

ACC DESIGN GUIDELINES FOR EXTERIOR COLORS

Sandia Heights, from its inception, was conceived by its founders to be a development that would blend in with its natural surroundings. The Architectural Control Committee is guided by this prime principle when considering and approving exterior color choices for all structures.

Lot owners are encouraged to select predominant exterior colors of all structures that are in the color spectrums of beige, green, tan, brown and light gray. White and near-white will not be approved; neither will black or dark gray. In general, muted natural colors will best conform to the founding principles and natural surroundings of Sandia Heights.

In all cases of exterior color selection considered by the ACC harmony with neighborhood homes and the natural environment will be of paramount consideration.

Colors for garage doors and other large surface areas must be in colors compatible with the primary color of the residence and should not be unduly bold, bright or contrasting, especially when visible from outside the property.

Colors for trim must be in colors compatible with the primary color of the residence and may differ from garage doors and other large surface areas.

All applications for color approval must include a manufacturer-supplied sample. Photo copies or printouts from websites will not be sufficient.

Colors for roofs are governed by the ACC Design Guideline for Roofing.

Colors for solar collectors are governed by the ACC Design Guideline for Solar Collectors.

Purpose: This guideline is established to ensure that all structures on residential lots comply with the spirit and intent of covenant restrictions prohibiting exterior colors that do not blend into the natural terrain, and covenant restrictions requiring conformity and harmony of external design of each building to the Subdivision as a whole.

This guideline is intended to provide general standards of design and construction. The Architectural Control Committee retains the right to grant variances to this and all guidelines in its sole discretion for site-specific reasons.

Application for any variance shall be made separately in writing, and in accord with the ACC policy relating to Variances.

Authority: The SHHA Board of Directors, on August 11, 2021, recognized and adopted ACC Design Guidelines contained in the ACC Handbook and published on the SHHA website as Community Documents binding upon all SHHA members and activities.

(Guideline Effective September 18, 2024)