

CLLOUD COUNTRY ESTATE
PROPERTY OWNERS ASSOCIATION (P.O.A.)
1 CLOUD COUNTRY DRIVE
MAYHILL, NM 88339-9708
REVISED – June 2009

RULES AND REGULATIONS
for
CONSTRUCTION OR REMODELING IN CLOUD COUNTRY ESTATES

1. **PLANS:** Submit three (3) sets of building and plot plans to the Architectural Control Committee of the Cloud Country Estates. Plans are to mailed or hand carried to one of the Architectural Control Committee members. Preparation of the land shall not begin before building and plot plans are approved (This does not include the removal of brush and dead trees which are classified as lot cleanup)

One set will be returned to the property owner and one set to the builder. The Architectural Control Committee will retain one set of the plans.

2. **LOT PREPARATION:** Cut up all trees felled on the building site and stack. Remove all slash and trash cut from felled trees from the property. Do not transfer any slash or trash to any Cloud Country Estates' lots. Any damage to existing roads, water lines, underground power or telephone lines are the responsibility of the lot owner. There must be electricity to the lot and water connection before starting construction.

3. **FEES AND DOCUMENTATION FOR CONSTRUCTION:** Submit the following documents for approval by the Architectural Control Committee (ACC).

- A. Three (3) sets of house plans including external color scheme.
- B. Three (3) sets of plat plans showing house location on the property.
- C. Septic tank and driveway location. (Driveway may not extend onto POA paved road.)
- D. Three (3) Copies of these RULES AND REGULATIONS signed by the BUILDER and HOMEOWNER.

NOTES:

- 1. One (1) copy of building permit must be posted before construction begins.
- 2. Display on property the house number obtained from the Otero County Courthouse in Alamogordo, N.M.

The following are fees payable at time of plan submission:

To CLOUD COUNTRY ESTATES:

POA Road fee of - \$750.00

POA Water connection fee - \$250.00

To CLOUD COUNTRY CLUB:

Club Road fee - \$200.00

Property Owners must be members of the Cloud Country Club per the Estates' Covenants.

4. REMODELING: DOCUMENTATION REQUIRED FOR SUBMISSION FOR APPROVAL:

- A. Three (3) sets of plans showing and describing the remodeling proposal.
- B. One copy of the building permits as required by the state.

5. COVENANTS & BY-LAWS: The property owner and builder must understand and agree to abide by the Covenants and Bylaws of Cloud Country Estates and Bylaws of the Cloud Country Club

6. CONSTRUCTION PERIOD: CONSTRUCTION MUST BE COMPLETED WITHIN 12 MONTHS FROM THE DATE OF BUILDING COMMENCEMENT.

7. CLEANUP AND SANITARY FACILITIES: The builder or owner must clean the job site of all construction material and debris and remove from the property.
A port-a-potty must be installed on the job site.

8. DUMPSTERS: Dumpsters located within the subdivision are for the sole use of the homeowners in the Estates or other paid homeowners. Remove all trash generated from the construction from the Estates and the Cloud Country Club. **Do not use the POA dumpsters for construction waste!**

9. HEAVY AND READY MIX TRUCKS: A builder's employee must meet heavy and ready-mix trucks to guide them to the job site using the most direct route. Clean up all spillage. Notify the Estate Manager or assigned POA member when ready mix trucks are to be in the Estates.

10. BLASTING: The use of blasting within the Estates is prohibited.

11. ENFORCEMENT: The President of the Estates, the Property Manager, or the chairman of the Architectural Control Committee has the authority to stop any land preparation or construction at any time until all requirements are met.

12. FREEZE-PROOF FAUCET: An outdoor-all weather freeze-proof faucet should be installed on the property side of the pressure regulator / waste stop on all new construction.

13. PETS: The Cloud Country Estates will not allow any homeowner, Contractor, Subcontractor, or an employee' pets to run lose on the Estates property.

14. SPEED LIMIT: Owners, contractors, subcontractors and their employees must abide by the posted 20-MPH speed limit. These are private roads and speeders can be denied access.

15. SHOWER HEADS: Plumbing contractor to install low volume shower heads on all showers.

16. DRIVEWAYS: Driveways must be constructed to keep driveway surface material from falling onto POA roadway.

17. **VARIANCES:** The ACC will make a decision on any request for a variance to the setback requirements only after the ACC has notified all lot owners within 100 feet, on the same street, of the lot upon which the variance is requested.

18. **CLOUD COUNTRY CLUB PROPERTY** may be used for unloading or loading building materials for a 24 hour period only and not storage. Prior notice of this planned activity must be coordinated with the Property Manager.

19. **CONSTRUCTION MATERIALS**, brush or anything else cannot be unloaded or stored nor can vehicles be parked on adjacent lots or any other lots not owned by the person having a house constructed.

20. **DURING AND AFTER THE CONSTRUCTION OF A HOUSE** only the POA right-of-way between the blacktop road and property line directly in front of a person's lot can be used as a driveway to their construction site or completed house (unless they own the adjacent lot or lots).

21. **LOT OWNERS** are responsible and liable for any damages they or their workers may do to POA or any other property.

22. **IF ANY CONSTRUCTION** exceeds 12 months, a construction extension fee may be assessed.

Approved by:

POA Architectural Chairman

POA President

Read and understood by:

Property Owner Date

Builder Date

Lot Number, Block Number, Unit

Estates' Address