



GUIDELINES FOR ARCHITECTURAL IMPROVEMENT

EXTERIOR ALTERATIONS

*****Please be sure to submit an Architectural Improvement Application for all exterior alterations, and receive approval from the ACC, before you starting construction. *****

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

Stucco paint must match one of the approved stucco colors and must be an elastimeric or 100% acrylic paint.

"Sto" Stucco colors:

1. Acoma
2. Alamo
3. Mesilla
4. Torreon

"El Rey" Stucco colors:

1. Sand
2. Straw
3. Pueblo
4. Buckskin

TRIM

Trim colors choices apply to canales, door frames, garage doors, garage door frames, window frames, portal frames, beams and corbels.

Choose 1 color for canales and garage door, 1 color for trim, or one color for all. These colors are available at Sherwin Williams.

1. SW 6076 Turkish Coffee
2. SW 6034 Arresting Auburn
3. SW 6089 Grounded
4. SW 7718 Oak Creek
5. SW 6114 Bagel

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 homeowner. They may be kept in natural stained 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.

For further information, please call the manager's office at (505) 471-8809.

FENCES and TRELLISES

FENCES can be 5 to 8 feet tall.

FENCES must be constructed using 1" x 6" rough sawn CEDAR planks.

FENCES must be capped with a 2" x 6" board. The cap board may be: CEDAR, REDWOOD, or a "TREX" type material.

An existing cedar fence may be replaced with a 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, left raw, or stained an approved wood color. Translucent stains are preferred over solid color stains. Approved fence stain colors are:

1. SW 3518 Hawthorne
2. SW 3542 Charwood
3. BEHR SC104 Cordovan Brown
4. BEHR SC111 Wood Chip

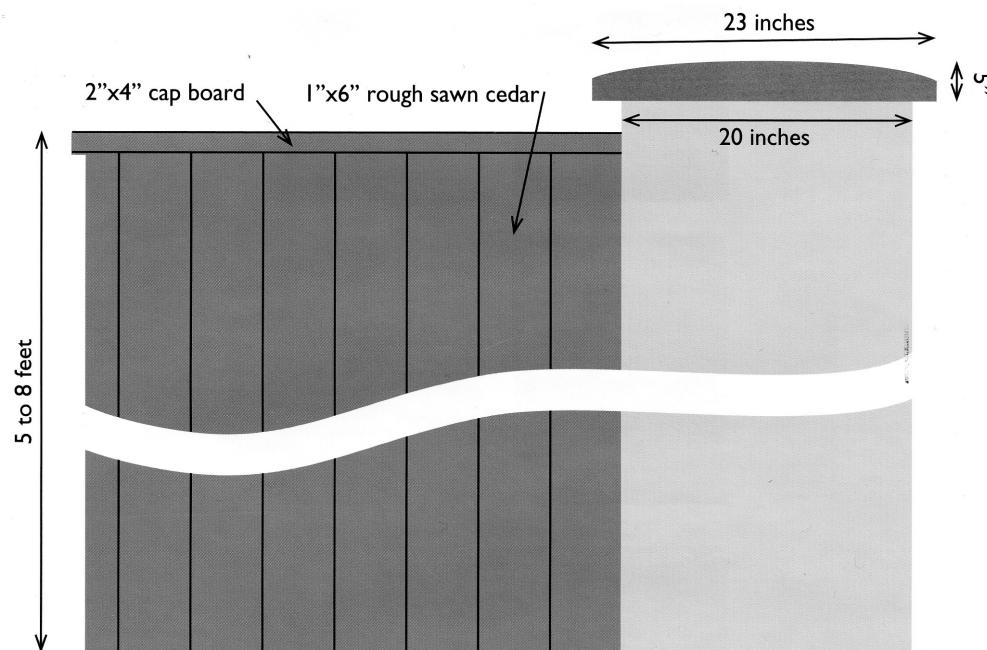


SAMPLES APPROXIMATE THE ACTUAL CHIP COLOR.

PILASTERS

PILASTERS are a part of the fence structure, thus the homeowner is responsible for their maintenance and replacement. PILASTERS, including 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, 3"-5" in thickness.

If the homeowner wishes to increase the height of his fence, the ACC will require the work be performed following the Approved Heightening Guidelines.



RAISING YOUR PILASTERS

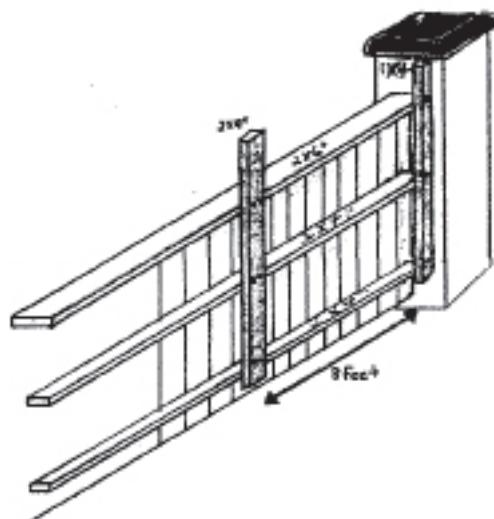
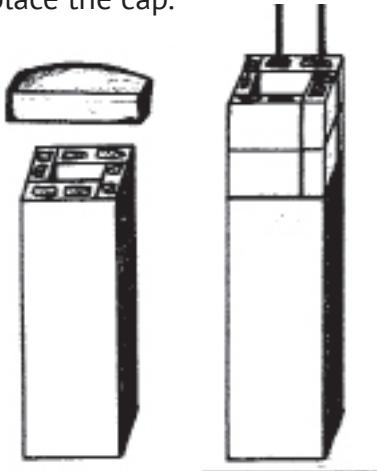
Remove the existing caps.

Stack the appropriate sized cinderblocks to the desired height.

Secure new cinderblocks by inserting rebar to the height of the cinderblock extension.

Finish by matching the other house pilasters.

Replace the cap.

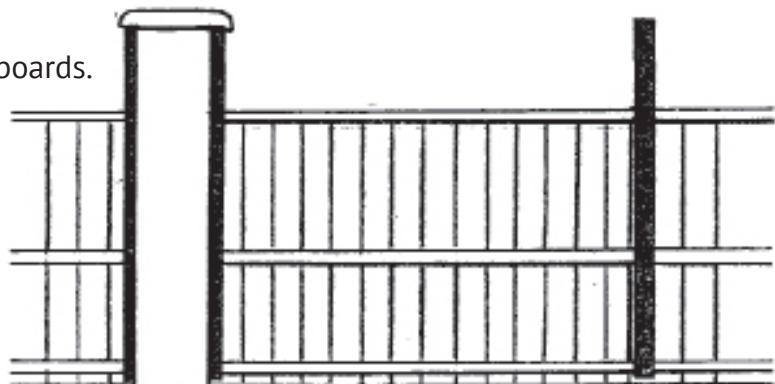


RAISING YOUR FENCE

Before adding an extension atop the existing fence, we suggest you establish the soundness of your cap boards or replace the existing ones.

Next, you will want to install vertical bracing boards.

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

Build frames in 8' sections, using cedar or redwood 1 x 2's.

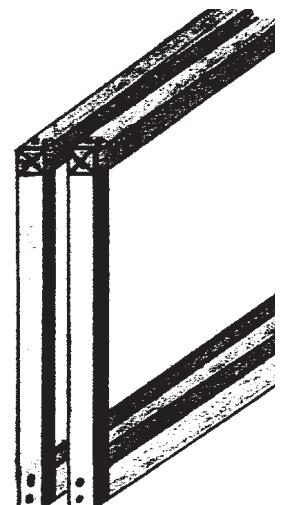
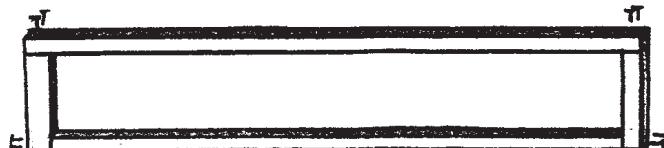
Top horizontal board is 8' long.

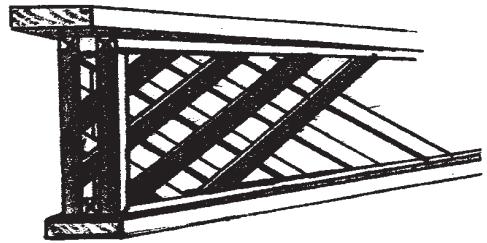
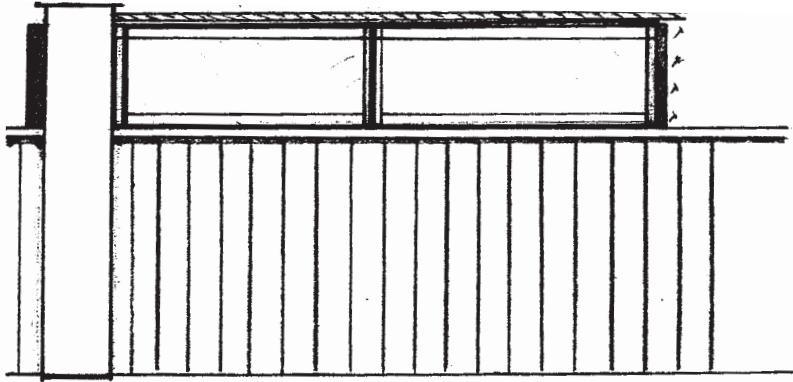
Bottom horizontal board is 7' 8" long.

Vertical boards should be the finished height of the extension, minus 4".

You will need 2 frames for each extension section.

The lattice section is then "sandwiched" between the 2 frames and secured.





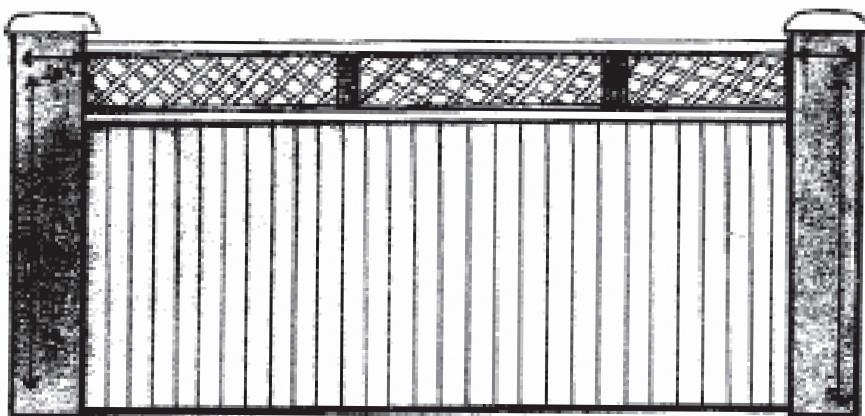
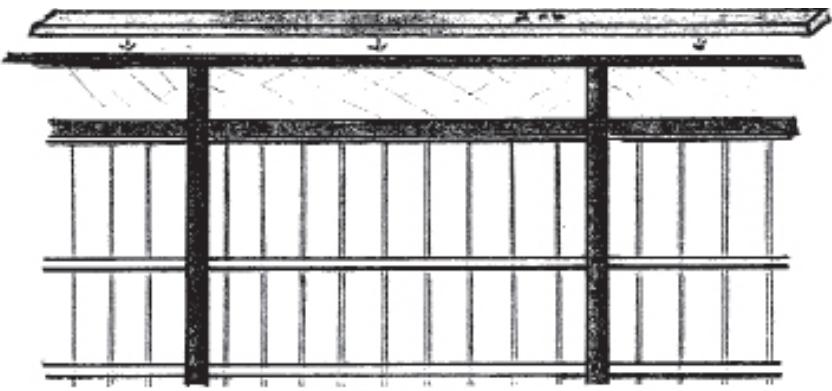
SECURING AND FINISHING YOUR TALLER FENCE

Install the framed sections, butting each frame against the other at the bracing board.

Secure to the bracing boards and to pilasters.

Top the new extension with a 2"x 6" cap board, completing the extension.

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 older ones look badly; 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 "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 darker solutions, leave the solution to sit longer.

This 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.