ARC Guideline Memo

September 2026

Colors:

Stucco and Garage doors (incl trim) shall be one cohesive color approved by the ARC committee.

Wood trim, balconies and porches shall be a solid exterior acrylic paint approved by the ARC committee. The paint color is "Fresh Brew" by Benjamin Moore Paint Company.

- Drip Edge (metal trim) above the garage door shall be painted the same color as the fascia boards (wood beams).
- Vinyl weather strip and/or wood trim which surround the garage door shall be painted the same color as the garage door and stucco.

Note: The specific paint and stain colors in the current LVCt Rules and Regulations are no longer valid and will be removed at the next documents revision.

The following is recommended by the ARC:

- If you are repairing stucco, please patch by color matching your current stucco color.
- If you are repainting or redoing stucco on your entire property, please consider matching the attached dwelling with approval from the ARC. If the attached dwelling is not an ARC approved color, we would request that you return to the approved LVCt colors.
- Guiry's Inc. located at 851 San Mateo, Santa Fe, NM has La Viveza HOA approved Benjamin Moore trim paint colors. Ace Hardware also stocks Benjamin Moore Paint.

Approval for New Contstruction/Major Improvements and/or Minor Improvements:

The review and written approvals of the EP ARB and LVCT ARC are required for all new construction, major exterior project or minor exterior projects.

Owner must submit the following to the EP ARB and LVCt ARC:

- Identify all material, finishes and colors, including all trim and roof materials.
- Provide samples or color swatches showing colors and attach to the application.

- There is a new Estancia Primera form on the website for minor projects such as: walls, fences, landscaping, lawn ornaments, AC units or minisplits etc. located on the EP website under ARB / Appendix III.

Approval for Maintenance and Repair:

The review and written approval of the LVCt ARC is required to repair, repaint, or restain existing stucco, garage doors, wood trim, balconies, proches and front doors visible from a public street, private street or any common area. Roofing material color also requires approval if roof is being replaced or resurfaced. White roofs are not allowed.

Owner must submit the following to the LVCt ARC:

- Identify all material, finishes and colors, including all trim and roofing materials
- Provide samples or color swatches showing colors.

References:

- LVCt Rules and Regulations: Exterior Maintenance Provision (page 3), Exterior Maintenance Provision (page 3)
- EP Covenants and Restrictions, Article 3.7 (c)
- EP ARB's Application Checklists for New Construction /Major Exterior Projects, Section 3 and Minor Exterior Projects, Section 3.

Note: These reference documents are available at the Estancia Primera website- www.estanciaprimera.org