

La Mariposa Architectural Committee
What Projects Need Approval?*

Project Location	Need Approval?	Project Examples Don't see your project, or have questions? >> ArchitectureLMHOA@gmail.com
Interior Home	No*	<p>Plumbing clog or leak; Utilities: water, gas, electrical, phone, cable, Internet, install or repair.</p> <p>Appliances, flooring, cabinet, interior lighting install or repairs.</p> <p>Chimney cleanout or spark arrestor install (should be non-reflective, no chrome, no white);</p> <p>Window and interior door repair, hardware repair, or insulation (does not include recolor or replacement).</p> <p>Bathroom, kitchen, any interior room remodels*</p>
Exterior of Home and Lot repairs, maintenance, or seasonal startup	No*	<p>Septic tank cleanout (not replacement); HVAC repair or summer start-up/winterize; Radon system repair.</p> <p>Roof repair for leak or spot maintenance (not roof resurface nor replacement); rain gutter and canale repair; skylight repair; removal of satellite dishes or antennae.</p> <p>Yard: Drip/sprinkler system repair or spring start-up/winterize; weeding and green waste removal; native tree pruning of dead branches (pines only in dormant winter season, and no topping without approval), removal of dead trees only (cannot remove living or diseased without approval); tree lower limb lifting no greater than 10 feet from the ground, or 1/3 height of tree, whichever is LEAST; tree spraying; mulch (gravel, organic) may be tan/gray; visible mulch from road or neighbors that is a color other than tan/gray/beige, i.e., reds/black need approval by ACC; Exempt from notification: existing garden/vegetable bed maintenance, plant replacement with annuals or southwest/native drought tolerant plants.</p> <p>Paths/Driveway: seasonal maintenance and repair only (<i>not</i> new, re-installation, complete resurface, or color change) of existing concrete, stone, paved, gravel, tiled or other outdoor sidewalk, paths, walking pathways, driveways, parking areas; materials used for repair must be the same, or substantially similar to, existing materials, otherwise please notify ACC.</p> <p>Utilities: water, gas, electrical, phone, cable, Internet, line repair.</p> <p>Stucco/Wall minor crack repair in previously approved color; For complete resurface/recolor of stucco wall(s) or home: please notify ACC.</p> <p>Exterior Door and window hardware repair, waterproofing, or insulation; window cleaning. No approval needed if replacing a broken window or door that matches the existing and trimmed to match.</p> <p>Exterior Trim, Gates repaint or stain to match existing; Gutters/downspouts/conduits: repaint to match the wall or previously approved color.</p>
Exterior of Home and Lot: remodel, rebuild, resurface, reinstallation, and new improvements	Yes	<p>Exterior home/garage colors and features:</p> <p>Stucco/Wall: stucco, paint, color or texture of any exterior wall, even if color 'matching' (see repair above); recolor of any trim, gate or structure.</p> <p>Multiple window/door additions/replacements or recoloring casement or trim; Install, replace, or recolor of gates, awnings, gutters, downspouts, railings; Recolor or replacement of garage doors.</p> <p>Walls/Fences: Building, remodeling any retaining walls, courtyard walls, fences.</p> <p>Landscape:</p> <p>Paths: install or color resurface of any concrete, stone, paved, gravel, tiled or other outdoor sidewalk or path.</p> <p>Hardscape: patios, terracing; rock installation; water feature, pond, pool, hot tub or spa, fountain, garden bed install, edging, fences, raised beds; trellis, portal or ramada new install or remodel; patio coverings, greenhouse, sheds; rain barrels, tanks.</p> <p>Driveway or parking area resurface, apron, edging, or remodel; driveway culvert rework, drainage ditch change.</p> <p>Drainage/excavation: any lot excavation; surface drainage modification; erosion control change; pond, pool, tarp or temporary covering.</p> <p>Plantscape: necessary live tree removal or topping, plant and tree installation in garden beds; mulch (gravel, organic) that is visible from road or neighboring lots and is a color other than tan/gray/beige, e.g., reds/black need approval by ACC; All deciduous trees, and trees that may grow taller than pinon/juniper.</p> <p>Roof resurfacing, new roof or roof replacement; replacement or new skylights, satellite dish, antennae, solar installation, canales, etc.</p> <p>Heating/Cooling: install or replacement evaporative cooler, condenser, mini splits, air conditioning; Radon system install-paint to match home.</p> <p>Other Major construction: Septic replacement; new construction of home, garage, addition, guest quarters, major landscaping, outbuildings.</p> <p>Free standing Casitas are not permitted, as each lot is limited to a single-family dwelling.</p>

- If you will be adding or replacing elements to the roof, such as vents, HVAC, or replacing doors/windows during an interior remodel or exterior repair, please reach out to architecturelmhoa@gmail.com for guidance. Owners are responsible for verifying their project needs or does not need approval, as this list is not comprehensive. Owners may be fined if a project is started without attaining Final Approval. Please contact architecturelmhoa@gmail.com for any guidance or questions, as we are here to help owners successfully and promptly complete their projects. V. Jan. 10, 2026