



Letter from the Architectural Review Committee to New Homeowners

Welcome to Mesilla Acres Estates! Whether you are building a new home or buying an existing one, you will discover that our neighborhood is a wonderful place to live.

As a new homeowner, you may already have some ideas on how you'd like to personalize your property. Please keep in mind, the Homeowners Association (HOA) has an Architectural Review Committee (ARC) and specific guidelines to help maintain the quality and consistency of our neighborhood. 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 your property. Please take the time to read through the Bylaws, Covenants, and Architectural Guidelines documents you received at closing. If you did not receive these, copies are available to homeowners upon request.

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 your 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.

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.

If you have any questions about the architectural approval process, please do not hesitate to contact ARC members. We are here to assist you and ensure that all construction projects comply with our community standards.

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Thank you for your cooperation and for contributing to the upkeep and enhancement of our beautiful neighborhood.

Sincerely,

Architectural Review Committee
Mesilla Acres Estates Homeowners Association