



Letter from the Architectural Review Committee to Architects and Builders

Neighborhoods that are aesthetically harmonious and well-maintained are seen as exclusive and more desirable to live in. As a result, the property values of homes will greatly benefit. To ensure the preservation of the existing design within Mesilla Acres Estates, the Homeowners Association (HOA) has an Architectural Review Committee (ARC) with specific guidelines and a thorough architectural approval process in place.

The ARC's function is to consider and review any and all aspects of construction, location, and landscaping to ensure compliance with all Covenants, Bylaws, and Architectural Design Guidelines.

There are specific provisions regarding what can and cannot be done on a homeowner's property. Please take the time to read through the Bylaws, Covenants, and Architectural Guidelines documents. These documents can be viewed at www.danaproperties.com.

Here are a few important considerations to keep in mind. Homeowners and builders are expected to have full knowledge of Article VIII Architectural Review of the Declaration of Covenants, Exhibit "A" (Design Guidelines) and Exhibit "B" (Ponding and Drainage) when new construction begins.

The ARC must be contacted for approval before construction projects are started and before beginning all modifications to the exterior of property, including landscaping, play equipment, pool, fencing, painting, and more. If work is started without prior approval, the homeowner risks being cited for a covenant violation and may be required to alter or remove the changes at significant additional cost.

The HOA expects that all construction and renovation work be properly permitted. The ARC may require that the applicant obtain and produce a building permit before approval of the final plans and specifications.

Mesilla Acres Estates utilizes automated gates at the entry points to the property to foster a higher degree of peace and tranquility. Gates open at 7:00 AM and close at 6:00 PM daily. Residential construction is allowed during these hours so as not to disturb other people in the neighborhood. The ARC recognizes that it is often necessary for contractors to take advantage of optimal working conditions. Special work hours may be allowed with prior approval from the ARC.

Our community's visual appeal largely depends on the maintenance and upkeep of each residential property in it. Lot owners and builders are responsible to keep construction sites free of trash, rubble, building and construction debris and streets scraped clear of any mud accumulation on a daily basis.

The Architectural Review Committee is committed to maintaining a consistent approach to construction and architectural improvements within the subdivision that align with aesthetic standards, enabling the Homeowners Association to be successful in its mission of preserving property values.

Any questions can be directed to Dana Properties Inc., the management company for Mesilla Acres Estates at (915) 308-2279.

Sincerely,

Architectural Review Committee
Mesilla Acres Estates Homeowners Association