roofing structure and appearance, including but not limited to, materials and color, must be approved by the Kachina Hills Architectural Review Committee (ARC). White and off-white colors are discouraged but may be considered on a case-by-case basis if the impacted roof areas, including parapets and other roof structures, are not visible from other Estancia



Primera homes. Routine or annual roofing maintenance (e.g., the sealing of cracks or removal of bubbles) that does not materially alter the color, composition or exterior appearance of the roof does not require notification of or approval by the ARC. However, for 1) new roofs, 2) roof renovations, 3) roof alterations as part of other construction work, and 4) more extensive or non-routine roof maintenance that will / may materially change the exterior appearance of the roof, the ARC requires that, prior to the initiation of any such roofing work, a description of the work to be done (e.g., as provided by the contractor) must be submitted to the ARC for review and approval. Note that, as part of this review and depending on the nature of the work to be done, the ARC may further request a sample of the roofing material in the proposed color before reaching a decision.

23. Installations of rooftop solar panels inevitably will change the exterior appearance of a home as seen both by nearby neighbors and by more distant owners whose homes look down at the home from a higher level. In accordance with the existing EPCSA Architectural Guidelines, any proposed rooftop solar installation therefore requires the submission of a formal Appendix III ARB application and the written approval of the EPCSA ARB Chair before any work may proceed. The Kachina Hills ARC and the EPCSA ARB will work with applicants to ensure that their installations will not cause aesthetic and other problems for nearby and distant neighbors. Applicants and their contractors should familiarize themselves with the rules and regulations regarding installations on roof tops to insure compliance.

## II. Landscaping and Planting Guidelines

1. Preservation of native plants and trees is encouraged. Transplanting pinyon trees prior to building is encouraged.
2. The use of native drought tolerant plantings is encouraged.
3. Planting and cultivation of native grasses and shrubs to dominate weeds is encouraged. The use of impermeable weed barriers is prohibited.
4. The use of gravel or cobbles as a large-scale landscaping motif is prohibited. The use of gravel as a mulch in limited areas around plantings or as a narrow buffer immediately adjacent to a residence may be acceptable. Any gravel or cobbles used should be of an earth-tone color. Any such use of gravel or cobbles must be submitted in an ARB application to the Kachina Hills Architectural Review Committee for review, with samples of materials provided as part of this application.
5. The use of stone retaining walls is encouraged.
6. Gathering roof and driveway runoff to one or several ponding areas is encouraged.

- III. See also "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Kachina Hills Subdivision" dated March 30, 1995 and "First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Kachina Hills Subdivision" dated January 13, 2010, in particular Articles 6 (Architectural Board ≡ Architectural Review Committee) and 7 (Use Restrictions) in the former.

These guidelines were reviewed and approved by the KHOA Board of Directors at its meeting on December 5, 2023. Note that: 1) Section I, Paragraph 17 was revised in regard to stucco color; 2) Section I, Paragraph 21 was revised to further clarify the two main types of installation; 3) Section I, Paragraph 22 was added to address roof color; 4) Section I, Paragraph 23 was added to address the installation of rooftop solar panels; 5) Section II, Paragraph 3 was revised to clarify the type of weed barrier prohibited; and 6) Section II, Paragraph 4 was revised to clarify the use of gravel or cobbles as a landscape motif.

These guidelines replace the KHOA AB Guidelines approved by the KHOA Board of Directors on November 17, 2015.