

Dear Neighbors,

The Protective Covenants of Academy North Neighborhood are the legal obligation of every lot owner at Academy North, and this obligation is stipulated in your deed. Each lot owner has the authority to enforce the covenants. (Covenant Section 29)

The purpose of the covenants is to protect property values and neighborhood integrity, and they benefit everyone. We should all do our part in maintaining our homes and yards.

When you purchase your home, you should receive a complete copy of the Protective Covenants of Academy North Neighborhood. If you need a complete copy, please contact our association president or your realtor.

This brochure is a summary of some of the most frequently cited covenants in force at Academy North Neighborhood. (It also includes references to some relevant City of Albuquerque ordinances.) Please read this information carefully.

Thank you for your consideration. For a detailed copy of the covenants go to:
<https://academynorthneighborhoodassociation.com>



Selections from the Protective Covenants Academy North Courtyard Homes

Protective Covenants of Academy North Neighborhood

QUICK REFERENCE GUIDE

Your Home

- Each house is for single-family residential use only and by only one story in height. (Sect1)
- All additions or changes to the exterior of a property must be according to the guidelines set forth in the covenants
- Additional structures are allowed, including sheds or shade covers visible from the street only if they are constructed according to the covenant standards. (Sect. 3)
- Protective walls, screening, planting or fencing as originally installed must be maintained by owners. (Sect.18)
- Each lot and all improvements including landscaping must be maintained by the owner. (Sect. 19)
- Garage doors are to be kept closed, except when in immediate use. (Amendment Para. 1, Sect. 1)
- Exterior paint color must be as close as possible to the original, and according to covenants standards. Obtain approved color swatches from the association. (Sect. 6)
- House walls and yard walls must be the same color (Sect. 18)
- Home improvements must be completed within three months (Amend. Para. 7, Sect. 23b)

Your Yard and Alley way

- Owners must maintain their front and side yard, and fences.
- Dead trees and shrubs must be removed.
- Side yards must be kept free of trash (Section 18)
- All branches and shrubbery must be kept trimmed to preserve sightlines at intersections (Sec. 17).
- Branches and shrubbery must not obstruct public sidewalks (City of Albuquerque ordinance)
- Trash and any waste must be kept in sanitary containers, concealed from public view (Sect. 21)
- Clotheslines, trash cans, wood piles and storage piles must be kept in backyards, and screened by fencing so they are not visible from the street (Sect. 15)
- Sign displays are restricted to only one “For Sale” or “For Rent” sign, no larger than 5 square feet (Sect. 10).

Your Vehicles

- No trailers, trucks of one-ton rating or higher, motor homes, trucks with campers, boats or non-operational vehicles are allowed to be parked permanently or temporarily on any lot in this subdivision except within an enclosed garage. (Amend. Para. 6, Sec22)
- No Auto repairs are allowed in driveways or adjacent streets (Sec. 22) (City of Albuquerque ordinance)

Your Pets

- Only two domestic pets are allowed per household.
- All pets must be restrained by a leash when in public areas (Amend. Para. 2, Sect. 12)
- Pets cannot create a noise or waste nuisance (City of Albuquerque).