



GUIDELINES FOR ARCHITECTURAL IMPROVEMENTS EXTERIOR COLORS AND ALTERATIONS

Please submit an Architectural Improvement Application for all exterior alterations and receive approval from the ACC before commencing any construction or alterations.

The form can be downloaded on ParkPlazas.org or obtained at the manager's office: Rodeo Plaza Shopping Center, 2801 Rodeo Road, Ste. E-1

STUCCO

Listed below are the approved stucco colors for re-stuccoing. If the homeowner is planning to paint the stucco, the paint must match one of the approved stucco colors. The paint must be an elastomeric or 100% acrylic paint, suitable for this specific type of application.

Sherwin Williams (SW) paint color matches to the stucco colors are provided below. The paint colors noted are best matches but cannot be considered identical.

"Sto" Stucco / SW paint colors

- | | |
|------------|--------------------------|
| 1. Acoma | SW 0079 Pinky Beige |
| 2. Alamo | SW 6114 Bagel |
| 3. Mesilla | SW 7725 Yearling |
| 4. Torreon | SW 7518 Beach House |
| 5. Pueblo | SW 6094 Sensational Sand |

"El Rey" Stucco / SW paint colors

- | | |
|-------------|----------------------------|
| 1. Sand | SW 7717 Ligonier Tan |
| 2. Straw | SW 6115 Totally Tan |
| 3. Buckskin | SW 2804 Renwick Rose Beige |

TRIM

Listed below are preapproved colors for use on the wood trim work. Trim areas are; canales, man doors and their frames, garage doors and their frames, wood trimmed window surrounds, portal beams, posts and corbels.

Homeowners may choose from one of the following trim schemes:

- A. One color for all the trim, or
- B. Use one color for the main elements such as the portals and another color, possibly lighter, for the canales or window trim where a lighter color is less contrasting with the stucco color.

Homeowners may select from the following Sherwin Williams paint colors

- | | | | |
|----------------------|---------|-----------------------|---------|
| 1. Porpoise | SW 7047 | 6. Nearly Brown | SW 9093 |
| 2. Sable | SW 6083 | 7. Rockwood Med Brown | SW 2807 |
| 3. Manor House | SW 7505 | 8. Grounded | SW 6089 |
| 4. Brainstorm Bronze | SW 7033 | 9. Down Home | SW 6081 |
| 5. Foothills | SW 7514 | | |

GARAGE DOORS

Garage doors may be painted in one of the approved trim colors or be painted to match the stucco body of the house. When replacing the garage door, stock colors of Brown, Taupe and Clay are acceptable. Light stock colors of white and cream are not allowed. Proposed stock garage door colors are to be reviewed by the ACC.

The Garage Door and its wood frame should be the same color or a best match if a stock door color is used.

WINDOWS

The installation of new windows requires a building permit from the City of Santa Fe. Please include copies of all required permits with the ACC Application submitted for approval.

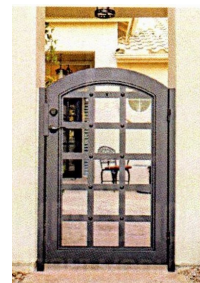
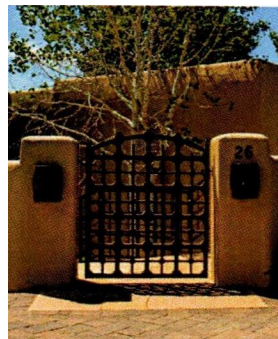
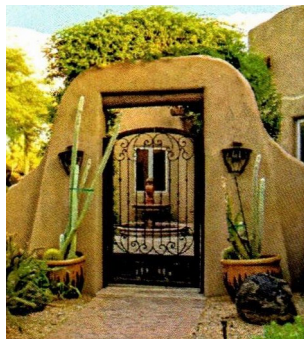
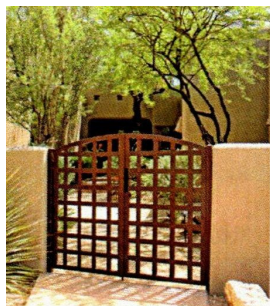
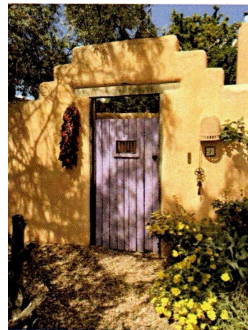
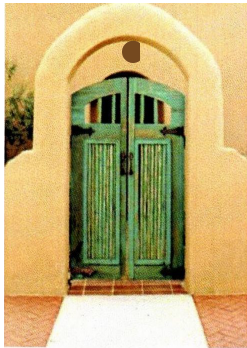
All new window frames must match. Permitted exterior frame colors are bronze or beige/cream/ivory. Please note that specific color names may vary among manufacturers and window providers. Black and/or white exterior window frames are not permitted.

HOME ENTRY DOORS AND FENCE GATE COLORS

Home entry doors are typically hidden from the street view. Therefore, homeowners have latitude in color selection.

Gates located at fenced yard entries may be painted an accent color if so desired. This color should not be over bright or intense. Muted shades that are of a Southwest nature are preferred.

Color Inspiration



Artisanal metal gates, powder coated or rusted are acceptable as well but should be mounted between stucco pilasters for stability.

YARD & OUTDOOR STORAGE AND GROUNDS

1. Structures on lots must be approved by the ACC prior to installation.
2. Vegetation should be maintained & kept trimmed.
3. Wood Utility Boxes must be maintained and/or replaced by the homeowners. They may be kept in natural wood or painted to match your stucco.
4. Stacked firewood can be one log deep if outside the fence and not higher than the fence.
5. Firewood inside the fence cannot be visible above the fence
6. Spark Arrestors/Caps must be installed on every chimney.
7. For further information, please call the manager's office at (505) 471-8809.

FENCES, PILASTERS and TRELLISES

The fencing used at so many of the homes in Park Plazas is predominate and therefore a community wide design element. Therefore, the colors, materials and designs must be limited.

1. FENCES can be 5' to 6' foot tall. Fences above 6' require a City of Santa Fe permit.
2. FENCES must be constructed using 1" by 6" rough sawn CEDAR planks.
3. FENCES must be capped with 2" x 6" boards. The wood cap board may be CEDAR or REDWOOD or a "TREX" type material.

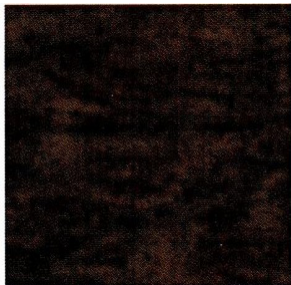
An existing cedar fence may be replaced with a cinder block stucco wall, with the same height guidelines, and in the style that maintains the continuity of the home's stucco color and texture.

Fences may be clear sealed or stained an approved wood stain color. Translucent or semi-transparent stains are preferred over solid color stains.

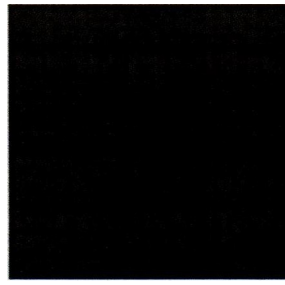
Approved fence stain colors



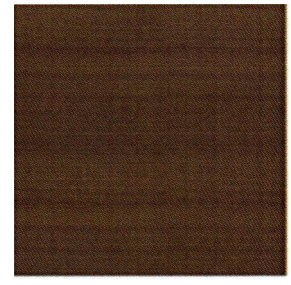
Hawthorne
SW 3518



Charwood
SW3542



Cordovan Brown
BEHR SC-104

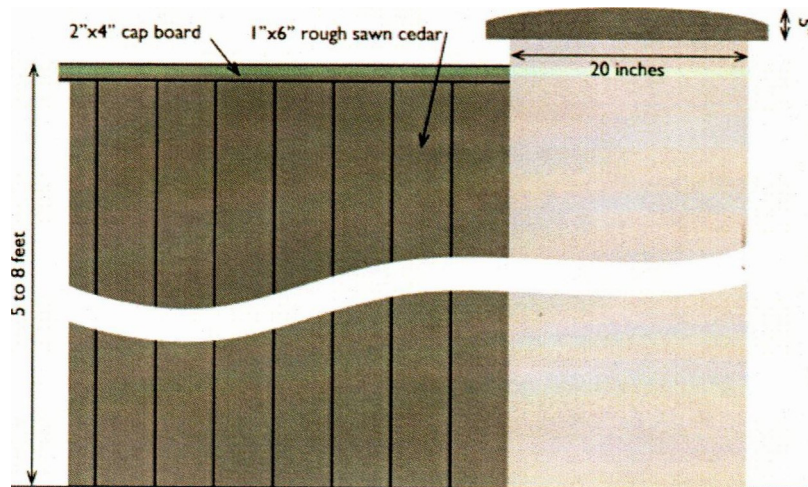


Coffee
BEHR SC103

PILASTERS

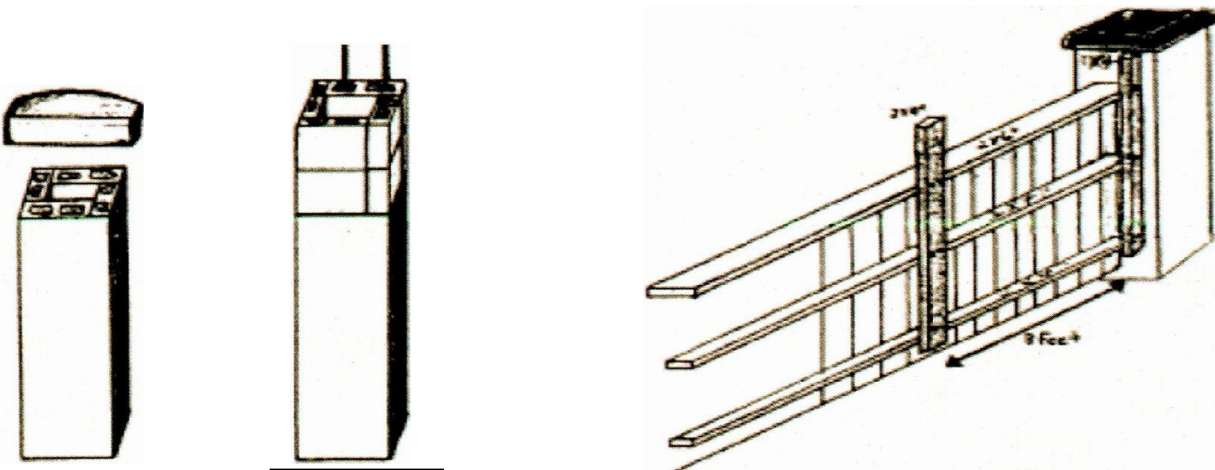
PILASTERS are a part of the fence design and structure. Often utilized at outside fence corners. The homeowner is responsible for their maintenance and replacement.

PILASTERS, including the cement cap, must extend 5" to 8" above the height of the fence, be 20" x 20" square and capped with a cap measuring 23" x 23" square. The cap material can be plastered or utilize a pre-cast concrete cap of the required size. The cap design must be raised so as to easily drain.

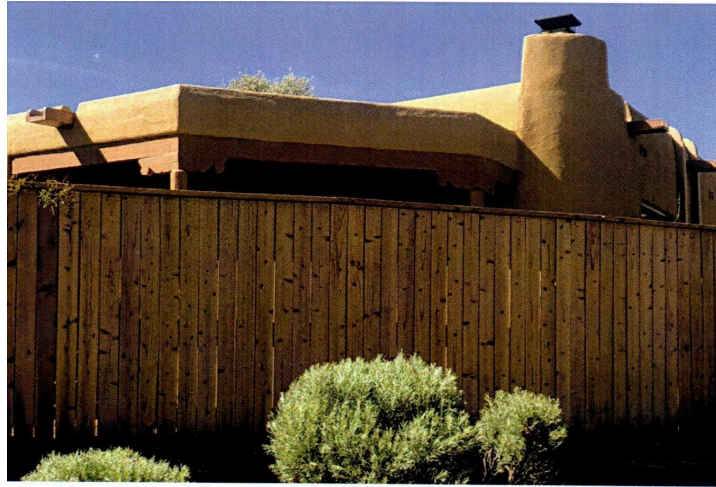


RAISING YOUR PILASTERS

1. Remove the existing caps.
2. Stack the appropriate size cinderblocks to the desired height.
3. Secure new cinderblocks by inserting rebar to the height of the cinderblock extension.
4. Finish by matching the other house pilasters.

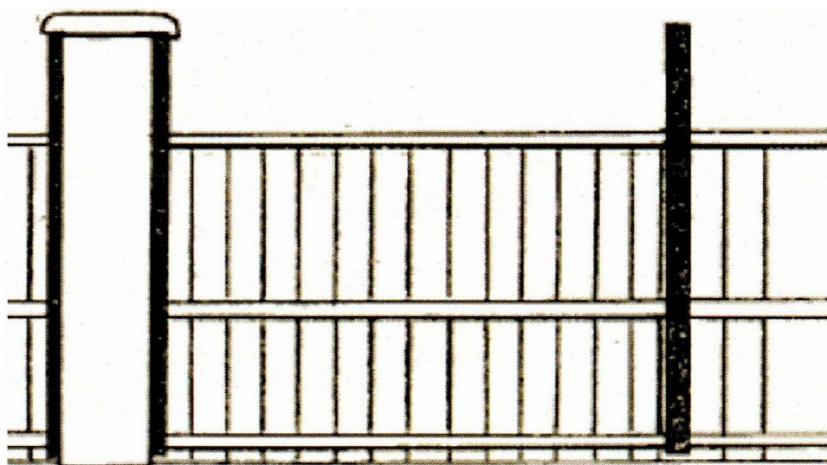


If the homeowner wishes to increase the height of his fence, the ACC will require the work be performed according to the Approved Heightening Guidelines. Any fence above 6' requires a city permit.



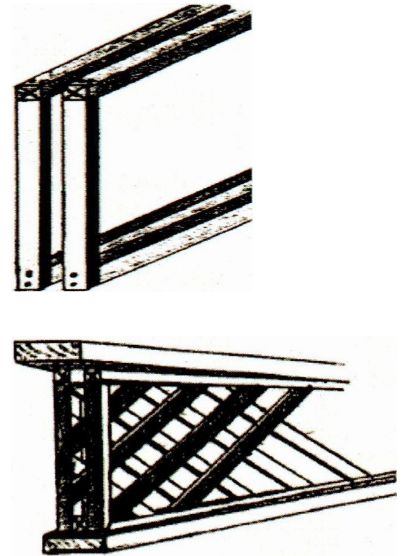
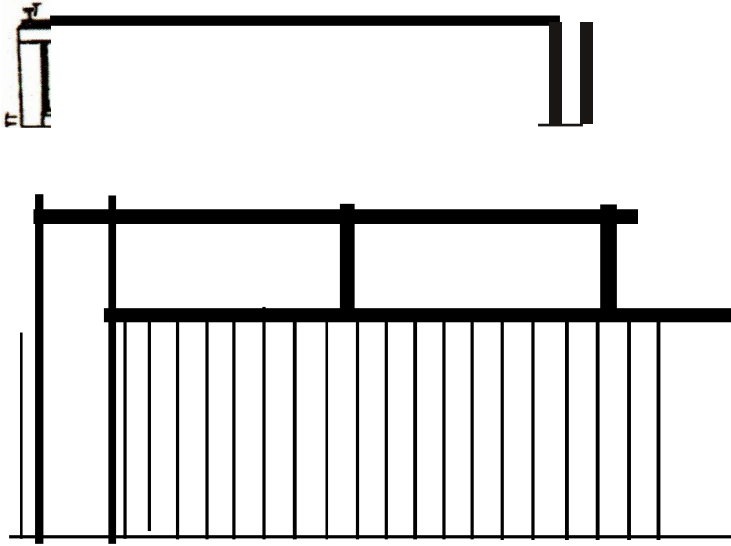
RAISING YOUR FENCE

1. Before adding an extension atop the existing fence, we suggest you establish the soundness of your cap boards or replace the existing ones.
2. Next, you will want to install vertical bracing boards.
3. The vertical bracing boards should be 2" x 4" and should be attached to the inside of your fence at 8-foot intervals, securing them to all the existing horizontal boards, and should be the height of the completed extension, minus 2", when attached.



CONSTRUCTING A PROPERLY FRAMED LATTICE OR TRELLIS

1. Build frames in 8' sections, using cedar or redwood 11 x 2's.
2. Top horizontal board is 8' long.
3. Bottom horizontal board is 7'-8" long.
4. Vertical boards should be the finished height of the extension, minus 4".
5. You will need 2 frames for each extension section.
6. The lattice section is then "sandwiched" between the 2 frames and secured.



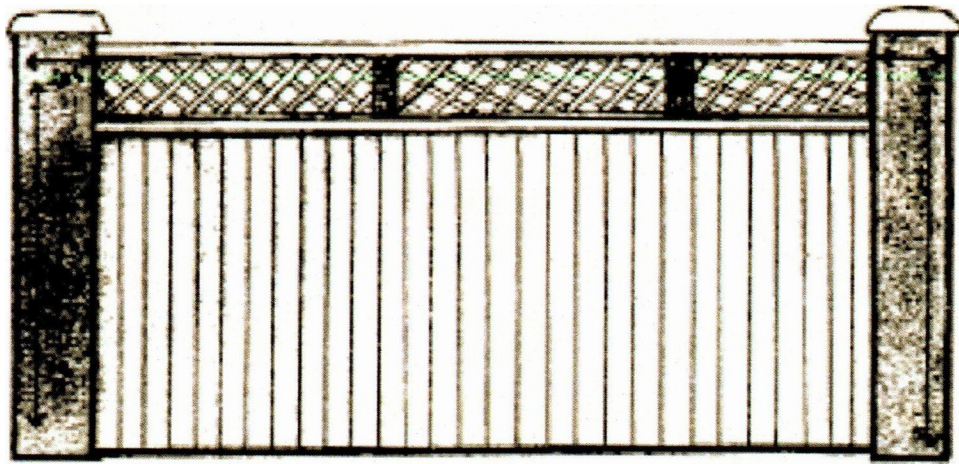
SECURING AND FINISHING YOUR TALLER FENCE

1. Install the framed sections, butting each frame against the other at the bracing board.
2. Secure to the bracing boards and to pilasters.
3. Top the new extension with a 2" x 6" cap board, completing the extension.
4. Stain the entire fence so that the extension matches the rest of the fence.

Some of our original fences are in a sad state and yet, with a minimum maintenance, they can serve for many more years. An application of wood preservative or transparent stain will do that.

New boards stand out, making the older ones look poorly, but treated with an application of seeped vinegar (see below)) they will get closer to matching the adjacent ones.

Twisted and curled cap boards, if they cannot be reattached, can be replaced using a type "TREX" type material which will not curl.



To Age or Weather New Wood

If you want to age or "weather" new wood to match older weathered boards, this technique with vinegar and iron oxide is easy and effective.

To age new wood to a natural silvery grey, to grey brown or black patina, let a small piece of steel wool sit overnight in ordinary white vinegar, then dilute the vinegar solution 1 to 1 with water. For solutions that will make a darker tone, leave the solution to sit longer.

The finish varies with the type of raw wood it is applied to, the roughness of the wood, (rough wood absorbs the solution more readily) and the strength of the solution.

The testing of wood samples prior to the full application is always recommended to achieve the needed tone.