



ANTELOPE RUN COVENANTS

Who administers the covenants? The Architectural Control Committee (ACC). They have two responsibilities. They are charged with the responsibility of administering the covenants and they are also responsible for maintaining the architectural standards established by the homes Centex built. All cosmetic and structural modifications, to include walls and landscaping, i. e., anything that changes the appearance of the home and grounds, must be approved by the Architectural Control Committee (ACC).

Who is on the Architectural Control Committee (ACC)? Three of your neighbors who volunteered and were appointed by Antelope Run Neighborhood Association Board of Officers (ARNA). ARNA Board members will recruit replacements when necessary.

Why do we administer the covenants? To protect your investment. Look at most aging neighborhoods in Albuquerque. Some homes are well kept, while others are not. When this happens, everyone's property value drops. We don't want this to happen in Antelope Run. Administering our covenants will keep our neighborhood a nice place to live.

How do we administer the covenants? Through an education program with homeowners in Antelope Run. First, we will ensure that each homeowner has a copy of the covenants. Everyone should already have a copy in the paperwork they received at closing. Also, a copy is included in the welcome packet provided by the Block Captain at time of move-in. If anyone does not have a copy, they can get one from the Architectural Control Committee (ACC). Current homeowners selling their homes can help by telling their real estate agent about Antelope Run's covenant policy.

How will the Architectural Control Committee (ACC) operate?

- a. For structural or landscaping changes, homeowner will submit a "Request for Approval" form obtainable from ACC. ACC will review the request and respond as soon as possible. ACC and the homeowner may negotiate changes, if necessary, before approval is granted. If approval is denied, the homeowner may appeal to the ARNA Board.
- B. When a violation of the covenants comes to the attention of the ACC, then ACC members will contact the homeowner to make him/her aware. The homeowner will have a reasonable time period (usually 30-60 days) to correct the violation. After this, the ACC may seek legal action either through the city or through its own attorney, depending on the nature of the violation.

What things do the covenants address? Here, in a much shortened form are some of the things covered by the covenants. Please refer to the actual covenants to insure all caveats and restrictions are covered and understood. The items listed below do not in any way replace or modify the original covenants.

Only one single family dwelling, not to exceed two stories, on one lot.

Architectural Control Committee (ACC) must see and approve ALL constructions, remodeling, additions, or alterations to ANYTHING on the lot.

No lot may be subdivided into two or more lots.

No lot may be landscaped or regraded in such a manner as to change the drainage plan or drain from one lot onto another lot, unless an easement has been created.

Total enclosed living space, excluding porches, garages, shall not be less than 1200 square feet.

Front yards must be landscaped within five months after closing. Front yard landscaping must contain one (1) two-inch caliper tree.

No noxious or offensive activity shall be carried on, or permitted on any lot which may be an annoyance or nuisance to neighbors or the neighborhood or which will occasion any noise or odor which will or might disturb the peace, comfort, or serenity of the occupants of neighboring properties. *(Be sure to read this one as it covers quite a few things.)*

No temporary building, such as a shack, barn, basement, trailer, tent, garage, mobile home, or motor home, shall be used on any lot.

No satellite dish, radio, television, or other antenna shall be erected upon a lot and/or structure unless concealed behind a structure parapet, inside a roof or attic or is in the backyard and is not visible from the street.

No camper, recreational vehicle, trailer, mobile home, boat, commercial type vehicle, van, motorcycle, dune buggy, bus, inoperative vehicle, or tractor shall be stored or parked on any lot, street, road within the subdivision continuously for a period of more than 24 hours. Campers, RVs, trailers, boat, or van may be in driveway if they do not exceed 20 feet and do not overhang the sidewalk. A third driveway pad is not permitted without a three car garage.

No unshaded flood lights shall be permitted to cast light into other homes.

No wall, fence, or hedge shall be erected that reduces the vision of any operator of any type vehicle.

Privacy walls may be constructed if approved by the ACC. No barbed wire, welded pipe, cedar or wood slats shall be approved.

In the event of homes destroyed by fire, or casualty, shall be promptly and properly rebuilt to conform with this declaration.

No animal of any kind shall be raised, bred or kept on any lot, except domestic dogs or cats, provided they are not kept, bred or maintained for any commercial breeding purpose.

No oil or mining operations.

No bill boards, poster-boards, or advertising of any kind is permitted, with the exception of one (1) FOR SALE sign and one (1) OPEN HOUSE sign.

No business, whether for profit or not, shall be permitted or conducted in the subdivision.

Covenants are binding on all lots within the subdivision.

If one article of the covenant is determined to be null and void by any court, the rest remain in effect. The covenants are in effect "forever" unless 70 percent of the homeowners vote to terminate them at the end of the first 30 years.

Any article may be amended by a 75 percent vote of the homeowners.

The full covenants can be found at <http://anteloperun.weebly.com>.