

ROBIN HOOD PARK PROPERTY OWNERS ASSOCIATION, INC.

ROBIN HOOD  
MAYHILL, N. M. 88339  
November 1, 1933  
REVISED May 4, 1999  
REVISED July 01, 2001  
REVISED August 26, 2003

ARCHITECTURAL CONTROL COMMITTEE GUIDE LINES

The following Guide Line are provided by the Board of Directors for use by the Architectural Control Committee for determining construction and plan requirements for the Robin Hood Park Subdivision. The objective of these guide lines is ensure that new structures are in harmony with existing structures in the subdivision.

**I. TRAILERS/MOBILE HOMES/SINGLE WIDE MANUFACTURED HOMES**  
ALL TRAILERS/MOBILE HOMES/SINGLE WIDE MANUFACTURED HOME THAT ARE TO BE USED AS A PERMANENT RESIDENCE MUST BE INCORPORATED INTO A PERMANENT STRUCTURE SO AS NOT TO RESEMBLE A TRAILER OR MOBILE HOME. The terms trailer and mobile home are used interchangeably and mean a house trailer (per Webster's II New Riverside Dictionary, copyright 1984 by Houghton Mifflin Co.).

To be consistent in the application of Paragraph 9 of the Robin Hood Park Restrictive Covenants (as revised by the District Court Cause CV-87-389, Twelfth Judicial District, Division I), the Architectural Control Committee requires that an individual wishing to convert a trailer or mobile home or single wide manufactured home to the appearance of a house must submit a detailed plan and construction schedule to the committee for it's consideration. If the conversion plan receives preliminary approval, the applicant will be notified and will be required to put up a cash deposit or collateral of equivalent value to equal the cost of making the conversion, with a minimum of \$5,000.00 cash deposit or collateral of equal value. The cash deposit or collateral will be placed in the possession of the Robin Hood Park Property Owners Association. This is to ensure that the conversion is completed as planned within the one year allowable construction period. The money or collateral will be returned upon completion of the conversion in the one year allotted time. If the conversion is not completed in the allotted time, the money will be forfeited and used for completing the conversion. Final approval of the project will be given upon receipt of the cash deposit or collateral, and the trailer/mobile home may be moved into the subdivision.

The following modifications are required for trailers/mobile homes/single wide manufactured homes:

1. A self supporting roof (not supported by the trailer) of not less than 3/12 pitch (recommended because of snow load) with an overhang on each side. The exterior roof materials maybe shingles or metal.
2. The exterior wall finish shall be of a material that presents a wood appearance in order to maintain harmony with existing structures. Conventional metal sided trailers should be covered with a material which meets this requirement.

3. The trailer/mobile home/single wide manufactured home shall be skirted in its entirety with a material that meets the exterior wall finish requirement of item two (2) above unless installed on a concrete foundation.
4. The tongue, wheels, and axles must be completely removed so as to make the trailer/mobile home/single wide manufactured home a permanent foundation.
5. A wood deck or concrete patio should be added to one side of the trailer/mobile home/single wide manufactured home.
6. A room or attached garage addition must be added to one side in order to alter the trailer/mobile home/single wide manufactured home appearance.
7. Doublewides and modular homes may not require the self supporting roof if they have a pitched roof and may not require the addition of a room, patio, or deck. They must meet the requirement that they do not resemble a trailer or mobile home or single wide manufactured home.

**II PLANS REQUIREMENTS FOR ALL CONSTRUCTION (Including mobile homes/trailers/single wide manufactured home and buildings/structures moved into the subdivision). Two sets of plans shall be required prior to the initiation of construction (one set will be returned to the applicant when approved) which include the following:**

1. A plot plan showing all external dimensions of the structure and the offset of the structure from all property boundaries.
2. Front, rear, and side views of the structure showing height above the terrain and roof pitch.
3. A list of exterior finish building materials (roof, siding, underpinning, and etc).

### **III. BUILDING PERMITS**

Evidence of State of New Mexico building permits will not be required by the Architectural Control Committee. However, the State of New Mexico Uniform Building Code requires that permits be obtained for construction, altering or repairing of any building. Further information concerning permit requirements and fees can be obtained by contacting the Construction Industries Division, Bataan Memorial building Santa Fe, N. M. 87503, the Las Cruces Office at (505) 524-6320 or any state inspector.

### **IV. EXEMPTIONS TO APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE**

The following do not require approval by the Architectural Control Committee:

1. Remodeling of an existing structure and additions to an existing structure which increase the floor space or living area by one hundred(100) square feet or less.
2. The addition or replacement of decks and patios.
3. Portable commercial storage sheds of one hundred fifty (150) square feet or less.
4. Portable structures of forty (40) square feet or less.

V. CONSTRUCTION TIME REQUIREMENTS

All exterior construction shall be completed within a one (1) year period, The one year period begins on the date the home is moved onto the property. However, extensions may be granted on a case by case basis by the Architectural Control Committee for unusual circumstances.

VI. COMMERCIAL ENTERPRISE REQUIREMENTS

1. No building shall be erected, placed, or altered on any lot or site until the construction plans and specifications, and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and material, harmony of external design with existing structures and a forest environment, and as to location with respect to topography and finish grade elevation.
2. The following commercial enterprises shall not be allowed on any commercial lot for purposes of manufacture, sale, rental, repair, or storage: Used or new cars, trucks, trailers, recreation vehicles, single wide house trailers, manufactured homes, construction or earth moving equipment, farm equipment. Used commercial or residential appliances, plumbing materials, electrical materials, yard maintenance equipment.
3. The following commercial enterprises shall not be allowed on any commercial lot:  
Junk or scrap metal yards.  
Welding or sheet metal shops.  
Sale or storage of flammable or toxic liquids or gases.  
Sawmills including storage of lumber or logs.  
Sale of alcoholic beverages or pornographic materials.  
Flea markets.
4. No structure shall be over two stories high.
5. No enterprise shall be allowed that requires outside night lighting or creates objectionable noise.

- 6. All materials and equipment not stored in a building shall be concealed by a six foot cedar picket fence or a six foot high fence giving a rustic appearance in harmony with a forest environment.
- 7. Advertising shall be limited to reasonable size signs that blend in with the rustic appearance of a forest environment. There will be no billboard signs, neon signs, or flashing light signs.
- 8. No single wide trailers will be permitted on a commercial lot.

A. R. Hartley  
A. R. Hartley, President

W. T. Wright  
W. T. Wright, Vice-President

Dawn A. Tamez  
Dawn A. Tamez, Secretary-Treas.

State of New Mexico

County of Otero

On August 26, 2003, A. R. Hartley, W. T. Wright and Dawn A. Tamez personally appeared before me, who are personally known to me to be the signers of the above instrument, and I acknowledge that they signed the document in my presence.



Trish Felker  
Notary Public

My Commission expires 2-21-06



STATE OF NEW MEXICO } S.S.  
OTERO COUNTY }  
FILED FOR RECORD IN MY OFFICE  
This 26 day of Aug, 2003  
At 1:00 o'clock P M and duly recorded  
in Book No. 1093 Page 220-223  
The records of Otero County, New Mexico  
Mary D. Amador  
County Clerk, Otero County, New Mexico  
Lynne Sotocada Deputy

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