

**CONSENT TO ACTION
BY THE BOARD OF DIRECTORS**

NORTHERN MEADOWS PROPERTY OWNERS' ASSOCIATION, INC.
c/o HOAMCO, LLC
8700 A Education Place NW
Albuquerque, NM 87114

The undersigned, constituting all the members of the Board of Directors of Northern Meadows Property Owners' Association, Inc., a New Mexico nonprofit corporation, hereby take the following actions in writing at a meeting.

RESOLVED that the Board of Directors hereby amends the attached Amended and Restated Rules and Regulations and Architectural Control Committee (ACC) Design Guidelines.

IN WITNESS WHEREOF, the undersigned have executed this consent as of the 16th day of October, 2025.

DocuSigned by:

Ron Cabrera

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Ron Cabrera, President

DocuSigned by:

Victor Rodriguez

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Victor Rodriguez, Vice President

Signed by:

Billy Kinter

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Billy Kinter, Treasurer

DocuSigned by:

Angie Gioffredo

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Angie Gioffredo, Secretary

Signed by:

Tamira Smiley

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Tamira Smiley, Director

**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 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 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 2030 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 the 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 sidewalks on the lot (excluding city-maintained sidewalks or driveway aprons), 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 approved by the ACC. Any alternate materials or colors must be specifically approved by the ACC prior to use in any exterior construction or modification.

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. A palette of colors acceptable for ACC approval shall be made available by request from the community manager or be viewed at the NorthernMeadowsPOA.com website. 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. Alternative colors to the approved palette can be proposed for ACC project approval. Such proposals will not be approved if they are not a shade of the palette colors already approved. Please see Addendum A for the color pallet from Dunn Edwards for 20 different pre-approved color schemes.

For this purpose, the exterior of the residence is listed as the garage door, trim, and home.

1. The front door of the home may be painted a different color under the condition that an ACC application has been submitted and approved.
2. The garage door shall require ACC approval if paint color is to be changed. All requirements of section F are applicable.

Please see the attached Exhibit B for pre-approved paint colors. Owners still need to submit an ACC request for any painting. Owners can submit additional shades of the same color palettes for review by the ACC committee outside of the pre-approved paint colors. Owners can use any contractor and are not limited to the pre-approved vendor who provided the paint colors.

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 thirty (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 window glass must be whole and not cracked or otherwise damaged.
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. All doors and windows on residential structures and accessory buildings shall be kept in good working condition, maintaining functionality and be regularly maintained to ensure the safety of property residents and/or others.
8. Sidewalks on the lot (excluding city-maintained sidewalks and driveway aprons), and driveways must be clean and in good repair and not to create a public or private nuisance.
 - **Repairs:** Homeowners must repair cracks, holes, or any other surface damage promptly to prevent further deterioration and ensure safety. Cracks over 18 inches long by ½ inch wide, or over a 100 square foot area (10ft by 10ft) shall be maintained or repaired to not cause a safety hazard or as to substantially detract from the appearance or quality of the property or the surrounding Lots.
 - **Material Consistency:** Any repairs or modifications should use materials that match or closely match the original driveway surface in color, ensuring a uniform appearance throughout the community.
 - **Driveway and Sidewalk Penalties:** All penalties for driveway and sidewalk damages will be held until 6 years after October 16, 2025. Notices will continue to be issued, signaling awareness to the homeowner for budgetary considerations.
9. There must be no storage of toys, equipment, tools, clutter, debris and/or any other item 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 or driving over landscaped/xeriscaped areas.
 - Driveway extensions are allowable with an approved ACC request. All driveway extensions shall be constructed to match the color and surfacing of the existing driveway.
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 are as follows:
 - a. Maintaining the landscaping that already exists shall include mowing, trimming, and blowing landscaping debris.
 - b. Maintaining irrigation components.
 - c. Weed and Leaf control in front yards and common areas. (Parks not to be included)
 - d. Directing and controlling maintenance of and changes to the landscaping. (Owners must seek ACC approval prior to modifying or altering the front yard lot landscaping)
 - e. Removal of dead plants and trees in front yards installed by developers. (Not to be included are any plant or tree installed by homeowner)

- f. Removal of sand from gravel.
- g. Replacement of dead plants and trees in front yards that were installed by the developer. This doesn't include any additional plant material installed by the Owners, except for direct replacements of prior dead material. Replacement plants and trees will be replaced with a selection of trees and plants readily available from the Association pallet equaling 5 gallons, that will mature to equal size of the removed plant material.
- h. Any properties who have opted out of any landscape service shall be responsible for maintenance of that service.

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. After 7 P.M., the day prior to collection, containers may be placed in the street. After collection, within twelve hours (12) hours, said containers are to be returned and stored in a manner and respect to maintain a neat appearance on the side of the lot, in close proximity to the home, not to obstruct the front door. If there are any issues with service or pickup, the best practice is to notify the community manager.
- 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.

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 walls bordering the homeowner property.

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 and shall be maintained by the homeowner to present in good repair.

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 other than repair to original developer design and appearance.

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 guidelines:

- a. Any gate over 4' must have all irrigation lines supplying front yards 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.

O. PARTY WALLS/FENCES

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 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.
6. 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 confirm 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 they 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 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 cannot be readily moved by the residents in order not to impede landscaping operations. Once the landscaping contractor reports their operations were impeded by unacceptable items on a lawn, subsequent occurrences reported by the landscaping contractor will result in violation notices.
- 2) Any item whether temporary or permanent that causes damage to the landscaping. Costs to repair damaged landscaping from any item shall be the responsibility of the homeowner.
- 3) Any item greater than eight feet tall shall not be stored, permanently affixed, or displayed on landscaping but may be part of a seasonal display (see Section R, "Holiday Decorations" below).

Q. EXTERIOR LIGHTING

All lighting shall follow the current Federal, State, County, and City ordinances and law, and shall be subject to enforcement by the appropriate city authorities. Ground level lighting may not be installed to interfere with irrigation systems or 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.

Exception to Holiday Decorations: Lights may stay on homes year-round but must remain in good working order and display.

S. BASKETBALL GOALS AND HOOPS

Due to safety related concerns for residents and personal property the following rules have been established. All liability for personal or property damages are the responsibility of the homeowner.

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. 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 to 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 thirty (30) days from notification to repair, replace or remove the goal.

T. OTHER STRUCTURES

No structure identified in this Section T of the Rules shall be used at any time as a residence, either temporarily or permanently.

1. Shade Structures

Shade structures are permissible accessory buildings in the backyard with the prior approval of the ACC and in compliance with local building codes. Wood surfaces may be stained or painted to match the residence. Shade structures require a building permit from the City of Rio Rancho. The color of the structure and roof shall be consistent with the community color pallet.

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. The color of the structure and roof shall be consistent with the community color pallet. 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 guidelines in current force.

3. Play Structures/Recreational Equipment

Outdoor athletic and recreational facilities such as playscapes, swing sets and sport courts of 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 into 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 commenced within 60 days from ACC approval and completed

in accordance with the plans approved by the ACC within nine (9) months of commencement of construction, unless a variance is applied for and approved. Timelines may be adjusted by the community manager up to 90 days.

U. WINDOWS AND TREATMENTS

Within nine (9) weeks 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: Metal frame with glass or screen inserts. Color and style must match or complement the architecture and color of the residence.

- 1) Security/storm door combination utilizing wrought iron. Color and style must match or complement 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:

- The 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.
- The 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/WEATHERVANES/TOWERS

Windmills, weathervanes and towers of any type are not allowed, except in the backyard and not exceeding ten (10) feet in height as approved by the ACC.

Y. SIGNS, FLAGS, FLAGPOLES

In addition to the CC&Rs, the following restrictions apply

1. Flag poles can be set within the front yard, set back ten (10) feet from the property line.
2. Flag poles are not to exceed thirty-two (32) feet in height.
3. All flags, flag poles, and signs must comply with local County or City ordinances including required permitting.
4. All signs and flags must be displayed in good condition.
5. All signs and flags must not display vulgar or inappropriate language or material.

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. LANDSCAPING

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 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.

Please see the included Exhibit A pre-approved bush, tree, and color gravel options for replacements.

BB. DRIVEWAYS

No driveway modifications shall be made without prior ACC approval.

CC. PARKING

Parking in any area other than the driveway shall follow the covenant set forth in the CC&Rs and must have ACC prior approval. To be considered for approval these basic guidelines must be met:

- A) Any vehicles or trailers of any kind must be in good repair.
- B) No inoperable vehicle or trailer may be parked to be visible from neighboring properties.
- C) No vehicles, operable or otherwise, can be parked in a location other than driveway, ACC approved driveway extension, or approved storage in back yard. Parking on lawns or xeriscape is not permitted.
- D) Upon approval, ACC or board can stipulate a vehicle will need to be covered while in a location other than driveway.

DD. ACC DOCUMENT CHANGE OR REVISIONS

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

- 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.

EE. 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.

FF. Definitions

- 1) "Should" expresses a recommendation, a suggestion, or what is expected or a good idea to do, while "shall" indicates a mandatory requirement, obligation, or a strong intention.

Adopted by the Board, October 16, 2025, subject to reformatting.

Exhibit A: Bush, Tree, and Gravel Pallets
Exhibit B: Association Color Pallet

Shrubs

D



Indian Hawthorn
Raphiolepis Indica



Texas Sotol
Dasylirion texanum



Dwarf Butterfly Bush
Buddleia davidii



Red Yucca
Hesperaloe parviflora

C



Crimson Pygmy Barberry
Berberis thunbergii



Cherry/Autumn Sage
Salvia gregii



Blonde Ambition
Bouteloua gracilis



Karl Foester Grass
Calamagrostis x acutiflora

B



Texas Sage
Leucophyllum langmaniae



Catmint
Nepeta faassenii



Moonshine Yarrow
Achillea moonshine



May Night Salvia
Salvia x sylvestris

A



Purple Leaf Sand Cherry
Prunus x cistena



Penstemon
Penstemon pinifolius



Apache Plume
Fallugia paradoxa



Potentilla
Potentilla fruticosa



505.990.5754
adam@greensummitlm.com

Date: 05/06/24

Revisions:

- ▲
- ▲
- ▲

Northern Meadows
SHRUB PALLET
Rio Rancho, New Mexico

DRAWN BY:

CHECKED BY:

SHEET TITLE

Shrub Pallet

SHEET NUMBER

001

Shrubs



Turpentine Bush
Ericamria lariciflia



Lena's Scotch Broom
Cytisus scoparius



Bear Grass
Nolina microcarpa



Lanvender
Lavandula angustifolia



Rosemary
Rosmarinus officinalis



505.990.5754
adam@greensummitlm.com

Date: 05/06/24
Revisions:
▲
▲
▲

Northern Meadows
SHRUB PALLET
Rio Rancho, New Mexico

DRAWN BY:
CHECKED BY:
SHEET TITLE

Shrub Pallet

SHEET NUMBER

002

**Northern Meadows
Property Owners
Association

Tree Pallet**



Sunburst Honey Locust



Modesto Ash



Raywood Ash



Skyline Honey Locust



Chinese Pistache



Emerald Sunshine Elm



Desert Willow



Spanish Dagger Yucca



Faxon Yucca



Soaptree Yucca

Gravel Pallet



Amaretto Brown Gravel 1"



Blue Sais Gravel 1"



Gray Crushed Gravel 3/4"



Smoke Gravel 3/4"



GREEN SUMMIT

LANDSCAPE MANAGEMENT

505.990.5754

adam@greensummitlm.com

Date: 06/05/25

Revisions:

- ▲
- ▲
- ▲
- ▲

Northern Meadows
Albuquerque NM

DRAWN BY: BFH

CHECKED BY: AGB

SHEET TITLE

SHEET NUMBER

Northern Meadows

Proposed Color Palette



Scheme #1

	DE6068 Cobblestone Path Trim/Pop-outs RL#RL#549
DE6109 Kraft Paper Body RL#RL#555	DE6108 English Scone Garage Door RL#RL#499

Scheme #2

	DEC741 Bone White Trim/Pop-outs RL#RL#604
DEC738 Travertine Body RL#RL#688	DE6215 Wooden Peg Garage Door RL#RL#570

*PLEASE NOTE: Paint colors represented are to provide approximation and are not exact matches. It is recommended that color chips or samples are viewed before making your final selection. These colors have been updated to Dunn-Edwards Perfect Palette color system. Colors may not be an exact match and should not be used for touch-up purposes. Dunn-Edwards recommends that samples be applied before final approval.

Northern Meadows

Proposed Color Palette



Scheme #3

	DEC750 Bison Beige Trim/Pop-outs RL#RL#649
	DEW341 Swiss Coffee Garage Door RL#RL#008
DEC740 Sandcastle Body RL#RL#599	

Scheme #4

	DE6136 Terracotta Sand Trim/Pop-outs RL#RL#503
	DE6134 Shortbread Garage Door RL#RL#503
DEW340 Whisper Body RL#RL#003	

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Northern Meadows

Proposed Color Palette



Scheme #5

DE6136 Terracotta Sand Body RL#RL#503	DEW341 Swiss Coffee Trim/Pop-outs RL#RL#008
	DEC777 Meadowood Garage Door RL#RL#685

Scheme #6

DE6212 Crisp Muslin Body RL#RL#514	DE6214 Pigeon Gray Trim/Pop-outs RL#RL#570
	DE6216 Barrel Stove Garage Door RL#RL#570

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Northern Meadows

Proposed Color Palette



Scheme #7

DE6110 Warm Hearth Body RL#RL#555	DE6278 Stone Creek Trim/Pop-outs RL#RL#579
	DE6069 Bannister Brown Garage Door RL#RL#549

Scheme #8

DE6211 Light Beige Body RL#RL#514	DET630 Renwick Brown Trim/Pop-outs RL#RL#927
	DEC752 Birchwood Garage Door RL#RL#659

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Northern Meadows

Proposed Color Palette



Scheme #9

DEC749 Linen White Body RL#RL#644	DEC702 Antique Rose Trim/Pop-outs RL#RL#607
	DE6123 Trail Dust Garage Door RL#RL#557

Scheme #10

DE6120 Tea Biscuit Body RL#RL#501	DE5187 Weathered Saddle Trim/Pop-outs RL#RL#387
	DEC755 Cocoa Garage Door RL#RL#674

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Northern Meadows

Proposed Color Palette



Scheme #11

DE6123 Trail Dust Body RL#RL#557	DE6125 Carved Wood Trim/Pop-outs RL#RL#557
	DE6121 Siamese Kitten Garage Door RL#RL#501

Scheme #12

DET668 With the Grain Body RL#RL#965	DET686 Aged Whisky Trim/Pop-outs RL#RL#983
	DET673 Mission White Garage Door RL#RL#970

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Northern Meadows

Proposed Color Palette



Scheme #13

	DEC713 Roman Brick Trim/Pop-outs RL#RL#662
DEC743 High Noon Body RL#RL#614	DEW325 Vanilla Shake Garage Door RL#RL#027

Scheme #14

	DET640 Tawny Owl Trim/Pop-outs RL#RL#937
DET637 Seagull Wail Body RL#RL#934	DET679 Fresh Snow Garage Door RL#RL#976

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Northern Meadows

Proposed Color Palette



Scheme #15

	DEA175 Black Forest Trim/Pop-outs RL#RL#464
	DE6207 Egyptian Sand Garage Door RL#RL#569
DE6205 Stucco Tan Body RL#RL#513	

Scheme #16

	DE6208 Tuscan Mosaic Trim/Pop-outs RL#RL#569
	DE6205 Stucco Tan Garage Door RL#RL#513
DE6206 Desert Suede Body RL#RL#513	

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Northern Meadows

Proposed Color Palette



Scheme #17

	DE6063 Black Walnut Trim/Pop-outs RL#RL#548
DE6176 Creamy Cameo Body RL#RL#509	DE6178 Boutique Beige Garage Door RL#RL#509

Scheme #18

	DET686 Aged Whisky Trim/Pop-outs RL#RL#983
DEC760 Desert Gray Body RL#RL#600	DE6212 Crisp Muslin Garage Door RL#RL#514

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Northern Meadows

Proposed Color Palette



Scheme #19

DE6128 Sand Dune Body RL#RL#502	DEC717 Baked Potato Trim/Pop-outs RL#RL#682
	DE6062 Tea Bag Garage Door RL#RL#548

Scheme #20

DE6270 Antique Coin Body RL#RL#578	DEBN06 Book Binding Trim/Pop-outs RL#ARCBN06
	DE6267 Dove's Wing Garage Door RL#RL#522

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