

RANCHO VIEJO SOUTH COMMUNITY ASSOCIATION
ARCHITECTURAL REVIEW QUESTIONS AND ANSWERS

Q. Where do I submit my rear yard landscape plans?

A. Landscape plans should be brought to:

Rancho Viejo South Community Association
Attn: Jessica Pfeifer, Community Manager
55 Canada del Rancho, Ste. B
Santa Fe, NM 87508

Q. Is there a fee for review of landscape plans?

A. No fees are charged for review of landscape plans.

Q. What about additions to my home?

A. All modifications, additions, and improvements to your home or lot must be approved prior to said construction. For example, if you wish to repaint the exterior of your house, or add a patio cover to the rear of your home, you will need to submit plans for the proposed improvement to the Review Committee.

Q. Who is the Design Review Committee (DRC)?

A. The Design Review (South) Committee currently consists of three appointed members from Rancho Viejo de Santa Fe, Inc., the Developer. Two of these are also homeowners.

Q. How long does it take to receive notification of the approval/disapproval?

A. Architectural review submittals are typically reviewed within a two week period. The owner is then notified via first class mail whether the improvement was approved or disapproved.

Q. What happens if my plans are disapproved?

A. A disapproval letter will usually recommend changes to your submittal that will allow you to resubmit and receive approval. Unless the proposed item is specifically disapproved, modifications can usually be made to your original plans to allow approval. Please remember: Do not begin construction on any improvement unless it has been approved by the Design Review Committee.

Rancho Viejo South Community Association

55 Canada del Rancho, Suite B, Santa Fe, NM 87508 • (505) 473-1042 •
www.ranchoviejosouth.org

Design Review Committee (DRC) Modification Submittal Form

Date: _____

Homeowner(s) Name: _____

Property Address: _____

Model/Series: _____ Phone: _____ Email: _____

Proposed Modification(s): _____

Contractor: _____

Please include the following information in your submittal:

If proposed modification(s) is a structure (i.e. play structures, portals, etc.), the following information must be submitted in order to be evaluated by the DRC:

- ✓ elevation drawings indicating dimensions (drawing showing view of structure from the front and side)
- ✓ location of structure on lot indicated on a plot plan
- ✓ materials/finishes

If proposed modification(s) is landscaping or hardscaping (i.e. sidewalks, driveway additions, etc.), the following information must be submitted in order to be evaluated by the DRC:

- ✓ drawing indicating the location of each feature on your lot
- ✓ materials and/or plant list
- ✓ dimensions of modification (i.e. sidewalks, patios, etc.) if applicable

Any changes or omissions made to this submittal after approval is granted MUST BE REVIEWED AND APPROVED BY THE DESIGN REVIEW COMMITTEE before the changes or omissions are made. Some submittals may also require approval from other entities.

No member of the Design Review Committee shall be responsible in any way for any defects in any plans and/or specifications submitted in accordance with the rules and regulations of the Rancho Viejo South Community Association, nor for any structural defects in any building or structure erected according to such plans and specifications. In addition, no member of the Design Review Committee shall be responsible for any drainage problems encountered resulting from grading changes on the lot.

Owner's Signature(s): _____

Applicant's Signature: _____

Rancho Viejo

Approved Plants List

Revised: Oct. 2007

Rancho Viejo is surrounded by beauty – the earth, the sky and the landscape. Rancho Viejo’s landscape guidelines were developed to retain this natural beauty.

The landscape guidelines for Rancho Viejo emphasize using native New Mexico plants. Our native New Mexican trees, shrubs and wildflowers have proven that they can provide color and beauty on the limited natural rainfall of Santa Fe. Using native and drought-tolerant plants reduces the community’s use of water-saving precious water and lowering homeowner association maintenance costs.

A. LANDSCAPE PLANTS

Specific plants have been approved for use at Rancho Viejo. Plants not on the approved lists can be submitted for review to the South Homeowners Association Review Committee. The Design Review Committee may make modifications to the plant list yearly.

Within walled courtyards and walled rear yards on the residential lots, unlisted plants may be used unless otherwise noted or listed on the Moist Plants or Prohibited Plants lists. Walled areas are defined as enclosed areas with walls a minimum of four feet tall.

B. THE PLANT LISTS

Plants in the community visible portions of residential lots are required to be native and drought-tolerant species in order to conserve water.

The plant lists are grouped according to general water use characteristics.

- Dry
- Moderate
- Moist
- Prohibited

The plants may be used in the following areas:

- | | |
|--------------------------|---|
| Dry Plants | <i>All areas of the Village
Estate Lots (required in any area not enclosed by walls)</i> |
| Moderate Plants | <i>Front and side yards of Garden, Courtyard and Vista Series
Walled areas (enclosed courtyards and walled rear yards)
Non-residential lots</i> |
| Moist Plants | <i>May be used in public and non-residential lots with approval of the
Design Review Committee</i> |
| Prohibited Plants | <i>Not allowed for use at Rancho Viejo</i> |

I. DRY PLANTS

The criteria for Dry Plants are that, after three years, these plants require only infrequent watering perhaps twice to once a month during the summer. Winter watering is needed only in the driest years.

Dry Plants may be used in the following areas:

All areas of the village

Estate lots (required to be used in any area not enclosed by walls)

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<i>Trees</i>		
Crataegus crus-galliinermis	Crus-galli Hawthorne	
Juniperus monosperma	One-Seed Juniper	
Pinus edulis	Pinon Pine	
<i>Shrubs</i>		
Artemisia frigida	Fringed Sage	
Artemisia ludoviciana	Prairie Sage	
Artemisia filifolia	Sand Sage	
Artemisia tridentata	Big-toothed Sage	
Atriplex canescens	Four-winged Saltbush	
Cacti	(local varieties)	Spines and thorns
Cercocarpus intricatus	Littleleaf Mountain Mahogany	
Cercocarpus ledifolius	Curl Leaf Mountain Mahogany	
Cercocarpus montanus	Mountain Mahogany	
Chamaebatia millefolium	Fernbush	
Cowania mexican	Cliffrose	
Crysothamnus nauseous	Chamisa	
Fallugia paradoxa	Apache Plume	
Mahonia trifoliata	Algerita	
Prunus american	Wild Plum	
Quercus gambelii	Gambel Oak	
Rhus trilobata	Three-leaf Sumac	
Rhus coloradensis	Colorado Sumac	
Yucca glauca	Narrowleaf Yucca	
Yucca baccata	Narrowleaf Yucca	Use only nursery grown

Dry Plants List (continued)

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<u>Perennials/wildflowers</u>		
Aster tanacetifolius	Tahoka Daisy	
Aster biglovii	Purple Aster	
Baileya multiradiata	Baileya multiradiata	
Berlandiera lyrata	Chocolate Flower	
Castilleja integra	Indian Paintbrush	
Ceratoides lanata	Winterfat	
Coreopsis lanceolata	Lanceleaf Coreopsis	
Coreopsis tinctoria	Plains Coreopsis	
Gilia aggregata	Scarlet Gilia	
Gutierrezia sarothrae	Snakeweed	
Helianthus nuttii	New Mexico Sunflower	
Hymenoxys argentea	Perky Sue	Only available as seed
Lepimedium	Mounding Peppergrass	Only available as seed
Liatris spicata	Spiked Gayfeather	
Lupinus sparsiflorus	Arroyo Lupine	Only available as seed
Mirabilis multiflora	Desert Four O'clock	likes shade of pinon or juniper
Monarda mentaefolia	Beebalm	
Oenothera pallida	Pale Evening Primrose	
Oenothera caespitosa	White-Tuffed Evening Primrose	
Penstemon	(many local species)	
Petalostemum purpureum	Purple Prairie Clover	
Phlox nana	Santa Fe Phlox	
Psilostrophe tagetina	Paperflower	
Ratibida columnifera	Prairie Coneflower	
Ratibida columnifera	Mexican Hat	
Santolina chamaecyparissus	Santolina	
Sphaeralcea a. lobata	Loveleaf Globemallow	
Sphaeralcea grossulariaefolia	Creeping Globemallow	
Dakota Verbena	Verbena bipifinnata	
Purple Verbena	Verbena wrightii	

Native Grasses

Andropogon scorparium	Little Bluestem
Bouteloua curtipendula	Sideoats Grama
Bouteloua gracilis	Blue Grama
Buchloe dactyloides	Buffalo Grass
Hilaria jamesii	Galleta
Oryzopsis	Indian Ricegrass
Stipa comata	Needle-and-Thread

II. MODERATE PLANTS LIST

After establishment, Moderate Plants require irrigation approximately once to twice a week during the summer growing season and once a month during the winter months.

The list of moderate plants is not a comprehensive list of moderate water use plants adapted to the Santa Fe locale, but a list deemed to blend with the landscape intent of Rancho Viejo.

Shrubs and perennials listed below are allowed in any areas outside walled courtyards or walled rear yards. Unlisted species or varieties of shrubs and perennials are allowed in any walled areas, unless specifically noted or on the Moist Plants or Prohibited Plants lists.

Moderate water using plants may be used in the following areas:

*Front and side yards of Garden, Courtyard and Vista Series and Estate Lot Housing,
Walled areas (enclosed courtyards and walled rear yards)
Non-residential lots*

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<u>Shade Trees</u>		
<i>Shade trees not listed below are allowed in walled areas, unless taller than thirty-feet at Maturity or listed on the <u>Moist Plants</u> or <u>Prohibited Plants</u> lists.</i>		
Chilopsis linearis	Desert Willow	Needs protected/south facing
Fraxinus spp.	Ash	
Forestiera neomexicana	New Mexico Olive	
Gleditsia spp.	Honey Locust	
Populus tremuloides	Aspen	<u>Only</u> in enclosed courtyards
Robina neomexicana	New Mexico Locust	
<u>Flowering Trees</u>		
Crataegus	Hawthorne	Varieties less than 20 feet tall
Malus	Apples	Dwarf/semi-dwarf varieties
Malus	Crabapples	Varieties less than 20 feet tall
Prunus	Apricots	Varieties less than 20 feet tall
Prunus	Plums	Varieties less than 20 feet tall
Pyrus	Pears	Varieties less than 20 feet tall
<u>Evergreen Trees</u> (<i>Only in enclosed courtyards and walled rear yards</i>)		
Pinus	Pines	Varieties less than 15 feet tall
Picea	Spruce	Varieties less than 15 feet tall

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<u>Shrubs</u>		
<i>Shrubs listed below are allowed in any areas outside walled courtyards or walled rear yard. Unlisted species or varieties of shrubs are allowed in any walled areas, unless specifically noted or on the <u>Moist Plants</u> or <u>Prohibited Plants</u> lists.</i>		
Amelanchier spp.	Serviceberry	
Aronia spp.	Chokecherry	
Berberis spp.	Barberry	
Buddlei spp.	Butterflybush	
Caryopteris x clandonensis	Blue Mist Spirea	
Cotoneaster spp.	Cotoneaster	Varieties under 3 ft. at maturity
Euonymous alata	Four Winged Euonymous	
Juniperus ssp	Juniper	Varieties under 4 ft. at maturity
Hesperaloe parviflora	Red Flowering Yucca	
Mahonia a. compactum	Oregon Grape	
Rosa	Shrub Rose	Varieties under 4 ft. at maturity
Spiraea spp.	Spirea	Varieties under 4 ft. at maturity
Symphoricarpos spp.	Snowberry	
Syringa spp.	Lilac	

Perennials/Ground Covers

Perennials listed below are allowed in any areas outside walled courtyards or walled rear Yards. Unlisted species or varieties of perennials are allowed in walled areas unless Specifically noted or on the Moist Plants or Prohibited Plants lists.

Achillea spp.	Yarrow spp.
Agastache cana	Giant Hyssop
Agastache pallidiflora	pale Hyssop
Cerastium tomentosum	Snow-in Summer
Chrysanthemum maximum	Shasta Daisy
Coreopsis verticillatus	Threadleaf Coreopsis
Echinacea spp.	Coneflower
Gaura lindheimer	Whirling Butterflies
Hemerocallis "Stella de Oro"	Stella de Oro
Hemerocallis "Black Stella"	Black Eyed Stella
Hesperaloe parviflora	Red Flowering Yucca
Iriodes germanic spp.	German Iris
Iriodes siberica spp.	Siberian Iris
Iriodes missouriensis	Western Blue Flag
Lavendula	Lavender
Mahonia repens	Creeping Mahonia

Moderate Plants List (continued)

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<u>Perennials (cont.)</u>		
Nepeta spp.	Catmint	
Oenothera missouriensis	Missouri Evening Primrose	
Oenothera berlandiera	New Mexico Primrose	
Oenothera pallida	Pale Evening Primrose	
Penstemon pinifolius	Pineleaf Penstemon	
Penstemon strictus	Rocky Mountain Penstemon	
Penstemon barbatus	Scarlet Bugler	
Perovskia atriplicifolia	Russian Sage	
Phlox subulata spp.	Creeping Phlox	
Potentilla spp.	Creeping Cinquefoil	
Salvia spp.	Salvia	
Thymus spp.	Thyme spp.	
Veronica spp.	Speedwell	

Vines

Vines listed below are allowed in any areas outside walled courtyards or walled rear yard. Unlisted species or varieties of vines are allowed in walled areas unless specifically noted Or on the Moist Plants or Prohibited Plants lists.

Campsis radicans	Trumpet Vine
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus tricuspidata	Boston Ivy

Ornamental Grasses

Ornamental Grasses listed below are allowed in any areas outside walled courtyards or Walled rear yards. Unlisted species or varieties of grasses are allowed in walled areas Unless specifically noted or on the Moist Plants or Prohibited Plants lists.

Festuca spp.	Blue Fescue
Helictotrichon sempervirens	Blue Avena Grass
Miscanthus spp.	Maiden Grass
Stipa spp.	Thread grass

Lawn Grasses

Festuca spp.	Fescus lawn grasses	Only in walled areas
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(see Santa Fe County water restrictions and guidelines before planting)

Vegetables and Herbs

Any varieties	Only in walled areas
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III. MOIST PLANTS LIST

Moist Plants require regular frequent watering, perhaps 2-5 waterings per week after establishment and require even winter moisture to be healthy. These high water using plants have a very limited use at Rancho Viejo. Moist Plants may be allowed for use in water harvesting locations, public and non-residential areas with approval of the Design Review Committee.

Moist Plants may be used in the following areas:

May be used in public and non-residential lots with approval of the Design Review Committee.

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<u>Trees</u>		
Populus deltoides	Cottonwood	
Salix matsudana	Navajo Glove Willow	
<u>Evergreen Trees</u>		
Pinus	Pine	Species over 15 feet at maturity
Picea	Spruces	Species over 15 feet at maturity
Any variety of evergreen over 15 feet at maturity.		
<u>Grasses</u>		
Poa spp.	Bluegrass	

IV. PROHIBITED PLANTS

The following plants are not allowed at Rancho Viejo.

These plants although beautiful are displacing native plants throughout New Mexico. Their seeds are easily transported by wind, wildlife and humans. Rancho Viejo is committed to keeping the natural beauty of New Mexico healthy. Part of that commitment is to not use plants that damage our native habitats.

Elms
Russian Olive
Salt Cedar/Tamarisk
Silverlace Vine