

**NORTHERN MEADOWS PROPERTY OWNERS ASSOCIATION
AMENDED AND RESTATED
RULES AND REGULATIONS
AND
ARCHITECTURAL CONTROL COMMITTEE (ACC) DESIGN GUIDELINES**

A. PURPOSE

The "Declaration of Protective Covenants and Building Restrictions for Northern Meadows (the "Covenants) and Design Guidelines sustain and enhance the property value of the community and allow Owners and residents to enjoy their homes in a pleasant environment and an attractive community. All Owners and residents by their property ownership or their living in the community, are subject to both the Deed Restrictions and Design Guidelines and have agreed to comply with them. Most problems can be resolved, and unnecessary complications avoided, by a thorough understanding of the Deed Restrictions and Design Guidelines.

B. BASIS

The Covenants establish certain rules and standards for Northern Meadows and assign to the Northern Meadows Board of Directors, ACC, and other committees certain review, approval and enforcement rights and obligations. These Design Guidelines are intended to give general guidance as to how the ACC and Board will apply the applicable provisions of the Covenants and requirements to obtain approvals required by the Covenants.

C. NEED FOR APPROVAL

The ACC's purpose is to ensure that all exterior additions, changes or alterations, conform to the character of the neighborhood and comply with the Covenants. Any exterior addition, change or alteration, including to landscaping, requires the prior approval of the ACC. The ACC is authorized to contact owners for access to Lots to determine the feasibility of any requested modification, alteration or addition and to confirm compliance with approved modifications, alterations, or additions per covenants Article XVI SETBACK REQUIREMENTS. Any structure under 120 square feet will have a review for approval from the ACC and or board approval prior to construction. Article X Section 3 and Article XVI Sections 2 and 6 allow the ACC to grant waivers of the setback requirements. These will be considered for structures of less than 120 sq. ft. upon showing of reasonable need, but that setback requirement for structures greater than 120 sq. ft. will be strictly applied. Modifications which lack prior approval, are not built as approved, or do not meet the above criteria are subject to enforcement action. This action may include the imposition of fines, modification or removal at the Owner's expense.

Any item which lacks prior approval before February 2012, is subject to a grandfathering status provided they meet one of the items listed:

- 1) The item/structure meets the above guidelines, if items do not meet above guidelines this will be a case by case approval from the ACC review and all the following requirements.
- 2) Provide proof of installation date greater than twelve (12) months. Proof can be any documentation or photo with date stamp, affidavit from neighbors stating that the structure has been on site provided the neighbor has lived at current residents longer than thirteen (13) months, city or county records, or an onsite review where items are clearly older than 12 months old by current ACC or Board member inspection.
- 3) Meet current City of Rio Rancho guidelines for structures. Any structures over 120 square feet meet covenants setbacks, and covenants building standards.

Upon meeting the guidelines for grandfathering stated above resident must have a copy of all City of Rio Rancho paperwork and fees completed and filed with City no matter when structure was built, and a copy submitted to NMPOA for record If this paperwork was not filed in the past a current submittal will have to be completed with the city.

Maintenance, repairs and replacement that do not result in changes to the original appearance (such as the color or material of the item), do not require approval.

D. QUALITY OF REPAIRS

From time to time, Owners will be required to make repairs to portions of their property that may be damaged or deteriorated. This includes such items as curbs, sidewalks, porches, fences, walls, balconies, roofs, other structures, etc. Repairs are required to be of equal or better quality than original construction and of the same type. While there is no specific requirement for the owner to apply to the ACC for such a one-on-one repair, the quality of such work may come under the scope of the ACC's responsibilities if the repair is done in such a way as, in the ACC's opinion, to detract from the appearance of the community.

E. CONSTRUCTION MATERIALS

All materials used during the initial construction of homes within the subdivision are approvable by the ACC. Any alternate materials or colors must be specifically approved by the ACC prior to use in any exterior construction

F. PAINTING

Owners may select and apply paint colors that replicate the original homebuilder/ developer paint application. If an Owner wants to apply an alternative color to any exterior surface (including accessory structures), the Owner must submit a paint application to ACC for approval and all paint guidelines apply. Paint applications must include a complete description of all colors used on the exterior of the residence, and color samples for the new paint colors proposed on the application. Paint applications will not be approved until paint color samples are provided.

1. For this purpose, the exterior of the residence is listed as the garage door, trim, and home.
2. The front door of the home may be painted a different color under the condition that an ACC application has been submitted and approved.

G. EASEMENT ENCROACHMENTS

It is not the responsibility of either the ACC or the Board to police encroachment into utility easement areas. Owners assume all liability and responsibility if the ACC or Board approves an Owner's modification, alteration or addition, and said modification, alteration or addition encroaches upon a utility easement.

H. EMERGENCY AND DISASTER REACTION

In the event of certain weather emergencies or natural disasters, such as flood or tornado warnings, owners may make temporary modifications to protect their property, including but not limited to, the boarding of windows and doors, without prior approval. All such temporary modification must be completely removed, and the property restored to its original condition within seven 30 (30) days of the passing of the emergency.

If an Owner or resident suffers damage because of a weather emergency or natural disaster (such as a fire), the Owner or resident is authorized to effectuate temporary repairs or install temporary structures, for up to 90 days, unless the Owner has obtained prior written approval from the ACC.

Maintenance or repairs to restore the property to its original condition do not require the ACC's prior approval.

I. GENERAL MAINTENANCE

All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but are not limited to, the following:

1. All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew.
2. All rotted and damaged wood must be replaced, and any damaged stucco repaired.
3. Gutters must be kept in good repair and are not allowed to have missing pieces, large dents, sags, rust, or hanging parts.
4. Roofs must be maintained in good repair with no missing or curling shingles or broken or missing tiles.
5. All glass surfaces must be whole.
6. Walls and gates must be kept in good repair. This includes, but is not limited to, broken blocks, obvious lean of the wall structure, bent or broken gates, or peeling paint.
7. Garage doors must be undamaged and in good repair.
8. Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds.
9. There must be no storage of toys, equipment, clutter and/or debris in public view.
11. Raised beds for composting or planting, composting boxes and flower boxes must not be in contact with the perimeter wall.
12. No structure of any kind may be attached to the perimeter wall.
13. House numbers must be easily readable from the street.
14. No parking on nor driving over landscaped areas.
15. All repairs or construction must be completed within forty-five (45) calendar days from the date of ACC approval, unless a variance is applied for and approved.

J. YARD MAINTENANCE

1. The Association's responsibilities for maintaining the Front Yard landscaping is as follows:
 - a. Maintaining the landscaping that already exists to include mow, trim and blow; and irrigation components.
 - b. Spray for weeds 2 times per year and remove leaves in the fall.
 - c. Directing and controlling changes to the landscaping (Owners must seek ACC approval prior to modifying or altering

the front yard lot landscaping);

d. In the event of decay or damage, restoring items to a good condition (that can be restored), but not replacing items that are beyond repair (Owners remain responsible for equipment and plant replacement).

2. Owners are responsible for:

a. Keeping all other yard areas in a healthful and attractive condition. All weeds must be removed by owners. If Owners choose to do their own landscape maintenance, (black star program) grass must be mown and edged regularly.

b. Dead plants, trees, and bushes must be promptly removed from the property by the homeowner.

c. Trash (non-plant material) from any source must be cleaned by the owner of the Lot.

K. GARBAGE

1. Rubbish and garbage must be kept in suitable containers and removed from Lots in accordance with sanitation regulations.

2. Rubbish and garbage containers are not to be permanently left in the street. Twenty-four (24) hours prior to collection, containers may be placed in the street. After collection, within twenty-four (24) hours, said containers are to be returned and stored unobtrusively on the lot.

3. No rubbish or garbage may be burned in residential fireplaces or outdoor fireplaces, incinerators or fire pits, nor dumped on Lots within the Northern Meadows Subdivision, except in such places as may be specifically designated and approved for such purposes by the county or municipal authorities. No open fires are permitted.

L. ROOFING

Re-roofing with the same material and color does not require prior approval by the ACC. However, any change in material or color requires prior approval by the ACC.

M. SUBDIVISION PERIMETER WALLS

“Perimeter Wall” means any wall composed of stone, brick, concrete, concrete blocks, masonry, iron or similar building material, together with footings, pilasters, outriggers, grillwork, gates and other appurtenances, constructed around the perimeter of a residential subdivision with respect to which a final map has been recorded.

The subdivision perimeter walls which have been constructed by the Developer to the Master Planned Property design standard, may not be raised, lowered or otherwise modified in any way without ACC approval. The Property Owner is responsible for repair and maintenance of the perimeter.

N. YARD WALLS/FENCES

To preserve the overall architectural continuity, replacement, repair and alterations of walls should be of the same design as the original wall in that area. Wooden, chain link and other types of fences are permitted.

Prior ACC approval is required to alter any existing or new walls, including the addition, modification or expansion of gates. Special situations with non-standard walls should be noted on the ACC application. Applications must include a plot plan that clearly defines the project. As stated in section M, “Perimeter Walls”, no perimeter wall may be altered in any way.

Walls may not exceed six feet in height. The purpose of the six-foot height rule is to encourage all wall elevations to be consistent and uniform throughout the entire subdivision. Wall height will vary from one side of the wall to the other due to elevation differences from Lot to Lot.

Any gates other than those that are installed by the builder must have prior ACC approval. Any gate installed to provide access to the lot must have the following guide lines:

a. Any gate over 4’ must have all irrigation lines removed if access is intended for any motorized vehicle of any kind, or trailer access. Owner must work with the Associations irrigation company to modify irrigation lines.

b. Any gate of over 4’ in width to max of 12’ in width of size must have landscape review for possible modifications to avoid damage to Association maintained landscape and irrigation systems. If such modification is required that must also have ACC, Landscape committee, Board and current landscape management company review and approval before gate approval is to be considered. If any such modification is required, it will be at the owner’s expense by current NMPOA Landscape Company. This modification must not change the overall intent of appearance to front landscape.

Any gate which lack prior approval before February 2012, is subject to a grandfathering status provided they meet all items listed:

- 1) The gate meets the above guidelines, and or intent, if items do not meet above guidelines this will be a case by case approval from the ACC review and all the following requirements.

- 2) Provide proof of installation date greater than twelve (12) months. Proof can be any documentation or photo with date stamp, affidavit from neighbors stating that the structure has been on site provided the neighbor has lived at current residence longer than thirteen (13) months, city or country records, or an onsite review where items are clearly older than 12 months old by current ACC or Board member inspection. Proof is not needed if intent of guideline above is met by the interpretation of the current ACC or Board members inspection.
- 3) Any gate over 4' should have a review by the ACC, Landscape committee, Board and current landscape management company. Any needed modifications will be at the owner's expense and completed by the current NMPOA Landscape Company.

Upon meeting the guidelines for grandfathering stated above resident must have a copy of all City of Rio Rancho paperwork and fees completed and filed with City no matter when structure was built, and a copy submitted to NMPOA for record. If this paperwork was not filed in the past, a current submittal will have to be completed with the City.

O. PARTY WALLS/FENCES

Any yard wall that separates two properties is jointly owned by both parties. Both parties must consent to any modification of the wall. If second party consent cannot be obtained, then the owner must show proof of attempted contact. If there is no response at that time, then the ACC Committee or managing agent will attempt to contact owner via certified letter to gain a response. If no response is received within 30 days of certified letter, then the committee reserves the right to approve project without neighbor consent. All fences and walls shall be subject to the prior written approval of the Architectural Control Committee and shall comply with all laws and applicable Supplemental Declaration.

All fences and walls located anywhere on a Lot must comply with site distance requirements established by the Association's governing documents and other applicable laws. No fence or wall will be erected, placed, or altered on any lot to extend closer than 10 feet to the front lot line of the property. This restriction does not apply to fences or walls which have been approved by the Architectural Control Committee.

Except as hereinafter provided, the rights and duties of Owners with respect to party walls or party fences between Lots, or between Lots and Common Areas, shall be as follows:

1. Each wall which is located on or near the boundary between two Lots shall constitute a party wall, and to the extent not inconsistent with the Section, the general rules of law regarding party walls shall apply.
2. The owners of contiguous Lots who share a party wall shall both have the right to use such wall provided that such use by one Owner does not interfere with the use and enjoyment of same by the other Owner. Except as otherwise provided in this Section, the Owners of contiguous Lots who share a party wall shall each pay one-half (1/2) of the cost of any maintenance, repair, or replacement of the party wall. Either of such Owners may perform any necessary repair, maintenance or replacement of the party wall and in such event, such Owner shall be entitled to reimbursement from the other Owner for one-half (1/2) of the reasonable cost thereof. If any party wall is damaged or destroyed through the negligence or willful act or omission of any Owner, his agents, tenants, licensees, guests, or family, it shall be the obligation of such Owner to rebuild and repair the party wall without cost to the other Owner or Owners who share the party wall.
3. Notwithstanding to the contrary herein contained, there shall be no impairment of the structural integrity of any party wall or party fence without the prior consent of all Owners of any interest therein whether by way of easement or in fee.
4. Owners are responsible for stucco or painting the portion of the party wall or party fence facing his Lot or the portion thereof which is not a portion of the Common Area.
5. The fence or wall shall be no higher than 3 feet high extending from the front of the home to the 10-foot setback limit for walls and fences.
6. The Association shall have the right, but not the obligation, to perform any work which the Owner or Owners fail to do in a timely manner. The Owner(s) responsible for such work shall upon demand pay all costs incurred by the Association together with interest at the prime plus twelve percent (12%) per annum and an administrative fee at ten percent (10%) of the amount incurred by the Association.
7. The Association is not responsible for settling party wall disputes between Owners.

P. YARD ORNAMENTS, FIXTURES, AND FURNITURE

Ornaments include, but are not limited to planters, decorations, statues, bird baths, lawn ornaments, and other decorative items.

Furniture includes chairs, benches, lounges, tables, and swings. Fixtures include lighting fixtures not described elsewhere in this document, exterior lighting referenced in Section Q "Exterior Lighting", barbecues, cookers, and smokers.

All ornaments, fixtures and furniture installed outside of the fenced portion of the property, whether temporary or permanent, must compliment the Association's architectural style, including the paint colors approved for exterior surfaces. Ornaments, fixtures and furniture must be kept in the same quality of repair as is required of the home and land. The following specific guidelines apply to ornaments, fixtures and furniture:

1. Items on Front Porches

Items kept on porches such as furniture and planters must conform with the general restrictions of the CC&R's. Owners may keep such items on the front porch for prolonged periods items, without seeking the prior approval of the ACC, unless the item exceeds 3ft in height. No more than 6 items are permitted on front porch.

2. Items in Enclosed Yards

Items lower than the height of the wall or fence and kept within the confines of the fenced yard area do not require the prior written approval of the ACC. Items that are higher than the height of the wall or fence, require the prior written approval of the ACC, unless the item or structure is present for less than 48 hours.

Vehicles are prohibited from being parked in an enclosed yard without prior written approval of the Board.

3. Front Yard Items

Those items kept outside of the fenced area of the property require the prior written approval of the ACC. All the following paragraphs, unless otherwise specified, refer to items outside the fenced area and not to those on porches or within the fenced areas. The number of front yard ornaments may not exceed six, no more than one of which is over one 3 feet tall, without the prior written approval of the ACC.

a. Material Composition

The same general guidelines apply to these items as apply to other structures. Certain materials are generally unacceptable. Such materials include plastic, fiberglass, unpainted aluminum or steel, etc. Acceptable materials are wood (either unpainted or painted to blend into the natural background), brick, stone or cement/concrete, pottery, clay, tile and wrought iron. Exceptions can be made at the discretion of the ACC or the Board.

b. Appearance

For an improvement or change to qualify for acceptance it must blend with the composition and tone of the surrounding area. The ACC and the Board will exercise their best judgment to determine this compatibility.

c. Specific Acceptable Items

The following items are generally acceptable for being maintained in the unfenced portion of a lot, but still require specific prior approval from the ACC:

- 1) Most lighting fixtures that do not exceed eight feet in height.
- 2) "Park" benches and gliders made of any combination of natural wood, wrought iron, brick, stone or concrete.
- 3) Planters made of any combination of natural wood, wrought iron, brick, stone, clay, pottery or concrete not to exceed 6 in total.
- 4) Ornaments, such as statues, sculptures, bird baths, fountains, etc. that are of a size proportional to the surrounding landscape and are composed of natural wood, wrought iron, brick, stone, clay, pottery or concrete not exceeding 6 in totality the test for permissibility for this class of items will be the extent to which it blends into the overall landscape of the surrounding properties.
- 5) Holiday decorations (see Section R, "Holiday Decorations" below).

d. Specific Unacceptable Items

The following items are prohibited from unfenced areas:

- 1) Any item that can be considered non-permanent playground equipment or children's toys, such as swings, slides,

see-saws, etc.

2) Brightly painted items, the color of which makes them sufficiently conspicuous so as not to be compatible with the surrounding properties.

3) Any item greater than eight feet tall.

Q. EXTERIOR LIGHTING

In general, the addition of exterior lighting is both acceptable and desirable. This includes ground level lighting, standalone lamp posts and lighting mounted on a house or approved structure. Such lighting fixtures must be compatible with the general tone and design of the neighborhood. High intensity lighting is inappropriate for residential neighborhoods. In all cases, stand-alone lighting fixtures must adhere to the eight-foot maximum height rule. Flood and area lighting shall be positioned or shielded to not affect neighboring properties or shine upon any street. An exception to this may be made when owners of neighboring properties deem the lighting to be beneficial to their property and agree in writing to its installation. Generally, only white or yellow lighting shall be approved. The ACC has the right to approve or disapprove of the location, number, size and design of all proposed exterior lighting. Ground level lighting may not be installed to interfere with irrigation systems nor landscape maintenance.

R. HOLIDAY DECORATIONS

Holiday decorations do not require prior written approval of the ACC. Decorations may be installed no sooner than 30 days prior to the holiday and must be removed within 30 days after the holiday for which they are intended.

S. BASKETBALL GOALS AND HOOPS

Basketball backboards must be pole mounted on the side of the driveway, facing the driveway and placed at least ten (10) feet from the sidewalk or on a rear yard patio not visible from any street. Portable basketball hoops may only be located on the side of the driveway, facing the driveway and placed at least ten (10) feet from the sidewalk. With prior approval of the ACC, a backboard goal may only be installed, provided it is made of a non-biodegradable, shatter resistant material such as acrylic, fiberglass, graphite, polycarbonate, polyethylene, Eco-Composite material and does not exceed 72" in width nor 42" in height. Said backboard, goal and net must be safely mounted, kept free of breakage and in good repair as deemed by the Board and cannot be "homemade". Should the unit or surrounding area be found in a state of disrepair, the Owner will have fourteen (14) days from notification to repair, replace or remove the goal. The Board may adopt such rules and regulations as it deems appropriate relating to the construction, placement, and use of the basketball goals or similar structures or devices.

T. OTHER STRUCTURES

1. Shade Structures

Shade structures are permissible with the prior approval of the ACC and in compliance with local building codes. Roofing material will be of the same color, texture and weight as that utilized on the residence. Wood surfaces may be stained or painted to match the residence. Shade structures require a building permit from the City of Rio Rancho.

All shade structures will fall under the same guidelines as sheds for setbacks, height, and documentation and submittal process.

a. Free Standing Structures

Free-standing structures such as sun shelters, cabanas, gazebos and arbors may not exceed the ten (10) feet in height limitation measured from ground-level.

b. Attached Structures

A patio cover or shade cover which is: a) firmly and substantially affixed to the main existing residence, and b) adjacent to and abutting the main residential dwelling, may be considered a part of the existing structure. As such, it may exceed the height of ten (10) feet. Any cover NOT abutting and firmly and substantially affixed to the main residential dwelling is free-standing.

2. Detached Structures/Outbuildings

No detached accessory buildings, including, but not limited to, detached garages (other than provided herein) and storage buildings, shall be erected, placed or constructed upon any Lot without the prior consent of the ACC. Every outbuilding, inclusive of such structures as a storage building or greenhouse, will be compatible with the dwelling to which it is appurtenant in terms of its design and material composition. Exterior paint and roofing materials of such outbuildings shall be consistent with the existing paint and roofing materials of the dwelling. Standard storage structures that are acceptable shall be less than eleven (11) feet in height at the highest point. All structures and outbuildings require ACC approval as well as a permit from the City of Rio Rancho. All ACC guidelines will at least

follow the city of Rio Rancho building guide lines in current force.

3. Play Structures/Recreational Equipment

Outdoor athletic and recreational facilities such as playscapes, swing sets and sport courts of a permanent nature may not be placed on any Lot within the Property or the subdivision between the street right-of-way and the front of a Unit unless approved by the ACC pursuant to Article XI of the CC&R's. Notwithstanding the foregoing, portable basketball goals may be temporarily placed adjacent to the driveway but within the Lot, subject to Board-adopted rules and regulations.

4. Backyard Structures

Backyard structures that do not fit under any definitions listed in this document shall not exceed ten (10) feet in height.

5. Garages

No garage shall be converted to a living space without prior written approval by the Board.

6. Sandoval County/City of Rio Rancho Compliance

Owners are responsible for complying with all county and city ordinances, including complying with plan submittal, setback, inspection and zoning requirements.

7. Repair of Building

No building or structure on any Lot shall be permitted to fall into disrepair, and each such building and structure shall, always, be kept in good condition and repair and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, then, subject to the approvals required by the Board, such buildings or structures shall be repaired or rebuilt or shall be demolished within 30 days of notification.

8. Utility Service

No lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, shall be erected, placed or maintained anywhere in or upon any Lot or Tract unless the same shall be contained in conduits or cables installed and maintained underground, except to the extent (if any) such underground or concealed placement may be prohibited by law, and except for such above-ground structures and/or media for transmission as may be originally constructed by the Declarant or any Builder or as may be otherwise approved in writing by the Board. No provision hereof shall be deemed to forbid the erection of temporary power or telephone structures incident to the new construction of buildings or structures.

All other additions, alterations, modifications to the front yard landscaping or the exterior of an existing Dwelling Unit, or the construction of any other structure on a Lot shall be completed in accordance with the plans approved by the Board within forty- five (45) days from ACC approval, unless a variance is applied for and approved.

U. WINDOWS AND TREATMENTS

Within forty-five (45) days of the initial conveyance of a Lot with a Residence constructed thereon, to an Owner from the Declarant or a Builder (or by trustee, for the benefit of the Declarant or Builder), the Owner or Resident of the Lot must install permanent window coverings. In no event shall the interior or exterior of any windows be covered with reflective material such as foil, or with newspaper, bed sheets, or other temporary coverings. Security treatment of doors and windows must be approved by the ACC prior to installation.

1. Glass Block Windows

Glass block windows are allowed on the main residential dwelling with specific approval.

2. Security/Storm Shutters

Security and Storm shutters are generally allowed on the exterior of the house with specific approval. All shutters shall be required to be painted to blend with the coloring of the home and the design of the community.

3. Security Window Bars

The use of "burglar bars", steel, wrought iron bars, or similar fixtures on the exterior of any window must have prior ACC and Board approval.

4. Security/Storm Doors

Security and/or storm doors will be allowed on the exterior of a home if they meet one of the following options:

- 1) Metal frame with glass or screen inserts. Color and style must match or compliment the architecture and color of the residence.
- 2) Security/storm door combination utilizing wrought iron. Color and style must match or compliment the architecture and color of the residence.

5. ACC Approval

Any of the above items require prior ACC approval.

V. ANTENNA AND SATELLITE DISHES

Satellite Dishes of One Meter in Diameter or Less, the Association's preference for location of Receivers regulated by the OTARD/FCC, in descending order, is as follows:

- A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.
- An unscreened location in the back yard of the Lot.
- On the roof, but below the roof line.
- A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements.
- An unscreened location in the side yard.

Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be Visible From Neighboring Property, the Association would prefer that such location be used for the Receiver rather than a higher-listed location at which the Receiver would be Visible From Neighboring Property, provided such location will not unreasonably delay or prevent installation, maintenance or use of the Regulated Receiver, unreasonably increase the cost of installation, maintenance, or use of the Regulated Receiver, or preclude the reception of an acceptable quality signal.

W. WOODPILES

Stacked/stored firewood must be stored behind the fence and not visible from any street.

X. WINDMILLS/WEATHER VANES/TOWERS

Windmills, weather vanes and towers of any type are not allowed, except in the backyard and not exceeding fifteen (15) feet in

height as approved by the ACC.

Y. SIGNS, FLAGS, FLAGPOLES AND STATUES

No sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Unit, wall or other

improvement upon such Lot to be visible from public view or mounted on any vehicle or trailer parked or driven in the Property or the subdivision or carried by any person or by any other means displayed within the Property or the subdivision except the following:

1. "For Sale" and "For Lease" signs temporarily erected in connection with the sale and/or marketing of any Lot.
2. No more than two (2) identification signs per individual residence, each with a face area of seventy-two square inches (72") or less.
3. Neighborhood Watch Signs. Neighborhood Watch Signs may be placed in ground floor windows with a maximum of one (1) per window.
5. Signs required by legal proceedings or allowed under New Mexico law.
6. Such signs as may be required for traffic control and regulation of Common Areas.
7. Promotional and advertising signs of any Builder on any Lot approved from time to time in advance and in writing by the Board as to number, size, color, design, message content, location, and type.
8. Signs and notices erected or posted in connection with the provision of building Security – maximum of one per window.
9. American Flags and Flagpoles. Within the front yard area but set back at least 15 feet from the front property line, Owners may display a standard sized American Flag from a wall mounted standard or from a residentially scaled flag pole, not to exceed 18 feet in height. Proper flag etiquette must be observed (flag not torn or faded, right side up, lighted at night etc.).

10. Except as stated in this Section regarding American flags and Builder signs, as used by the Declarant, no advertising flagpoles, standards, flags, banners, balloons, billboards, flashing lights or lighted panel signs can be placed anywhere within the Subdivision or in the public rights-of-way or landscape areas immediately adjacent to the Subdivision without prior ACC approval.

11. Statues. Statues, lawn ornaments and yard decorations of any size or type must be placed in a location that is not visible from Neighboring Property, unless a variance is granted by the ACC.

12. Other Signs. Such other signs (including, but not limited to, construction job identification signs, builder identification signs and subdivision identification signs) which are in conformance with the applicable requirements of the City of Rio Rancho or

other applicable governmental agencies and which have been approved in advance and in writing by the Board as to size, color, design, message content and location.

13. Political Signs are allowed in yard 30 days prior and until 1 week after elections.

Z. SWIMMING POOLS

No swimming pool shall be constructed or placed on any residential Lot without prior written approval of the ACC and a permit from the City of Rio Rancho. As with all property improvements, the Owner is solely responsible for easements, property encroachments, spoils disposal, and drainage issues. At a minimum, applications should show property and easement lines along with an outline of the new pool.

AA. SOLAR EQUIPMENT

The Association recognizes the benefits to be gained by permitting the use of solar energy as an alternative source of electrical power for residential use. At the same time, the NMPOA desires to promote and preserve the attractive appearance of the Property and the improvements thereon, thereby protecting the value generally of the Property and the various portions thereof, and of the various Owners' respective investments therein.

BB. LANDSCAPING

Immediately upon completion of construction of the home thereon, all front yards and side yard areas in front of the side return walls shall be landscaped to comply with the following minimum standards:

NOTE: Due to the overall landscaping theme of the subdivision that includes landscaping features that run across lot lines, the initial landscaping plan for individual lots may not be altered in a manner that would detract from this theme. Grass areas may not be removed or altered in favor of xeriscaping and xeric landscaping may not be removed or altered in favor of grass.

No alterations, modifications or additions to the front yard or side yard landscaping are allowed without the prior approval of the ACC.

1. The landscape area includes the entirety of the area located in front of the side yard wall returns which is not covered by concrete lead walks and drive pads. It also includes that portion of the public street right-of-way that lies between the back of the curb and the front edge of the sidewalk, which the Owner is required to maintain.

2. Not more than 90% of the landscape area of each of the front or side yards may be covered only with gravel or crushed rock. Plantings from the approved plant list, or as approved by the ACC, must comprise at least 10% of these areas.

3. The use of larger cobbles and aggregates of contrasting subdued earth tone colors is encouraged.

4. The use of red colored aggregate should be limited to accents only; white, green, blue or other bright colored aggregates are not permitted without prior ACC approval.

5. Tree bark or wood chips are not permitted for use as ground cover, except they may be used in limited amounts as a mulching material in planting beds or tree rings.

6. At least 10% of the landscape area must be covered with a living ground cover and/or committed to planting beds, xeric gardens or ornamental landscape features. Landscape boulders, mounding and vertical elements less than 3 feet high are encouraged.

7. A minimum of one tree is required for each lot. Species selected from the approved plant list are recommended.

8. A minimum of four one-gallon plants or shrubs is required for each lot. Species selected from the approved plant list are recommended.

9. If sod is used (minimum of 100 square feet), a minimum of four one-gallon plants or shrubs is required. Species selected from the approved plant list are recommended.

10. The use of non-living objects such as driftwood, petrified wood, animal skulls, wagon wheels and other similar items, for landscape accent materials is discouraged and requires the prior written approval of the ACC.

RECOMMENDED LANDSCAPE SPECIES: The goal of the landscape requirements for individual lots contained herein is to help enhance and maintain property values within Northern Meadows by creating a plant density and plant pallet throughout the neighborhood that will be complimentary to the Association-maintained common areas and streetscape landscaping. The approved plant species contained in the following list have been selected by the Landscape Architect for their colors, form, drought tolerance, availability and hardiness.

DECIDUOUS TREES

Maple (Autumn Blaze) (Acer)
Desert Willow (Chilopsis
linearis) Smoketree (Cotinus
coggygria)
Ash (Modesto) (Fraxinus Velut)
Ash (Raywood) (Fraxinus Oxy) Ash (Arizona) (Fraxinus Velutina)
Honey locust (Shade master) (Gleditsia Tri)
Plum (Purple Leaf) (Prunus Cer)
Pear Aristocrat Flowering (Pyrus Cal)
Prairie Flameleaf Sumac (Rhus lanceolata)
Chaste Tree (Vitex agnus-castus)

DECIDUOUS SHRUBS

Hummingbird Trumpet (Anisacanthus thurberi)
Bird of Paradise (Caesalpinia gilliesii)
Fernbush (Chamaebatiaria millefolium)
Chamisa (Chrysothamnus nauseosus)
Summer Broom (Genista tinctoria)
Dunebroom (Parryella filifolia)
Mariola (Parthenium incanum)
Broom Dalea (Psorothanmus scoparia)
Threelobed Sumac (Rhus trilobata)
"Austria Copper" Rose (Rosa foetida)
Cherry Sage (Salvia greggii)

VINES

Trumpet Vine (Campsis radicans)
Clematis (Clematis hybrids)
Western Virginsbower (Clematis ligusticifolia)
Golden Laterns (Clematis tangutica)

EVERGREEN TREES

Curlleaf Mountain Mahogany (Cercocarpus ledifolius)
One-seed Juniper (Juniperus monosperma)
Shrub Live Oak (Quercus turbinella)
Soaptree Yucca (Yucca elata)
Desert Hackberry (Celtispallida)
Emory Oak (Quercus emoryii)

GROUND COVERS

Fringed Sage (Artemisia frigida)
Dwarf Coyotebush 'Twin Peaks' (Baccaris pilularis)
Creeping Broom (Cytisus decumbens)
Verbena (Verbena peruviana)
Rocky Mountain Zinnia (Zinnia grandiflora)

GRASSES

Western Wheatgrass (Agropyron smithii)
Sideoats Grama (Bouteloua curtipendula)
Blue Grama (Bouteloua gracilis)

Buffalograss (*Buchloe dactyloides*)
Sand Lovegrass (*Eragrostis trichodes*)
Blue Avena (*Helictotrichon sempervirens*)
Galleta (*Hilaria jamesii*)
Indian Ricegrass (*Oryzopsis hymenoides*)
Little Bluestem (*Schizachyrium*)
Sand Dropseed (*Sporobolus cryptandrus*)
Giant Sacaton (*Sporobolus wrightii*)

HERBACEOUS PERENNIALS AND ANNUALS

Sand Verbena (*Abronia* sp.)
Giant Hyssop (*Agastache cana*)
Hollyhock (*Alcea rose*)
Mat Daisy (*Anacyclus depressus*)
Prairie Sage (*Artemisia ludoviciana*)
Wormwood (*Artemisia* x 'Powis Castle')
Desert Marigold (*Baileya multiradiata*)
Chocolate Flower (*Berlandiera lyrata*)
Golden Aster (*Chrysopsis villosa*)
California Poppy (*Eschscholzia californica*)
Guara (*Gaura lindheimeri*)
Perky Sue (*Hymenoxys argentea*)
Bush Morningglory (*Ipomoea leptophylla*)
Gayfeather (*Liatris punctata*)
Tall Gayfeather (*Liatris scariosa*)
Scarlet Flax (*Linum graniflorum* "Rubrum")
Blue Flax (*Linum perenne*)
Blackfoot Daisy (*Melampodium leucanthum*)
Four O'Clock (*Mirabilis jalapa*)
Giant Four O'Clock (*Mirabilis multiflora*)
Mexican Primrose (*Oenothera berlandiera*)
White Evening Primrose (*Oenothera caespitosa*)
Evening Primrose (*Oenothera hookeri*)
Yellow Evening Primrose (*Oenothera missouriensis*)
Pale Evening Primrose (*Oenothera pallida*)
Mexican Evening Primrose (*Oenothera speciosa*)
Bush Penstemon (*Penstemon ambiguus*)
Scarlet Penstemon (*Penstemon barbatus*)
Palmer Penstemon (*Penstemon palmeri*)
Prairieclover (*Petalostemon purpureum*)
Russian Sage (*Perovskia atriplicifolia*)
Paperflower (*Psilostrophe tagetina*)
Autumn or Cherry Sage (*Salvia greggii*)
Silver Groundsel (*Senecio longiflora*)
Scarlet Globemallow (*Sphaeralcea coccinea*)
Fern Verbena (*Verbena bipinnatifida*)
Purple Verbena (*Verbena rigida*)
Western Vervain (*Verbena wrightii*)
Hummingbird Plant (*Zauschneria californica*)
Desert Zinnia (*Zinnia grandiflora*)

EVERGREEN SHRUBS

Century Plant (*Agave parryi*)
Pointleaf Manzanita (*Arctostaphylos pungens*)
Threadleaf or Sand Sage (*Artemisia filifolia*)
Big Sage (*Artemisia tridentata*)

Fourwing Saltbrush (*Atriplex canescens*)
Desert Bloom (*Baccharis salicina*)
Algerita (*Berberis haematocarpa*)
Mountain Mahogany (*Cercocarpus montanus*)
Cliffrose (*Cowania mexicana*)
Scotch Broom (*Cytisus scoparius*)
Sotol (*Dasyliion wheeleri*)
Mormon Tea (*Ephedra viridis*)
Turpentine Bush (*Ericameria laricifolia*)
Spanish Bloom (*Genista hispanica*)
Red Yucca (*Hesperaloe parviflora*)
Creeping Oregon Grape (*Mahonia repens*)
Beargrass (*Nolina microcarpa*)
Beargrass (*Nolina texana*)
Dagger Spine Cholla (*Opuntia clavata*)
Cholla (*Opuntia imbricata*)
Prickly Pear (*Opuntia phaecantha*)
Antelope Bitterbush (*Purshia tridentata*)
Desert Sage (*Salvia dorrii*)
Lavender Cotton (*Santolina chamaecyparissus*)
Spanish Broom (*Spartium junceum*)
Arizona Rosewood (*Vauquelinia californica*)
Datil (*Yucca baccata*)
Soapweed (*Yucca glauca*)

CC. DRIVEWAYS

No driveway modifications shall be made without prior ACC approval.

DD. PARKING

Parking in any area other than the driveway shall follow the covenant Article XV section 11 and must have ACC prior approval. To be considered for approval these basic guidelines must be met:

- A) Any item that is taller than current perimeter fence shall be screened from street view at least 75% vertically. Any item needing screening height needed above 6' must be submitted to ACC for prior approval.
- B) Any vehicles or trailers of any kind must be in good repair, able to be readily moved in the ACC and or boards opinion. Upon approval, ACC, or board can stipulate the item will need to be covered while in location other than driveway.
- C) All vehicles or trailers of any kind to be parked in a place other than the driveway needs to have a review by the Landscape committee and current NMPOA Landscape provider and possibly the board for landscape impacts. Any needed changes to landscape will be at the owner's expense and must meet the overall theme of the surrounding landscape design as stated by the Landscape committee and current NMPOA Landscape provider and the Board.
- D) All approvals from the ACC must be in writing and a true copy thereof filed for public record with the County Clerk of Sandoval County, New Mexico at owners' expense.

EE. ACC DOCUMENT CHANGE OR REVISIONS

Any changes to this ACC document after February 2012 will need to have:

- A) Review of proposed changes to be reviewed by ACC, Board of Directors, and Landscape Committee.
- B) All possible changes will need to have clear justification for change presented.
- C) Per Article VIII of the Bylaws; the Board shall have the power to adopt and publish rules and regulations governing the use of the Associations Land and facilities and the personal conduct of the members and their guests thereon.

FF. OTHER DEED RESTRICTION PROVISIONS

These guidelines are not intended to expand upon all provisions of the deed restrictions, officially titled ""Declaration of Protective Covenants and Building Restrictions for Northern Meadows"" (CC&Rs). Owners should ensure they are familiar with both the deed restrictions and with these Guidelines to ensure continued worry-free enjoyment of the community by all concerned.

Adopted by the Board 10.16.2018 subject to reformatting