

Key Aspects of Covenants

- Restrictive covenants enforced.
- Building and development plans require approval of community-based Architectural Control Committee.
- Architectural style must be typical of NM.
- 2500 square feet, maximum floor area, plus garage not to exceed 500 square feet and one outbuilding not to exceed 120 square feet.
- 18 feet, maximum height above grade.
- Build Green NM Bronze or LEED certified standard.
- Exterior lighting must meet International Dark-Sky Association guidelines.
- Meet or exceed Silver Level of the Build Green NM program for Water Efficiency.
- Domestic water use not to exceed one-third of one acre-foot of water per annum per lot.
- No lawns.
- No outdoor swimming pools.
- Water rights, both domestic and agricultural, shall run with and bind the land within the property, in perpetuity.
- No business or commercial activity except home occupations.
- No animals other than domestic pets, poultry and fowl.
- Construction to be completed within 18 months.
- No temporary residences allowed.
- No mobile or manufactured homes allowed.
- Agricultural Conservation Easement applies to all areas outside of building envelope.
- Area set aside for community garden.
- Orchard maintained by Anasazi Fields Winery.
- Community improvements & maintenance partially subsidized by sale of fruit to Anasazi Fields Winery.