

**QUICK GUIDE TO
SUNDANCE MESA SUBDIVISION'S
COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S)**

The CC&R's were designed to preserve the natural beauty and enhance the environmental quality and economic value of our neighborhood. Below are some select items from the CC&R's for your ready reference. Your compliance with the CC&R's is appreciated and expected. Residents are encouraged to contact their neighbor and discuss any perceived violations before contacting a Board Member for action.

Property Improvement or Alteration: NO, improvements, alterations, repairs, excavations or other work which in any way alters the exterior appearance of any House Structure or other Structure within the Subdivision...shall be made or done without the prior written approval of the ACC. (Article VI, Section 6.12, pg. 16) This includes but is not limited to the addition of a gazebo, detached structure, swimming pool, walls or alteration to walls, changes of color, solar equipment, or any change visible to residents including major landscaping. *Applications for Property Improvement or Alteration are available at sundancemesa.com or by contacting any member of the Architectural Control Committee (ACC).*

Home Business: No business or commercial activity frequented by and open to the general public shall be conducted within the Subdivision. Home occupations of the Owner are permissible if conducted in the home or studio and in compliance with any rules and regulations governing home occupations hereafter adopted by the Architectural Control Committee (ACC). (Article III, Section 3.5, pg. 6)

Windmills & Towers: No windmills or towers will be allowed in the Subdivision. (Article VI, Section 6.6, pg. 15)

Exterior Lighting: No street lamp, security lights or neon arc lamps will be permitted. All exterior lighting must be shielded so that bulbs are not visible. Automatic security lights (spot lights) are allowed; however, they must be pointed downwards and not exceed 100 watts. Timers or motion sensors must be adjusted for minimum distance and duration. (Article VI, Section 6.4, (I), pg. 16). The ACC has the right to approve or disapprove the location, number, size and design of all proposed exterior lighting. Consult the ACC before finalizing any plans.

Antennas and Satellite Dishes: No visible antennas are permitted. Satellite dishes are permitted but must be placed in an inconspicuous location to minimize visual impact. Consult with the ACC for approval. (Article VI, Section 6.6, pg. 15)

Animals: No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance. Animals must always be on a leash or under voice control. If there are repeated complaints about barking or other noise that the owner does not control the Association will refer the matter to Sandoval County Animal Control for resolution. (Article VII, Section 7.1, pg. 17) Be a good neighbor and pick up after your dog when going on walks.

Clothes Drying Facilities: Outside clothes lines or other facilities for drying clothes or airing clothes shall not be erected, placed or maintained on any Lot unless concealed in such a manner so as not to be Visible from Neighboring Property or from streets or from access roads. (Article VII, Section 7.3, pg. 18)

Hunting, Trapping, Discharge of Firearms and Explosives: Such activities are expressly prohibited within the Subdivision (Article VII, Section 7.4, pg. 18)

Garbage, Trash, Debris: No garbage or trash shall be placed or kept on any Lot except in covered containers located so as not to be Visible from Neighboring Property. No garbage, trash or debris may be buried or burned on any Lot. (Article VII, Section 7.10, pg 19)

Service and Storage Yards: Any service yard, storage yard, wood pile or storage pile shall be located so as not to be Visible from Neighboring Property. Any structure to be built with regard to these items requires the written consent of the ACC. (Article VII, Section 7.16, pg. 20)

Vehicles and Equipment: No bus, truck larger than a one-ton pickup, semi-trailer, tractor, machinery or equipment shall be kept, placed...maintained, constructed, reconstructed, or repaired on the Property. Motor homes, recreational house trailers, horse trailers, truck campers, boats, boat trailers and recreational vehicles of any sort or type which are intended to be kept on the Property by the Owner must be garaged. (Article VII, Section 7.11, pg. 19) Note: If there is an occasional need to park a Motor home or recreational vehicle on the property for the purposes of staging or accommodation of guests, please refer to the Revised RV/Trailer Temporary Parking Accommodation Resolution on the website.

Overnight Parking: No vehicle of any kind shall be allowed to park overnight on any dedicated roadway within the Subdivision. (Article VII, Section 7.12, pg. 19)

Motorcycles: Only licensed vehicles are permitted on the public streets. No off-road use of any motorcycle shall be permitted and all motorcycles operated within the Subdivision shall have mufflers installed in good condition, which limits the exhaust noise to no more than eighty (80) decibels, ten (10) feet from the end of the exhaust pipe. (Article VII, Section 7.14, pg. 19)

"For Sale" Signs: Only home "For Sale" signs are allowed and they cannot exceed six (6) square feet. Signs are restricted to the lot or home listed for sale. Signs placed throughout the neighborhood whether by individuals or Real Estate companies are not permitted and will be removed. (Article VI, Section 6.10, pg. 16)

Distributed by the Board of Directors and the Architectural Control Committee of Sundance
Mesa Homeowners' Association

The complete CC&R document is available on sundancemesa.com or by contacting any Board Member of SMHOA. Nothing in this Guide is intended to nor does it replace or alter the provisions of the CC&Rs.