

# **DESIGN REGULATIONS**

## **La Estancia de Cafayate**

**1 January 2021**

(The changes to this code, were approved at the Annual Ordinary HOA meeting on March 20, 2021.)

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## 1. Introduction

La Estancia de Cafayate is a carefully planned community located within the agrarian setting of the Calchaqui Valley in the Salta Province of Argentina. In order to preserve the beauty of its setting, to maintain agricultural and vineyard productivity, to assure a pleasant and desirable environment, to establish and preserve harmonious design within the community, to promote environmentally sustainable and responsible design, and to protect and promote the value of property, all building architecture, site improvements, and landscaping within residential lots, whether for new construction or alterations, shall be subject to design review in accordance with these Design Regulations. Commercial Buildings and the Pueblito may also be regulated by the Home Owners Association (HOA) under separate Design Regulations.

These Design Regulations have been prepared in accordance with the policies of the HOA for La Estancia de Cafayate, and they establish the general design vision, specific design requirements, and the review process for all residences and associated improvements in La Estancia de Cafayate.

This document has been amended as of January 1, 2021. Any applications for the design of new construction or modifications to existing buildings or landscaping that are submitted after January 1, 2021 shall be subject to these Amended Regulations.

This document may be further amended from time to time by La Estancia de Cafayate Design Review Committee with the approval of the HOA.

## 2 Purpose of the Design Regulations

These Design Regulations have been established to assure that architectural and landscape design within La Estancia de Cafayate fulfills the vision for the community. The Design Regulations serve to inform homesite owners of the special physical, cultural, and visual qualities that contribute to the natural beauty of the Estancia, and how those qualities can be maintained and enhanced through responsive design. The Design Regulations are also intended to foster a harmonious relationship between agriculture, including vineyards and horses, with residences, recreational activities, and the natural landscape.

An underlying premise of the Regulations is to promote environmentally sound decisions related to the use of land and the design of architecture and site improvements.

Design decisions based on sustainable resources and “green building” principles are encouraged within the context of the overall vision of La Estancia de Cafayate.

### 3 Definitions

#### Accessory Building

A subordinate building with uses that are incidental to those of the main building.

#### Building Envelope

The area of each residential lot that is within the lot setback lines or a described envelope area on the plat map for the lot.

#### Building Height

Building height refers to the maximum allowable vertical height of a building

#### Carport

A structure with a roof, but not fully enclosed with walls, to park a vehicle.

#### Design Review Board (DRC)

The Design Review Board for La Estancia de Cafayate will be established to review and approve all improvements on the property to include buildings, site and landscape.

#### Homesite

A Homesite is a residential Lot within La Estancia de Cafayate. It may contain residential buildings, garages, carports, accessory buildings, and associated improvements. Within the homesite there may be Peri-Agricultural uses and transitional landscaping that will interface with areas of the Master Plan that are designated for Openspace and Agriculture.

#### Garage

A building or portion of building in which motor vehicles are kept.

#### Guesthouse

A building used by guests of the primary residence, located on the same homesite, not exceeding 150 square meters. It may have full kitchen facilities.

Design Review Commission (DRC) – The Design Review Committee for La Estancia de Cafayate will be established to review and approve all improvements and / or modifications to the property to include buildings, sites, and landscapes.

#### Improvements

Any changes, alterations, or additions to a homesite including earthwork and grading, construction of buildings, driveways, walls, patios, courtyards,

landscape planting, fences, signs, or any other construction of any type or kind.

#### Lot

A parcel of land indicated on the Master Plan.

#### Motor Court or Auto Court

An area used for the arrival, staging, and temporary parking of automobiles.

#### Openspace Area

All areas of the project not designated as lots, roads, golf course or agriculture area or shown as an access or utility service corridor. Passive uses may include, but are not limited to, hiking and riding trails.

#### Peri-Agricultural

A compatible co-existence of private homes and productive agriculture within a rural landscape setting.

#### Streetscape

The roadways and related landscape improvements such as gates, signs, fencing, lighting, and landscape planting.

## 4 The Vision of La Estancia de Cafayate

The overall Vision of La Estancia de Cafayate can be described as a place for those who share a passion for wine, horses, and golf.

Vineyards are the hallmark of the region with picturesque

“vinedos” and “bodegas” surrounding the small community of Cafayate...some with histories that link to the mid-17th Century. At the heart of La Estancia de Cafayate is the production of excellent wine from vineyards located throughout the property.

If vineyards are the hallmark, horses are the passion of the Salta region. Dating back more than four centuries, the gauchos and their legendary Peruvian Paso horses have created a culture that cherishes fine horses.

The centerpiece of La Estancia is the links golf course. Vineyards and Mountains of Cafayate

By blending into the natural sand dunes and transitioning into the edges of the vineyards, the golf course offers a dramatic sequence of views and a classic golf experience.

The vision for La Estancia de Cafayate brings together a balance between agriculture, recreation, and architecture within a natural setting of magnificent beauty.



**Vineyards and Mountains in Cafayate**

## 4.1 Master Plan

The organizing influences of the Master Plan are found in the agricultural patterns and the landscape of the region. The property lies within the high, arid Calchaqui Valley just south of Cafayate. The

Estancia includes approximately 500 hectares of land with spectacular mountain views. The land has historically been used for agriculture with existing vineyards; grazing pastures for horses, sheep, and cattle; and fields of corn and alfalfa.

Within this context, approximately 400 residential homesites have been configured to assure privacy and views. The homesites are oriented toward vineyards, native woods, the golf course, horse pastures, and sand dunes. Significant portions of the Estancia are preserved as openspace or productive agriculture including approximately 80 hectares of vineyards.

Roads and homesites have been set within the terrain and the agricultural mosaic to allow excellent building sites with adequate land for homes, pools and private yards...enhanced by views of the landscape and surrounding mountain ranges.

The Master Plan reinforces an active outdoor lifestyle with golf and trails for equestrian, hiking and biking. The Social Club and Spa add swimming, tennis, spa and fitness facilities that will complement private yards, terraces and pools.

As the center of commercial and social activity, the Pueblito will offer an interactive focus of the community. The shops, galleries, and restaurants will be located around a central square and will be connected to the Social Club and Spa via a pedestrian promenade.





**Cafayate Regional Plan**



**La Estancia de Cafayate Master Plan**

## 4.2 Landscape

Referred to as “Salta la Linda” the Cafayate landscape is one of intense contrasts, dramatic forms, changing light patterns, and an overall vastness of scale. Cacti and wildflowers provide the native complements to cultivated vineyards, agricultural fields, and orchards.

Within the framework of the Master Plan picturesque drives and trails fit the terrain as they move through the mosaic of woodlands, vineyards, pastures, and golf. Gates, stone walls, and agricultural fencing reinforce the rural and informal character of the landscape. Stone walls and wooden fencing

“placed by hand” recall the heritage of the area. Fencing will often be interwoven with vines and shrubs that trace the edges of vineyards, fields, and pastures.

Planting along roadways will help soften the visual landscape and reinforce the native and agricultural plants of each site area. Planting will define the edges of fields, orchards, and tree lined drives.



**Existing Vineyards**

La Estancia has a varied landscape which transitions from drifting sand dunes at the eastern portion to lush meadows, vineyards, and indigenous forests at the western portion. These distinct landscapes with varied ecosystems and visual qualities set the tone and pattern for design within La Estancia. This visual transition is reinforced by the golf course that responds to natural sand dunes to the east, and then plays through the vineyards and cultivated agriculture in the western portion of the course.

The natural transition of landscape from sand dunes and desert vegetation to cultivated fields and vineyards will strongly influence the residential architecture and the associated plantings



### 4.3 Architecture

The architecture of La Estancia de Cafayate is an authentic response to the cultural heritage and environmental influences of the Salta region - drawing on local resources and ideas from the location itself rather than recreating a foreign time or place. Buildings are to complement rather than impose themselves on the landscape. Strong environmental and cultural influences, stemming from the site will help establish the form and composition of the architecture:

#### **Views**

The surrounding mountains with multiple colors and shadow patterns provide dramatic views to the east and west that can be enjoyed from nearly every homesite. In addition, nearly all homesites front onto a strong visual landscape... vineyards, golf, pastures, sand dunes, or woodlands. To take in this strong visual context large window openings can be used to capture the enticing views, but the windows are to be kept in proportion with the overall building and subdivided into multiple window groupings. To avoid glare, reflection and heat gain, large glass areas are to be held back under roof overhangs, verandas, or terraces.

#### **Sun**

The climate is very favorable and offers over 300 days of sunshine per year. While very conducive to outdoor living, the sun can also be intense and calls for shaded outdoor areas. Verandas, terraces, trellis roofs, and sun screens can help create retreats into comfortable shadows. Solar energy and natural daylighting provide important sustainable design opportunities. Proposed solar panels must be hidden from view.



**Dramatic Mountain Views**

#### **Wind**

During intermittent periods of the year, winds from the surrounding mountains pass through the Calchaqui Valley, generally from the north and northeast. Design of residences and their exterior spaces should take measures in response to the intermittent wind by using plantings, grade changes, and architectural screening to assure comfort and yet retain the magnificent views.

### Natural Materials

The visual quality of the Cafayate region stems, in part, from a natural ruggedness. The architecture can complement the landscape through indigenous and natural materials that have an informal, timeless quality, provide a rich non-reflective texture, and recall the heritage of earlier rural buildings. These natural materials can include hand-troweled plaster, adobe, brick, weathered and stained wood, indigenous sandstone and granite, terra cotta colored roof tile, and crafted metal detailing with an aged patina such as copper, zinc, and wrought iron.



**Natural Cane Material for Ceiling**

### Sustainable Design and Environmental Responsibility

The Cafayate area has evolved with a balance of agrarian landuse and vast areas of natural openspace. As the intensity of landuse increases it is important that environmental awareness and sustainable principles of design are incorporated. These considerations can manifest themselves through careful site planning to manage drainage and run-off, solar energy considerations, the use of sustainable materials, and incorporation of natural daylighting.

### Site Context Influences on Architecture

The regional heritage and overall landscape setting of La Estancia de Cafayate provide a very powerful context for the architecture. The vision for La Estancia includes a balance of landscape and architecture in order to preserve an informal, low scale, rural image. Thus, it is important that

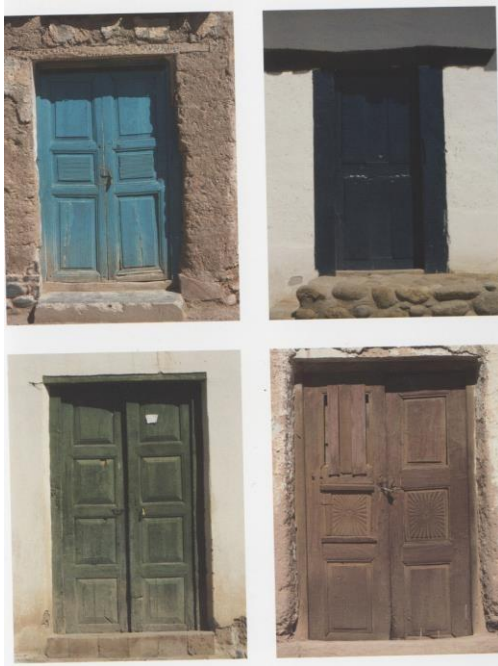
buildings present a low profile, step easily with the topography, and merge into the terrain. Roof forms that are simple gables and hips with low pitches can help achieve this visual balance. Building forms that are additive and that avoid symmetry and repetitive formality will help foster a rural informality. It is also important that exterior building materials be rich in texture and shadow patterns, and that colors relate to the natural tones of the site so that buildings become one with the landscape.

### Architectural Heritage

The origin of the architectural style for La Estancia de Cafayate builds from a source of cultural heritage...the early “**Spanish Rancho-Adobe**” or “**Casa de Campo**” style that evolved throughout the Salta region, but also influenced by historic Andean patterns and materials.

The overall design goal is to be inventive, yet in touch with tradition...to provide a link with the past while defining a new and creative architecture. Architectural innovation and creativity within La Estancia is aimed at pushing the edge of this visual and physical tradition, rather than making an unrecognizable break with cultural precedence.

The language of Salta's Spanish-rooted architecture, and particularly the colonial residences and the rancho adobe or casa de campo, provide a recognizable heritage. These early homes evolved in response to the climate; the building materials at hand; and a rural Andalusian heritage. The resulting architecture has stood the test of time through its aesthetic complement to the setting, its functionality, and its appeal to the memory of this place. It has become a strong part of the Salta architectural heritage. It evokes a sense of romance and even provides the basis for local legend.

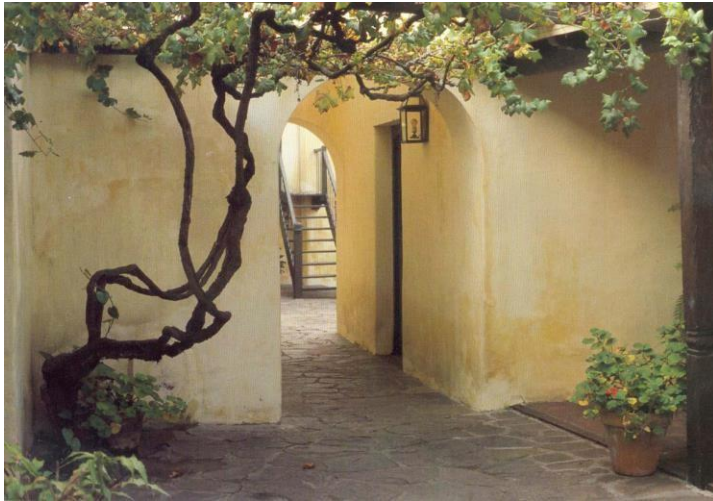


**Typical Doors of Salta Region**

Clearly recognized design characteristics help create the enduring appeal of the Spanish Rural architecture.

- A simple profile often made up of multiple forms that fit the site contours

- Generally, one or two stories.
- Low to medium pitched roofs
- Horizontal form
- Understated façade on the public/arrival side
  - Plain wall surfaces with small openings
  - Decorative elements at door and window openings
  - Sense of mystery or concealment upon arrival
- Indigenous natural materials
  - Procured from local sources
  - Stone, plaster, adobe, brick, wood, tile
  - Locally crafted wrought iron



### Sense of Entry

- Courtyard defined by the forms of the house
- Private retreat
- Shade and garden



### Courtyard

- Veranda as a transitional room or corridor as circulation
  - Indoor / outdoor living space
  - Shade and concealment of exterior wall
- Authentic expression of materials and structure
  - Exposed roof framing with wood rafters and beams
  - Heavy mass walls of stone adobe, brick, and plaster
  - Exposed lintels and sills at windows and doors
  - Varied degree of privacy Interfacing with adjacent ineyards or landscape
  - Interfacing with adjacent vineyards or landscape





### Veranda

These clearly identifiable hallmarks of the Spanish Rural buildings can become the starting point for innovation and creativity that will result in architecture that is supportive of today's lifestyle, appealing to the intended users, and expressive of evolutionary changes. Innovations are intended to be adaptive to the style, thereby creating a continuum rather than a break with the architectural heritage. These innovations can adapt the early predecessor to the needs and opportunities of today...

- Transparency of view / transitional walls
- Located on the primary view orientation
- Not exposed to the arrival or entry
- Large glass areas set back from roofs and verandas
- Merging of indoor / outdoor spaces.
- Expressive of primary structural elements.
- Shaded or under extended roof areas.
- Multiple courtyards and gardens.
- Variety of outdoor spaces defined by building and site walls.
- Varied degree of privacy.

- Interfacing with adjacent vineyards or landscape.



### Courtyard entrance

- Extensive expression of stone on exterior walls.
- Provides change in wall texture.
- Allows merging of architecture with site.
- Shift of color from white to earth tones.
- Subtle wall colors related to the site, such as soft beige/tan, to blend into, rather than punctuate the landscape.
- Red tile roofs shifted to terra cotta with overtones of light beige/tan.
- Opportunity for complementary trim and accent colors.
- Timber and wood framing as an alternative to masonry or adobe walls.



- Overall forms and design principals remain consistent with Spanish Rural architecture.
  - Flexibility in form and openings can be achieved.
- Creative and artistic detailing.
  - Reflection of current building techniques and materials.
  - Opportunity for artistry by craftspeople including expression of Andean heritage.
    - Stone patterns in paving.
    - Carved wood.
    - Plaster patina.
    - Ironwork.
    - Ceramic and glass.
- Extension of terraces and site walls to reach onto the site.
  - Emphasizes horizontal profile.
  - Interface between landscape and architecture.
  - Provides transition of grades for outdoor spaces.

These innovations, when they are adapted to the design characteristics of the Spanish colonial-style house and of the adobe ranch, allow the individual expression and character of each house. They also allow for the sensitivity to the influences of each place, although they promote a recognizable architectural style that will keep its heritage within the region of Salta. The innovations will permit the houses to adapt themselves to the various lifestyles, to a range of house sizes, and to the different conditions of the site.

## 5 Site Design Regulations

The owner of each residential lot is entitled to build one single-family residence, along with a garage, carport, guest house, and accessory buildings within the Building Envelope of the lot. Auto Courts, Carports, on-site parking, and landscape terraces may extend to within 2 meters of the Lot Property Line.

Each lot within La Estancia de Cafayate has been located and configured to provide privacy between neighboring properties, to help assure quality views, and to respect the productive areas of vineyards and agriculture. Knowledge of a specific homesite in terms of its physical attributes, its relationship to neighboring homes, and the context of its surrounding landscape, establishes the basis for responsive design within La Estancia de Cafayate.

Each homesite has a unique relationship with the surrounding landscape. In some instances, the landscape will relate to the natural setting while in other cases the homesite may relate closely to vineyards, agricultural fields, and grazing pastures.

Although the original natural landscape has been modified over many years of ranching, the Master Plan calls for a reinforcement of the primary ecosystems that form the major openspace patterns on the place. It is important that the interface between buildings, agriculture, and the natural landscape have well resolved transitions.



**Typical Chacra site Plan**

In many areas the existing landscape is one of cultivated agriculture...vineyards and fields. These areas have a rich visual character, yet they present a low open profile that allows panoramic distant views. Within this setting, it is important that transitions from agriculture to residential plantings blend naturally into one another. This can be achieved through linear components of landscaping such as stone walls and hedgerows, and the use of transitional plantings such as orchards and vineyards within the homesite itself.



### **Productive Vineyards Related to Homesites**

The term peri-agriculture refers to a compatible co-existence of private homes and productive agriculture within a rural setting. The landscape is one of rich patterns defined by homesites interspersed with agricultural uses such as vineyards, orchards, field crops, and grazing. The mosaic of the landscape is varied in texture and color, and views from many of the houses and terraces overlook the annual cycle of productive agriculture.

The suitability of peri-agriculture will vary within the different site areas of La Estancia. There will be a very strong presence and influence of peri-agriculture within the context of the vineyards and equestrian facilities and less within the context of the sand dunes and woodlands.

The overall landscape composition at the La Estancia de Cafayate is intended to be a reflection of the rural agricultural heritage of Cafayate. Productive agriculture can include such diverse crops as lavender, olives, fruit trees, corn, and alfalfa in addition to grapes and grazing pastures. As with commercial agricultural production anywhere, the extent and type of

crops may vary over time in response to market conditions and the productivity of specific sites.

For many homesites within the Estancia there will be the potential for peri-agriculture within the homesite. In some situations the vineyards, orchards, fields, and pastures could cross homesite lines, if desired by the homesite owner and master developer, to enhance the continuity of the agricultural landscape and productivity. Access to the agricultural uses will typically be from the road system of the Estancia onto small agricultural service lanes that will be independent from private driveways. These lanes can also provide walking and equestrian paths throughout the neighborhoods of the Estancia. Such agricultural service lanes shall not be used as driveways for vehicle access to any residential lot.

## **5.1 Homesites**

Each residential homesite has a building envelope that defines the area within which all building improvements, including house, guesthouse, garages, carports, and pools are to be located. Homesites have been located and configured in response to roads, view corridors, the golf course edge, natural, drainages, privacy between neighbors, and the overall pattern of the vineyards and agricultural fields.

**Within La Estancia there are four types of homesites:**

Jardin	approximately 400 sq m to 2500 sq m
Quinta	approximately 2500 sq m to 5000 sq m
Chacra	approximately 5000 sq m to 10,000 sq m
Chacra Estates	over 10,000 sq m

## 5.2 Building Site Coverage

Building Site Coverage measured to the outside of exterior walls for all structures, but excluding driveways, patios, pools, balconies, and roof overhangs shall not exceed 35% of the total lot area for Jardin and Quinta Lots, and shall not exceed 25% of the total area for Chacra and Chacra Estate Lots.

## 5.3 Visual Screening

A goal of these Design Regulations is to locate structures and provide partial screening by trees, stone walls, hedges, site grading, and other landscaping such that the architecture blends into the landscape.

Some of the agricultural planting, such as the vineyards and olive groves will serve as visual screening to the houses as well as providing productive agriculture. Planting to reinforce the indigenous trees found in native woodland and sand dunes can also help blend the homes into the setting. The design of each home should also consider the use of site walls as well as trees and shrubs to visually screen the structures from roads and adjacent properties.

## 5.4 Pools and Terraces

Swimming pools and outdoor terraces are permitted within each homesite. Stepped walls, terraced planting, and other landscaping should be used to blend the pool and terrace structures into the topography and blend with the adjacent properties. Pool equipment must be within the residence or garage

or enclosed within a walled structure that relates to the architecture of the primary house.

The use of visual protection surrounding a swimming pool is requested to protect privacy. Pools must be located within the permitted construction limits.

Temporary canvas pools are not permitted, without prejudice of being able to present a landscaping project to the Design Committee that could include a water reservoir hidden by plantings such that it does not generate a visual impact that conflicts with current Design Guidelines.



**Pool with Terrace and Fencing**

## 5.5 Grading and Drainage

The primary grading for structures must occur within the homesite with transitional grades meeting the surrounding properties or openspace areas in a natural and visually pleasing manner. Cut and fill slopes should not exceed 2:1. All grades must meet existing conditions at the homesite line unless specific approval to modify the grades has been granted by the adjacent homesite owner and the DRC.

In general, natural drainage courses will be protected and existing drainage patterns maintained. New drainage ways should be designed to appear and function in a natural manner. Surface flow from runoff should be directed to an existing drainage or a community drainage system. Headwalls, culvert openings, and other such drainage structures are to be built of, or veneered with, stone. Ends of metal or concrete drainage pipes are to be concealed.

When retaining walls are incorporated, they must be faced with stone or stucco consistent with the primary residence. Retaining walls should not exceed two meters high without a terraced step.

## 5.6 Driveways and Parking

Driveways shall not exceed 5.5 meters in width. Driveway material may be asphalt with a chip-and-seal topping, decomposed granite, patterned concrete, or pavers made of natural stone or concrete.



**Stone Driveway Pavers**

Parking for residences and guesthouses must be accommodated within each homesite and be within the allowed construction boundaries. Each residence on a Jardin or Quinta Lot must provide at least two on-site parking spaces. Each Chacra and Estate Chacra must provide at least three on-site parking spaces. At least one of the required parking spaces, regardless of type of lot, must be within a garage or carport.

No more than two driveways from adjacent roads shall be allowed into any lot. On corner lots, the driveways may be located on each of the adjacent streets, except that no driveways shall have access from Las Vinas, the primary road into La Estancia. Service roads for vineyards shall not be used as driveway to any lot.





### **Entry Gate to Auto Courtyard and Parking**

In order to achieve a rural character within the Estancia, automobile garage doors and on-site parking should be screened from roadways and adjacent properties. This screening can be accomplished by architectural walls and landscape planting to create auto courts.

## **5.7 Irrigation Channels - Acequias**

Throughout the Estancia there are a number of acequias, irrigation channels for agriculture. Typically, these channels are stone lined ditches. It is important that the site plan and building locations take into consideration the continuity of the acequias if they pass near or through a lot. The location and preservation of the acequias should be coordinated with the Design Review Board.

## **5.8 Utilities**

Site utilities for each homesite are to be installed underground.

Before beginning construction, the Lot Owner should contact the Home Owners Association to coordinate the location and connection of utility services to the Lot.

## **5.9 Service and Storage**

Outside service and storage areas to accommodate such items as trash containers, pool mechanical equipment, air conditioning equipment, and lawn maintenance equipment are to be located within a designated area and screened so they are not visible from roadways or neighboring homesites. Such screening may be accomplished by architectural enclosures that are consistent with the primary residence or by landscape walls and planting of sufficient size and density to completely conceal the service area. Old wine barrels to be used for trash containers may be located near the driveway of the lot to facilitate trash collection. Outdoor areas for laundry drying must be screened from public view.

## 6 Architectural Design Regulations

### 6.1 Architectural Style

The architecture of La Estancia de Cafayate can be described as a “Spanish Rural” style that is an outgrowth of the climate and cultural heritage of the Salta region. This architecture supports a relaxed lifestyle of indoor/outdoor living by providing courtyards and patios defined by the architectural forms of the buildings. The mild climate and abundant sunshine allow for a merging of interior and exterior “rooms” through transparent walls that take in the panoramic views of landscape and mountains.



The architectural heritage of the region includes a strong influence from early settlers who found the landscape and climate similar to that which supported the Spanish haciendas of Andalusia...thus the casa de campo evolved. This early architecture of the region is characterized by an honest expression of materials, structure and form...buildings have a timeless authenticity.

The other strong influence in art, architecture, and culture has evolved from the Inca Indians that inhabited the Andean region connected to Cafayate from the mountainous areas of Argentina, Peru, and Bolivia by the Inca Trail. The use of stone, geometric patterns in textiles and pottery, and the use of rich natural dyes and strong earth-tone colors hearken back to the Andean heritage.



**Andean textile Patterns and Colors**

Opportunity for artistry that recalls this Andean influence abounds in the details: stone paving patterns; carved wood; ironwork for latches, light fixtures and brackets; ceramics and glass.

The Spanish Rural style is further influenced by the traditional building materials of the Salta region...those “noble materials” that often originate with the site itself in agrarian communities. These materials include native stone, weathered wood, handtroweled plaster, adobe, brick, clay roofing tiles, and metal with a natural patina such as tin, copper, forged iron, and rusted steel. These materials, when combined with additive building forms and rich colors, can help marry the architecture with the rural landscape of Cafayate.



**Indigenous Adobe Building**



The architectural style of La Estancia de Cafayate is intended to foster individual creativity within a defined range of expression. The overall goal is to create a rural community of visual harmony where architecture and landscape strike a complementary balance.



**Components of Architectural Style**

The following architectural Regulations will govern the design of all residential structures within La Estancia de Cafayate...

## 6.2 Building Height

***Height is an important visual consideration for the architecture of La Estancia.*** Through consideration of building height, structures can rest comfortably on the profile of the natural topography and blend into the landscape. Control of building height can also prevent obstruction of views from neighboring properties.

The maximum height for any residential building shall not exceed 10 meters. Building Height shall be measured from the finished grade at a series of points taken at 3 meter intervals around the structure to the highest point of

the roof above each point. Chimneys may exceed 10 meters but shall not exceed 12 meters.

## 6.3 Maximum House Size

The maximum allowable house size is determined by the type of lot.as follows:

Jardin Lot	335 square meters
Quinta Lot	420 square meters
Chacra Lot	1000 square meters
Chacra Estate	2000 square meters

Maximum house size shall be determined by measuring the enclosed interior floor area within the house. It does not include exterior space such as courtyards or verandas, even if they are covered by a roof. The floor area for interior stairs shall be counted once for two floors. Garage and mechanical spaces shall not be included.

In addition to the maximum house size, a Guest House not to exceed an interior floor area of 150 square meters may be included, except for Jardin Lots.

## 6.4 Building Forms and Massing



**Additive Building Forms**

Form and massing of the Spanish Rural architecture has precedent in the agrarian farms and haciendas of the Salta region. This style of architecture is characterized by massing comprised of additive forms that create an assemblage rather than a monolithic structure. These additive forms can be used to define exterior courtyards and gardens. The forms can also be used to establish an intimate residential scale to the structure. While keeping the individual forms simple, the overall composition of residence, guesthouse and garage can become an interesting play of massing accentuated by sun and shadow.

Generally, the overall massing for a residence will meet the height limitations and reduce its visual dominance in the landscape if the majority of the structure is one story. Two story massing can be used if designed in concert with adjacent one story forms to maintain a horizontal profile to the overall composition.

The total floor area of the second story shall not exceed 60% of the total floor area of the first story (ground floor).



**Courtyard Defined by Building Massing**



**One and Two Story Massing**

## 6.5 Roofs

Roofs are to be simple and the primary roof forms are to be gable or hip. Shed roofs may be used as secondary roofs. Roof forms should respond to the additive forms of the underlying building. Flat roofs and roof decks may be incorporated into the design as secondary elements, but flat roofs shall not exceed 35% of the total roof area.

Roof pitches are to be a minimum of 25% and a maximum of 50%. Roofs on architectural features such as turrets, cupolas, and chimney enclosures may exceed the maximum roof pitch and will be reviewed on an individual basis.

Exposed roof beams and rafters are an important part of the architectural expression...for both exterior character and interior interest. Roof beams may be made of natural logs. Exposed roof Structure such as tipos de madera and rillizos.

The primary roof material will be clay barrel tiles in a color palette that blends from terra cotta to beige. Secondary roofs, used on additive forms such as porches, turrets, dormers, and small shed forms, may be covered with metal that reaches a natural, non-reflective patina such as tin, terne metal, copper, and corten steel. Profiles for these secondary metal roofs may be individual shingles, standing seam, or corrugated.



**Roof expression detail**



Cupolas, turrets, and other architectural accents may be covered with ceramic tile with a matt finish and in colors that are muted.



**Tile Cupola Roof**

## 6.6 Chimneys

Chimneys will be used to enclose fireplace flues and may be used to screen mechanical flues/vents. The location and size of chimneys should relate to the forms of the primary architecture, maintaining visual harmony in their proportions. Material used on chimneys should be stone, brick, or plaster that is consistent with, or complementary to, the materials and detailing of the primary building. Chimney caps must be designed to relate to the detailing and expression of the primary building, and the cap should visually screen the spark arrester. Spark arrestors are mandatory if the chimney is located within 100 meters of native woods. Exposed clay pipe flues may be used as long as they include a spark arrester.

## 6.7 Exterior Walls

Three visual expressions of exterior walls are appropriate to the Spanish Rural architecture. They include masonry mass walls, wood surface walls

such as vertical board siding or shingle over frame walls, and transition walls with major openings formed by timber framing or masonry arches and lintels. These three types of wall expressions can be used in concert to emphasize the additive forms of the architectural massing. In all cases, walls are to be designed in a manner that expresses authentic structure in terms of scale, proportion, use of materials and detailing.

## 6.8 Masonry Walls

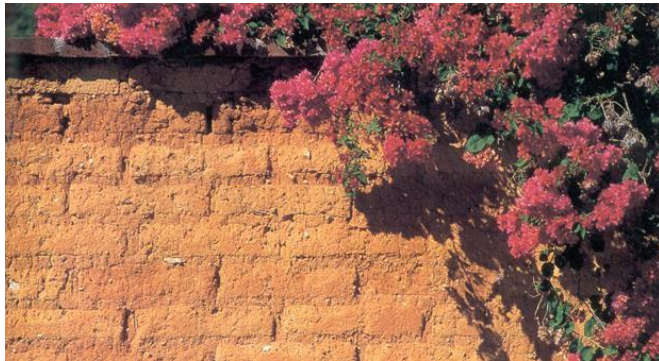
Whether constructed of actual load-bearing masonry such as block or adobe, concrete columns and beams with brick in-fill, or built of framed stud walls, the appearance of masonry walls must express the mass, depth, and surface texture of true load-bearing walls.

Windows, doors, and vent openings should appear as deep holes cut out of the thick wall. Such openings larger than 1.5 meters in width should include a lintel spanning the top of the opening. Window and door openings in masonry walls must have ample distance between each other, and to building corners, in order to express the load bearing strength of the wall.

Exterior wall material should be used to visually reinforce the additive forms of the building. Such treatment of exterior materials will be more effective than, for instance, using a low skirt of stone around the building.



**Mix of Stone and Plaster Walls**



**Adobe Wall with Bougainville**

Stone must be consistent in color and texture with the native beige to beige-gray sandstone or the gray to pinkgray granite of the Cafayate region. Stone walls must have a “structural” appearance and not a veneer look. A dry-laid appearance where the stone wall looks as if it can stand without mortar is preferred. Ideally, stone walls will be battered at their base with larger stones predominately at the bottom and embedded into the site. Natural bedding planes are to be laid horizontally and joint lines should be frequently interrupted. Stones of relatively similar size should fit together to avoid using small infill pieces.

Exterior plaster shall have a hand-troweled surface that is consistent with an adobe look – smooth-textured yet irregular in surface plane. Mottled, “burned”, and faux finishes that appear as aged plaster are acceptable. Heavily dashed or swirled plaster finishes are not acceptable.

Adobe brick walls should express their irregular surfaces as a rich texture whether left exposed or covered with a plaster finish. Protection from rain and surface water should be provided for adobe walls.

Generally, brick should be used as a complementary material to emphasize a component form of the architecture rather than the primary or sole exterior material.



**Pattern and Color of Local Cafayate Stone**

The visual quality of masonry walls will be enhanced by the treatment of openings - comparatively small in relation to the wall itself. These openings can be trimmed with surrounds of plaster, stone or brick that relate to other parts of the architecture. Lintels and sills can be made of stone or timber and should be sized appropriately for the span they are covering. Metal grilles can be used to cover the openings and provide a decorative pattern. Shutters may be used to emphasize openings, but they should be sized to fit the opening and must have functional hardware. Other functional and decorative details such as pot shelves, lanterns, and niches may be used in conjunction with masonry walls to present a crafted artistic quality to the architecture.

## 6.9 Wood Surface Walls

The use of wood shingles and board siding can provide a pleasing contrast to the predominant mass walls of stone and plaster. These wood walls should be subordinate or supplemental in the overall composition and used for gables, porches, secondary forms, and garages.

The selection of wood and finish should provide a natural patina of weathered wood, suitable to withstand the sun and wind of the climate. Painted wood siding will not be permitted. Plywood paneling will not be permitted as an exterior material.

## 6.10 Transition Walls

Transition walls are a signature part of Spanish Rural architecture. These walls incorporate the transitional openings between indoor and outdoor spaces, and they encourage and support the lifestyle of Cafayate. These walls are characterized by large openings that fit within an expressed structural system - typically arches, lintels spanning the opening, or post and beam timber framing. These “walls” may also take the form of colonnades, verandas, porches, and shaded window walls. They offer the opportunity to open the interior to the panoramic views of the mountains and surrounding landscape while reinforcing the architectural style and avoiding expansive, exposed glass walls.

They also may be used as elements that help hide hot water tanks, water heaters, or solar panels from the neighbors and their immediate surroundings .





**Example of Transparent Wall Set Within Structure**

**Window with Carved Lintel and Brick Sill**

Windows and doors within wood surface walls should fit into the structural order

### 6.11 Textures

By emphasizing a rich and varied texture in the architecture, buildings can more effectively blend into the landscape. Texture should be considered in the building forms as well as the exterior materials to create a variety of light and shadow patterns. Materials are to have rough or irregular hand-formed surfaces rather than smooth industrial finishes.

### 6.12 Windows and Doors

Windows and doors should be designed within the context of the associated wall type. Masonry, wood, or transitional walls call for an associated window and door design that appears appropriate to the structural system of the wall in which they are located.

Within masonry walls, windows and doors should be designed as deeply recessed, vertically proportioned openings that are secondary in scale to the larger wall surface. These windows and doors can be considered “punched openings” in the masonry wall, set deeply within the structure of the mass wall, and provide an interesting composition in terms of placement, size, and proportion. Wood or Stone lintels and “Rejas”, or decorative iron grilles, can be used to add detail and craftsman quality to the design.



of the wall framing. Trim should be consistent in material and proportion with the trim detailing of the associated wall. Where structural framing or vertical columns are expressed in the wall design, windows should be sized to fit within those structural members. Individual windows should be designed with a vertical proportion (height greater than width), and where wide openings are appropriate, windows may be grouped together to form the opening.



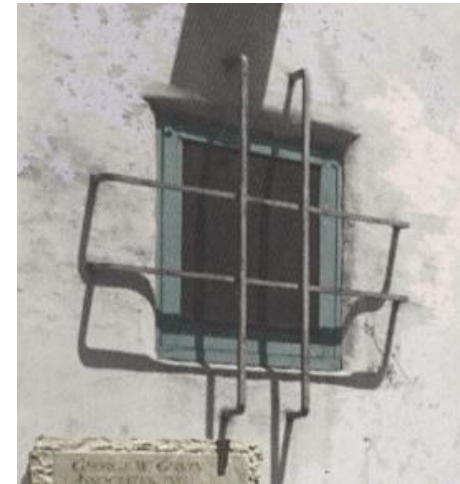


**Window with carved wood lintel**

Windows and doors within transition walls can be designed in a manner that allows strong indoor-outdoor relationships and provides expansive views. In all cases these transition wall openings must be accompanied by architectural components that provide shadow onto the glass area such as verandas, porches, colonnades, and trellises. Transition walls provide an opportunity to include large uninterrupted viewing windows, as long as the glass is set back into the shadow pattern of the architecture. Transition walls can also include combinations of doors and windows to provide a transparency to the wall, as long as the windows and doors are located within the shadow area.

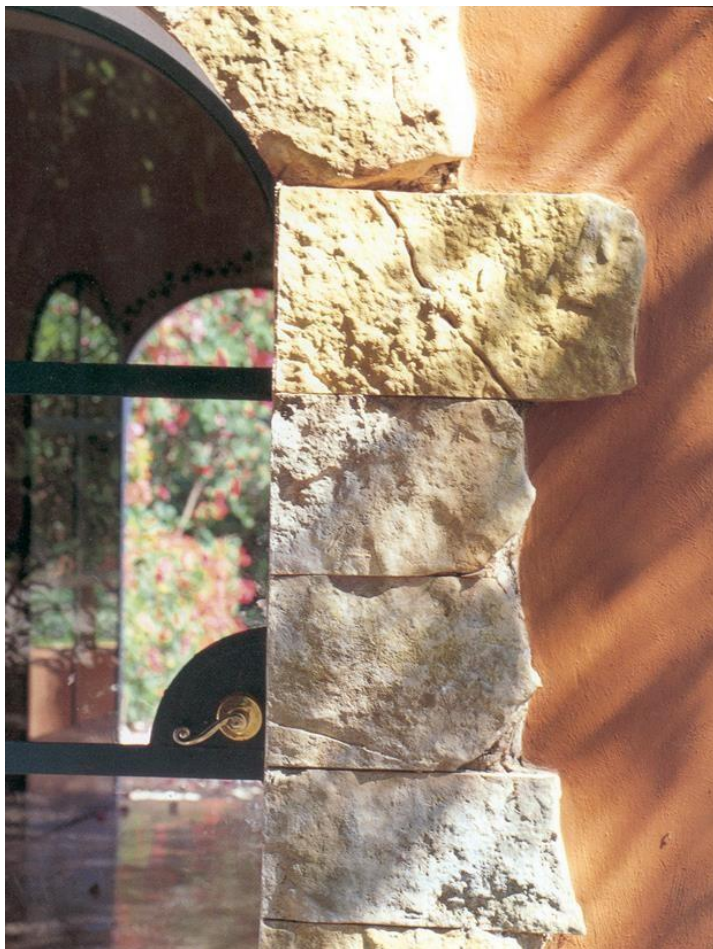
Thermal windows, low-e glass, and other energy saving methods for windows and doors are encouraged, but mirrored glass, due to its high reflectivity and glare, is not permitted.

In support of the architectural style, primary entry doors should provide an individual artistic expression composed of materials selected from wood, iron, and glass. When set within masonry walls, entry doors can be surrounded by embrasures of plaster or stone that convey a human scale and artistic quality.



**Window with Iron Rejas**

Windows and doors within transitional walls can be designed in a way that allows for a strong relationship of the inside with the outside and provides a wide range of views. In all cases, these transitional wall openings must be accompanied by architectural components that provide shade over the glass area such as verandas, porches, columns, and trellises. Transitional walls provide an opportunity to include large picture windows, while the glass is placed in the shadow pattern of the architecture. Transition walls can also include a combination of doors and windows to give transparency to the wall, as long as they are located within the shadow area.



**Stone Trim at Door Opening**

used, but should be complemented by significant areas of stone to lessen their visual impact and formality. The DRC can provide a series of exterior plaster colors that are preapproved and acceptable. However, the Lot Owner may submit their custom selected colors for specific approval by the DRC.

Exterior wood siding, shingles, and exposed timber should have subtle stain colors to enhance and call out the natural tones of the wood.

Roofing tile should be a blend of terra cotta and beige colors that avoid large monochromatic fields of color.

Minor trim and accent colors can be deeper hues, but bright, vivid colors should be avoided. Colors found in the soil colors of the surrounding mountains as well as flora and other vegetation of the site can be used to establish a trim/accent palette.

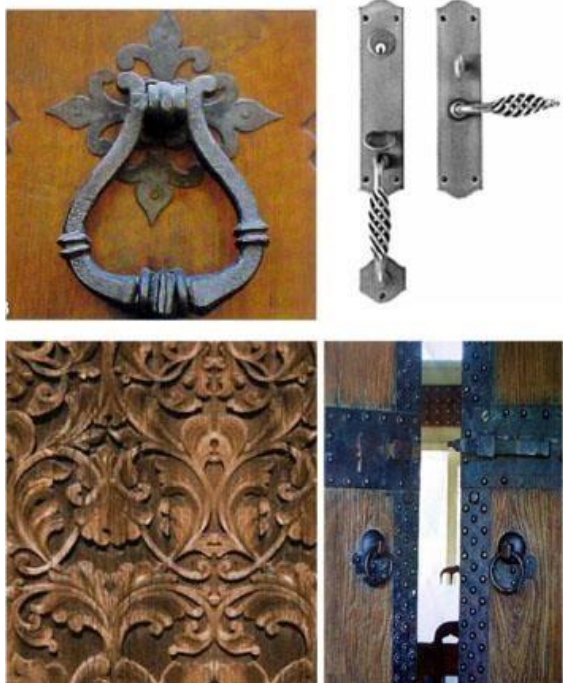
## 13 Exterior Color

Colors for exterior wall and roof areas should be muted tones that absorb light and blend into the landscape setting. Plaster wall colors can range from light beige to warm grays, tans, “dusty rose”, soft peach, and soft gray-green, and sage tones as high-lighted in the colors of the surrounding mountains. White plaster walls may be

## 6.14 Handcrafted Detail

The opportunity exists to express the artistry and heritage of the Salta region through handcrafted details throughout the architecture. Crafted wrought iron, carved wood, etched glass, painted ceramics, and tooled leather can provide key visual elements for the expression of local artistry and heritage including the Andean influence.

### Crafted Details and Local Artistry



## 6.15 Skylights and Solar Panels

Skylights and solar panels provide an opportunity to bring natural daylight into the building and to capture a sustainable energy resource. The design of these components must be integral to the primary building and roof forms. Bubble or white plastic skylights are not allowed. Location and orientation of solar panels must be accomplished in a manner that will preclude glare to neighboring properties and public roads.

All solar panels, including those mounted on buildings and those mounted on independent structures that are not integral to the buildings will be reviewed on an individual basis.

## 6.16 Water Tanks

Although the water system within La Estancia de Cafayate has been designed to provide adequate water flow and pressure to each residence for normal uses, Lot Owners must choose to install a water reservoir system including a cistern, and an optional elevated tank with water lifting pump. In such case, the tank and cistern must not be visible and must be integrated into the architectural forms and height limit of the residence. The maximum capacity of the storage tank shall not exceed 1,000 gallons, and the maximum capacity of the cistern shall not exceed 3,000 gallons.

Lot Owners are prohibited drilling a well into the aquifer under La Estancia de Cafayate.

## 6.17 Garages and Carports

Garages and carports may be freestanding or integral with the primary residential structure. Multi-car garages and carports shall not exceed three vehicles in a single structure, but they may be separated into different structures or located within different portions of the primary structure.

In order to reinforce the rural, non-suburban nature of the La Estancia de Cafayate, the visual exposure of garage door openings from roadways should be kept to a minimum when possible. This can be accomplished by concealing garages behind auto court walls, orienting garage doors away from roadways, and locating garages behind the massing of the primary residence.

When the parking area for cars, whether it is a garage or carport, projects into the front of the lot, the area must be visually protected by landscaping.



**Entry Portal to Auto Court**

A back up area of at least 7 meters and a turning radius into a side entry garage of at least 8 meters should be provided.

Garages and carports should be consistent or complementary to the architecture of the primary residence. They can be used effectively to support the design principle of additive forms within the residential complex.





**Garage Integrated with House**

## 6.18 Accessory Buildings

All accessory buildings are to be designed in a manner that is consistent or complementary to the primary residence. They may be used effectively to support the design principle of additive forms within the residential complex.



Auxiliary Building...Pool Cabaña

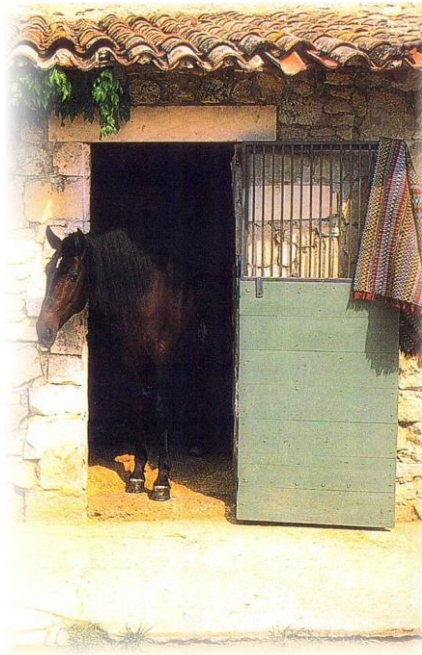
## 6.19 Equestrian Facilities

Some homesites, particularly the larger chacra and estate chakra lots near the equestrian center allow for private equestrian facilities such as barns, offices, training arenas, corrals, and fenced pastures. These facilities are to be designed in a

manner that is complimentary to the primary structure in terms of form, materials, and color. Site locations of equestrian buildings and facilities should reinforce the composition of a homestead, wherein the consolidation of buildings forms courtyards and garden spaces.

Service access should allow for ease of movement and maintenance. Storage for vehicles, hay, and equipment should be screened from off-site views.

Pasture fencing may be made of wood posts with wire mesh or horizontal wire strands that have vertical wood stays, or they may be made of wood posts with wood board rails. The rail fencing may have wire mesh screening attached to the rails. Wood fencing should be stained in a brown or weathered gray color.



**Equestrian Heritage**

## 6.20 Sustainable Design and Green Building

Principles of sustainable design and “green building” should be used in the design of residences in La Estancia de Cafayate. Architects are encouraged to refer to resources such as the LEED criteria established by the U.S. Green Building Council. Green buildings make effective use of natural resources; they pollute less, and cost less to operate.

When practical, the site plan for a residence should take advantage of solar orientation and prevailing breezes. This will facilitate the use of natural daylighting throughout the home. Northern and western windows may benefit from sun shading devices such as roof overhangs, trellises, and shade trees. Proper orientation will

allow better use of natural ventilation, which, along with ceiling fans, can reduce heating and cooling loads.

The location of heating units, water heaters, or solar panels should be at ground level and be hidden behind walls or plantings in such a way that they are integrated into the main architecture.

In the case that they are placed at a height above ground level, they must be hidden from the outside so they cannot be seen from any location, be it from the street, the neighbors, or from common areas.

Panels and tanks whose material is of a color such that it glows in sunlight are not permitted.

Site location, building configuration, and vertical stepping with the terrain can minimize site grading and earthwork. These considerations can also reduce construction costs, minimize impacts to the soil relative to re-vegetation, allow continuation of natural drainage courses, and maintain the visual quality of natural landscape.

Specifications should call for the installation of energy efficient appliances when possible.

Residential design should consider the specification of reclaimed wood and timber when possible. This helps reduce the number of trees harvested to build a home, and reclaimed lumber is often rustic in scale and appearance and has a high-quality grain which adds character.

The specification of energy efficient windows can cut heating and cooling costs and make a residence more comfortable. These products are designed to reduce heat loss and solar gain, thus making a house warmer in the winter and cooler in the summer. It is also beneficial to specify operable windows that will allow fresh air flow through the home.

Proper insulation can reduce the demand for heating and cooling making homes more comfortable. It also reduces infiltration, further contributing to a quieter, more comfortable and energy efficient home.

Preference should be given to the use of native plant species for landscaping. This strategy helps reduce irrigation requirements. The use of invasive plants, or plants

likely to hybridize with locally native plants should be avoided. Proper irrigation choices and using native and other drought-tolerant plants can significantly reduce water use. Trees, shrubs, flowers, and groundcovers can be watered efficiently with low-volume drip emitters, sprayers, and bubblers.

Economics, health, and aesthetics all favor the maximum practical use of daylighting in homes. With selective window technology, daylighting need not be at odds with space heating and cooling. In addition to using traditional windows for daylighting, clerestories, skylights, dormers, and atria represent other creative ways of bringing daylight into a building. Much of the art of practical daylighting lies in the use of simple architectural details such as wide window sills, louvers, walls, and other methods of bouncing light deep into a building. Location of morning rooms, such as kitchens, on eastern exposures and evening rooms such as dining rooms on western exposures can enhance the potential for effective natural daylighting.

## 6.21 Consideration for Primary Wastewater Discharge System

The installation of a screening chamber is MANDATORY in every home sewage installation in a location prior to entering the LEC sewage network. This screening chamber is similar to a septic chamber but smaller, with the screen designed to prevent coarse solids from entering the LEC system.

## 7.01 Landscape Design Regulations

The area within the Homesite offers an opportunity to create landscape improvements that are both personal to the specific residence and supportive of the indoor-outdoor lifestyle of La Estancia de Cafayate.

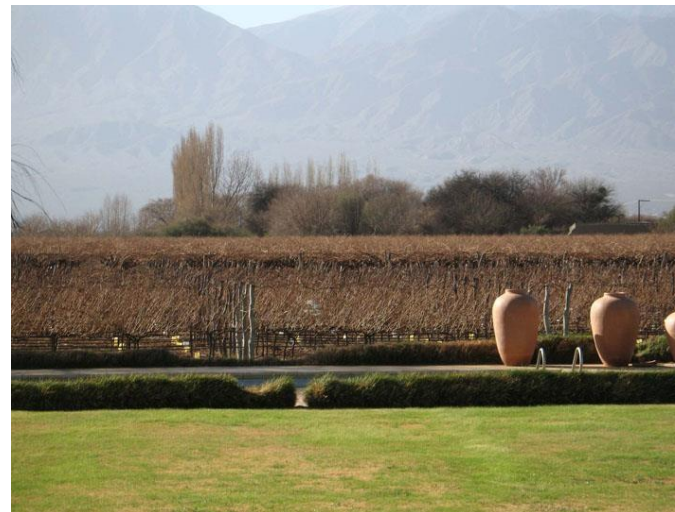
Landscape improvements within the homesite may include patios and courtyards of paved and planted areas, pools, terraces, lawns, gardens, vineyards, and orchards. It is very important that the transition from these private landscape areas to the adjacent agricultural or open space area be clearly defined by a visual edge while maintaining an overall natural appearance to the agricultural and residential landscape. Avoid reinforcing the linearity of boundaries between lots by use of the proposed vegetation.

These edge transitions may take the form of hedges, fences, stonewalls, walkways, and planting beds; but the intention is to establish an edge transition between uses rather than to delineate homesite boundaries. In all cases, the private improvements must be contained within the homesite and give way to the adjacent agricultural or openspace area at or within the boundary of the homesite.

The overall concept for landscaping is to reinforce the agrarian pattern of residences set within the rural, agricultural landscape of Cafayate. As such, private landscaping within the homesite can “borrow” the plant material of the adjacent agricultural area, such as vineyards, lavender rows or orchards to continue those strong visual patterns into the homesite.

To protect the existing woodlands and native vegetation on the site, no trees may be removed from any homesite without the prior approval of the DRC.

Turf grass lawns can provide an enjoyable and useful feature for the residence, but those areas should be kept to a functional size and limited to a minimum for legitimate activity areas rather than wholesale coverage of the homesite area. Green space designs are required. Beds with vegetation, which may also offer greater visual interest in terms of color and texture, may also be used as a ground cover alternative. Plant coverage should be done in relation to the size of the land in order to avoid large areas without green coverage.



**Edge to Turf Lawn**

Views to the adjacent landscape and mountains from outdoor areas and indoor rooms will be extremely important to the ultimate enjoyment of the homes in La Estancia de Cafayate. Therefore, planting should help define and frame view corridors. At the same time, it is important to soften the visual exposure of buildings, and planting of specimen trees along with infill shrubs to help screen the architecture and blend it into the site.

When planting trees, it is important to consider the mature size of the tree relative to view corridors for the homesite and its neighboring properties, such that they are not disrupted.



## 7.02 Agricultural Planting

A Master Plan principle of the La Estancia de Cafayate is to maintain agricultural productivity within the rich visual quality of a rural, agrarian landscape. Beyond the preservation of openspace, the agricultural landscape has the look and productivity that comes with stewardship and care for the land. Within this “peri-agricultural” concept, private residences and their associated landscape areas are integrated within a fabric of vineyards, agricultural fields, orchards, and grazing pastures.



**Landscape Wall as Transition to Vineyard**

If agreed by the residence owner and the master developer, the periagricultural planting within a specific homesite may be managed as a commercial agriculture operation. As such it will require access for equipment and labor to maintain and tend the vineyards, fields, and orchards.

## 7.03 Landscape Walls and Fences

Landscape walls and fences provide visual order and continuity to the overall landscape, and they provide privacy and definition to the residence.



**Adobe Wall with Gate**

Due to their strong visual role, it is important that fences and walls reinforce the agrarian look of the Estancia. Fencing of any vineyards, fields, and orchards within the homesite should be consistent with the fencing of the adjacent agricultural area. Planting, such as roses and flowering vines, can be used to lessen the formality of fencing and to blend the fence lines into the agrarian landscape.

Landscape walls can be very effective in defining outdoor “rooms” and courtyards, and to provide definition to the use and privacy of the residential site. Furthermore, stone walls are a recall of both the Andean and the Spanish influence that is a strong part of the architectural heritage. Landscape walls should be made of plaster or stone that relates to the adjacent architecture. Stone walls may be modest, dry- stacked rubble walls interlaced with vines and flowering plants or they may be expressed as more formal structural stone walls or plaster walls consistent with the primary residence.

Site walls and fences up to 1.2 meters high may be constructed anywhere on the Lot.

Within the Building Envelope, privacy landscape walls of up to 2.3 meters in height may be used to enclose all or part of private courtyard areas. These enclosed private courtyard areas shall not exceed 25% of the floor area of the primary residence.

## 7.04 Landscape Paving Areas

Paving of “hardscape” areas within the homesite can help create interest and variety to the character of outdoor spaces such as terraces, courtyards, patios, and walks. The material used for paving should be compatible in color and texture to the materials of the adjacent architecture. By varying the pattern, material, and formality of paving, a richness of identity can be brought to the outdoor areas. Pervious paving material should be used wherever practical to minimize run-off and to support rain absorption.



**Stone Paving with Trees and Acequia**

Landscape paving and the related edge treatment of walls and terraces can help anchor the architecture into the terrain of the site.



**Stone or Brick Pavers**

## 7.05 Recreational Facilities and Play Structures

If the homesite is suitable in size, configuration, and terrain slope, recreation facilities such as horse shoe pits, bocce ball, shuffle board, tennis, and basketball may be located within the homesite. In all cases, such recreation facilities are to be integrated within the landscape site plan to screen or soften their visual impact.

Play structures such as jungle gyms, dollhouses, and swing sets may be located within the homesite, provided they do not exceed 4 meters in height as measured from the finished grade below the play structure. Play structures should be designed so they are architecturally similar in materials and color to the primary residence.

## 7.06 Exterior Lighting

One of the most important design considerations for La Estancia de Cafayate is the treatment of exterior lighting. The overall goal is to maintain the night sky by minimizing the glare and reflected light from exterior lighting. Therefore, exterior lighting should be limited to essential areas for comfort and safety, and fixtures should have concealed or filtered light sources with minimum necessary wattage.

Exterior ornamental light fixtures or lanterns may be used at entry gates and primary residential doors. The glass lens of such fixtures should be of translucent or textured glass, or a decorative metal screen should be used to help filter the light and reduce glare. Such ornamental fixtures with exposed light sources should have no more than two bulbs of 25 watts each.

Lights following the driveway at regular spacing are strongly discouraged, but rather, lights used for driveway safety should be placed at key locations along the driveway to enhance visibility. Such driveway lights should be kept at a low height above ground, such as a bollard light, and the light source should be directed downward.

Decorative lighting of planting and patios that can be seen from roadways or other homesites should be kept to a low level and the light sources should be concealed.

“Moonlighting” and up-lighting of vegetation for aesthetic purposes is strongly discouraged due to the ambient light that is generated.

Flood lighting of areas within the homesite for emergency purposes may be provided as long as it is controlled through a circuit that is independent from all other exterior lighting, and it is only used for emergency purposes.

## 7.07 Signage

There is only one sign permitted on a residential lot. This sign is an address marker to be located near the intersection of the roadway and the driveway to the house. This address marker may be mounted on an entry gate or adjacent wall, or it may be free standing. The sign and its supporting structure should be designed of materials and character consistent with the primary residence. The overall area of the

numbers and lettering, including their background, shall not exceed one square meter. The number should be illuminated at night by a dim light. The design will be evaluated for each particular case, taking into account the same requirements as for the home project.

## 7.08 Erosion Control

Landscape plans should be designed to prevent erosion through techniques that slow and dissipate water runoff. During construction, erosion shall be minimized through proper soil stabilization, water runoff control, and timely re-vegetation.

## 7.09 Streetscape

The streetscape within La Estancia de Cafayate refers to the overall image of the landscape as seen from the roads and walkways. It is strongly influenced by both private and public improvements such as fences, gates, entryways, signage, lighting, benches, and planting.



Generally, the improvements within the roadway and pathway easements will be designed and constructed by the master developer or Home Owners Association with an over-riding goal to reinforce the sense of the rural, agrarian landscape. Private improvements should reinforce the public improvements to create a consistent, seamless image for the streetscape of the Estancia. Street signs should be painted with a reflective paint so that they can be easily recognized at night.

## 7.10 Plant Varieties

Within the Estancia there are four primary types of planting that will contribute to the usefulness of the land and the visual quality of the community.

- The first is the planting within the agricultural areas that consists of vineyards, orchards, alfalfa fields, row crops such as lavender and corn, and grazing pastures.
- The second consists of private landscaping of decorative and screening planting to enhance the enjoyment and aesthetics of the homesite.
- The third is the streetscape planting along the roads and walkways.
- The fourth is the recovery and supplemental planting to restore and maintain the natural woodland and sand dune vegetation in openspace areas.

Together, these planting areas will make up the mosaic of the overall agrarian landscape. Each of these planting areas has their appropriate palette of plant material with an overall criteria based on suitability to the soils, climate, and water consumption.

**Agricultural Planting** – A key aspect of La Estancia is to maintain agricultural productivity while also establishing the high visual quality of a rural agricultural landscape. Beyond preservation of open space, the agricultural landscape presents an image of care and stewardship of the land.

While most of the agricultural planting will be on the common areas of La Estancia, there is opportunity to include agricultural planting on the larger lots, especially the chacra and estate chacra lots.

The agricultural planting will have the least diversity with large patterns of repetitive planting. The agricultural plant material will be determined primarily by the master developer or Home Owners Association based on the economic and agricultural viability of the crop. The palette or list of plants may vary from time to time due to future conditions. These patterns will create the agrarian mosaic that supports the rural character of the Estancia.



**Lavender Field**

**Private Landscaping within the Lot** - The private landscaping related closely to the residence offers the opportunity for diversity and creativity to establish areas of varied mood and formality and to enhance indoor –outdoor living while visually blending the architecture and landscape.

Private landscaping within the lot can “borrow” the plant palette from adjacent agricultural areas such as vineyards, orchards, or lavender to further strengthen the peri-agricultural emphasis of La Estancia.

Views to vineyards, golf, and surrounding mountains are an important asset within La Estancia, and therefore, planting of trees should be carefully considered to preserve view corridors from the residence and from key view locations on neighboring properties.



Streetscape Planting - The streetscape planting, through a consistent use of a limited palette, can provide order and continuity to the road and walkway corridors that pass through the Estancia.



**Dunes reserve**

### 7.11 Grass Lawns

Lawns and gardens can provide pleasant outdoor living areas, but they should be limited in size to practical functional areas, and grass lawns should not be used to blanket the lot, fostering the design of green spaces and / or stonework.

For lawn areas, winter latency species, such as *Cynodon Dactylon* (Bermuda grass) and its enhanced hybrids should be used. They will contribute to water savings.

It is forbidden to plant *Pennisetum Clandestinum* (Kikuyu grass) within La Estancia de Cafayate because its following and seed characteristics pose a risk of contamination to the golf course, even Native Sand Dune Vegetation if the grass is kept short.

Recovery and Supplemental Planting - The recovery and supplemental planting used within the woodland and sand dune open space areas will be selected to restore a healthy and balanced ecosystem for the specific natural condition.

## 7.12 Homesite and Streetscape Plant List

The following plants may to be used within the homesite areas:.

### EVERGREEN TREES:

Schinus molle var. Areira y Schinus molle

Ligustrum lucidum

Eucalyptus cinerea

Olea europaea (only western area)

Magnolia grandiflora (middle and western area)

Melaleuca armillaris

Acacia dealbata, acacia baileyana (protected from wind;  
middle and western area)

Laurus nobilis

Quercus ilex

### DECIDUOUS TREES:

Lagerstroemia indica

Populus nigra var. itálica

Acacia visco, A. aroma, A. trinervis, A. frisia, A. caven

Platanus x acerifolia

Prosopis nigra, alba, chilensis

Geoffroea decorticans

Celtis tala

Prunus cerasifera atropurpurea

Salix babylonica, humboldtiana, caprea

Ulmus americana

Sesbania punicea

### DECIDUOUS TREES CONT:

Acer negundo, A. pseudoplatanus, A.campestre, A. buergerianum

Tilia cordata

Fraxinus americana

Fraxinus excelsior Magnolia x soulangeana

Quercus robur, Q. palustris

### FRUIT TREES AND PLANTS:

Malus domestica (all apple varieties)

Pyrus communis (all pear varieties)

Prunus domestica (European plum tree – all varieties)

Prunus salicina (Japanese plum tree – all varieties) Prunus persica (peach tree – only late-ripening varieties; middle and western area)

Prunus cerasus (cherry tree-Bing, Napolitana)

Prunus dulcis (only western area)

Prunus armeniaca (only western area)

Ficus carica (fig tree-western area)

Carya illinoensis (pecan nut)

Juglans regia, J. nigra (nut)

Corylus avellana (hazel)

**FRUIT TREES AND PLANTS CONT:****SHRUBS CONT:**

Punica granatum (pomegranate tree)      Buxus sempervirens (northern area)

Rubus idaeus (raspberry cane)      Viburnum tinus

R.ursinus x idaeus (boysenberry)      Phormium tenax

Fragaria vesca (strawberry)      Buddleja davidii

Plumbago capensis

**SHRUBS:**

Lagerstroemia indica

Schinus longifolius (pepper tree)

Atriplex lampa (zampa-cachiyuyo)

**SUCCULENT PLANTS:**

Nerium oleander (flower laurel-only western area)      Agave sp

Rosebush (all-it is recommended to choose disease-resistant      Echeveria      sp  
(some types such as Topsy turvy only in

varieties)      protected places)

Spartium junceum (weaver's broom)      Graptopetalum sp

Melaleuca armillaris      Sedum sp Rosmarinus officinalis      Aptenia  
cordifolia

Geoffroea decorticans      Trichocereus

Teucrium fruticans      Opuntia

Santolina chamaecyparissus, S. rosmarinifolia      Aloe sp

Callistemon citrinus      Bulbine caulescens

Hypericum calycinum      Mammillaria

Hydrangea macrophylla      Notocactus

Lantana sp (only northern area and protected)      Cereus

Nandina domestica      Echinocactus

Photinia x fraseri

Olea texanum, O. fragans

**EVERGREEN HERBACEOUS PLANTS:**

Pittosporum tobira      Perovskia atriplicifolia

Pyracantha coccinea      Nepeta x fassennii

Spiraea cantoniensis      Verbena sp

Cotoneaster franchetii, C. microphylla      Kniphofia uvaria

Verbena bonariensis

Achillea sp

Aster novi-belgii

Coreopsis grandiflora

Crocasmia crocosmiiflora

Erigeron karvisianus

Penstemon

Glandularia sp

Phlomis fruticosa

Veronica sp

Salvia sp

Gaura lindheimeri

Dietes bicolor

Ruellia brittoniana (only western area)

Thulbalgia sp

Hemerocallis sp

Chrysanthemum maximum

Origanum vulgare

Salvia officinalis

### **ANNUAL PLANTS:**

Cosmos bipinnatus

Scabiosa atropurpurea

Papaver somniferum

Escholtzia californica

### **GRASSES:**

Carex sp

Calamagrostis

Cortaderia

Eragrostis

Leymus

Miscanthus

Muhlenbergia

Ophiopogon

Panicum

Paspalum

Pennisetum

Phyllostachys

Use of Stipa remains STRICTLY PROHIBITED

### **CLIMBING PLANTS:**

Campsis radicans

Jasminum sp

Lonicera japonica

Macfadyena unguis-cati

Parthenocissus tricuspidata

Climbing roses (all)

Podranea ricasoliana

Solanum angustifidum

Tecoma capensis

Trachelospermum jasminoides

Wisteria sinensis

Ficus pumil



## 8 Design Review Committee and Procedures

The Design Review Committee (DRC) for La Estancia de Cafayate is comprised of three members plus two alternates, who elected by the Home Owners Assembly. The DRC may include a design consultant or licensed architect as a member of the committee and as deemed necessary for home plan review. A quorum for conducting DRC business shall consist of two members. Members may attend via conference phone call. A simple majority vote of the members will be required to approve, table, or deny a development proposal.

The DRC will set its own meeting schedule.

Members of the DRC will evaluate all development proposals in accordance with these Design Regulations, as amended from time to time. The DRC members will use their knowledge of design and building to interpret the merits of each proposal and its compliance with these Design Regulations. The DRC is a design evaluation board and is consequently not responsible for verifying Applicants' compliance with other building matters, including, but not limited to, easements or other legal restrictions, soils test and additional geotechnical considerations, structural or code issues, and other technical matters.

These Design Regulations contain both absolute requirements and relatively general goals or suggested design principles. Typically, the absolute requirements are used for issues such as building height and materials. The interpretation and application of the more general requirements will be left to the discretion of the DRC. This will allow judgment and flexibility to address the unique characteristics of each residential lot, while at the same time avoiding rigid uniformity within the neighborhood. It should be understood, however, that the overall goal of the DRC is to apply these Design Regulations in a fair and impartial manner to all residences in La Estancia de Cafayate. Any variance or deviation from these Design Regulations will be limited to design solutions that relate to unusual circumstances or solve unique issues. Approval of such variances or deviations will take into consideration the special merit and design creativity, within an overall consistency with the Estancia design vision.

Plans for new building, site, or landscape construction, as well as plans for renovation, expansion, or refurbishing of existing buildings and landscape must receive final approval by the DRC prior to commencement of construction.

## 9 Design Review Process

This portion of the Regulations describes a “roadmap” to the Design Review Process. To help ensure that the process is positive and productive, there are a series of steps that begin prior to design and carry to the completion of construction.

1. The following Design Review steps are to be followed for all residences within La Estancia de Cafayate: Reunión Pre-Planificadora
2. Revisión del Bosquejo del Plano (se responderán dentro de los 7 días hábiles de recibido el mail)
3. Primera revisión de planos (se responderán dentro de los 10 días hábiles de recibido el mail)
4. Revisión Final del Plano (se responderán dentro de los 10 días hábiles de recibido el mail)
5. Reunión previa a la construcción
6. Aprobación y visados del Colegio de arquitectos, el COPAIPA y la Municipalidad de Cafayate.
7. Modificaciones a los Planos Aprobados, ampliación/refacción.

### 1. Pre-Planning Meeting

The purpose of this meeting is to provide the Applicant, either the lot owner or the architect, with the necessary introductory information to initiate the design process. It will also allow discussion of the Applicant’s objectives and goals in the context of the La Estancia de Cafayate design vision. Specific issues such as lot configuration, building envelopes, easements, and utilities, as well as the overall design concepts of the residence can be discussed in the context of the specific lot. At this meeting the DRC will outline the Design Review process for the Applicant.

You can access the most current design code on our web page at [www.lec.com.ar](http://www.lec.com.ar) (<http://www.lec.com.ar/es/design-guidelines-2/>)

To arrange a meeting with the architect for the Design Committee: Phone & Whatsapp +54 9 3868 63-8010 and email [designreview@lec.com.ar](mailto:designreview@lec.com.ar)

To communicate with LEC Administration for information regarding cost of the plan review stage, guarantee deposit and work starts: Email: [designreview@lec.com.ar](mailto:designreview@lec.com.ar) , [administracion@lec.com.ar](mailto:administracion@lec.com.ar) or [jcornejo@lec.com.ar](mailto:jcornejo@lec.com.ar)

Within approximately two weeks of Applicant request

### 2. Sketch Plan Review

- Sketch plans which are in accordance with current guidance should be sent in PDF format. Each plan must be clearly labeled with: Lot Number, Orientation, Professional in Charge (name and email address), Property Owner (name and email address), Scale and Date, and Revision Stage
- During this step, the DRC will review the Sketch Plan of the residence. The Sketch Plan, submitted by the Applicant, must convey the design intent of the project within the context of the site with as much information as possible about the final proposed aesthetic. Three sets of fullsize drawings at the scales indicated shall be submitted for review.
- The Applicant must provide payment of the Sketch Plan Review Fee in the form of a check payable to La Estancia de Cafayate DRC.
- Specific information to be submitted must include:

a) Existing Site Conditions, including Topography, Building Envelope,

Area of Disturbance, Boundaries, and Easements. Actual locations of trees over 100mm caliper at 400mm above ground must be indicated (1:250 minimum scale, with north indicated). Indicate trees to preserve and those necessary to remove for further analysis.

b) Proposed Site Plan and Grading, including Topography. (existing and finished contours), Building Envelope, Area of Disturbance, Boundaries and Easements. Actual locations of trees over 100mm caliper at 400mm above ground must be indicated (1:250 minimum scale, with north indicated).

- c) In longitudinal and cross section of the land, a front and / or section (schematic) of the project will be implemented, indicating the fillings and / or excavations to be carried out. The committee may specifically request from each lot, for exceptional reasons, some information or plan of the land that is not present in the proposal and is considered relevant.
- d) Schematic Building Floor Plan(s) and Roof Plan (1:100 minimum scale, with north indicated).
- e) Schematic Building Exterior Elevations with Exterior Materials (1:100 minimum scale, with north indicated).
- f) Building Height, shown over Exterior Elevations. Indicate height from finished grade to each finish floor level, maximum roof height and maximum chimney height.
- g) Schematic Landscape Plan, showing existing and proposed vegetation, Area of Disturbance, and erosion control measures (1:250 minimum scale, with north indicated).

Prior to the DRC meeting, the primary building corners and center of driveway will be surveyed and staked on the site.

- DRC reviews the Sketch Plan and contacts the Applicant to notify them of the meeting date. The Applicant may attend the meeting in person or via conference call. After the Sketch Plan Meeting the DRC notifies the Applicant of the results in writing.

At least 1 week prior to meeting

Within approximately 10 days of meeting

### 3. Final Plan Review

Within this step, the DRC will review the Applicant's architectural plans for the residence, site improvement plans, and landscape plans that have been prepared to describe in detail, the design of the project. Applicants will be

Submitted at least 2 weeks before the next meeting.

Notified in writing of the DRC's Final Review Comments. The Final Plan Submittal shall convey the design intent in enough detail to illustrate the final design of the constructed project. Three sets of full-sized drawings at the scales indicated shall be submitted for review. Specific information to be submitted must include:

Site Plan – indicating access drive and parking, survey of existing trees (over 100mm caliper at 400mm above grade) to be saved and those to be removed, site grading and drainage with existing and final topography at 500mm contour intervals, utility locations and tie-in points, Area of Disturbance, property boundaries and easements, building envelopes, building configuration and roof plan, decks and terraces (1:250 minimum scale, with north indicated).

Foundation Plan – indicating top and bottom elevations of all walls, unexcavated areas, and crawl space areas (1:50 minimum scale, with north indicated).

Building Floor Plan(s) and Roof Plan – indicating overall building dimensions, room layouts, mechanical rooms and flue/duct chases, window and door locations, roof overhangs above, meters and utility connections, satellite dish location, and exterior lighting systems (locations and cut sheets), roof pitch and direction of slope, roof materials, chimneys and major flues, ridges, valleys, hips and pitch breaks, gutters, and exterior walls below (dashed). (1:50 minimum scale, with north indicated).

Exterior Building Elevations – indicating building height; exterior materials and colors; window and door locations, sizes and configurations; exterior trim at building corners and around doors and windows; expressed exterior structural components; meters and utility connections, satellite dish location, address marker location, and finished grade (1:50 minimum scale).

Building Sections – indicating roof, walls, floors, porches, terraces, patios, decks, exposed structure, and finished grade (1:50 minimum scale).

Exterior Building Details – indicating the visual expression of materials, structure, finishes, trim, soffit and fascia, railings, chimney caps, and other such detail components.

Landscape Plan – indicating survey of existing trees (over 4-inch caliper at 12 inches above grade) to be saved and removed; planting plan by species and size of all proposed trees, shrubs, and ground cover; patio, deck, and other hardscape areas; driveway and parking areas; retaining walls; fences and privacy walls; dog runs; service areas; exterior lighting; irrigated areas and address sign (1:250 minimum scale).

Material and Color Board – describing, through actual samples, photos, and catalog cuts, the exterior materials and colors of the project.

Model or Computer-Generated 3D Renderings – to show the project in a manner that adequately conveys the 3-dimensional massing.

DRC reviews the Final Plan and contacts the Applicant to notify them of the meeting date. The Applicant may attend the meeting in person or via conference call. After the Final Plan Meeting the DRC notifies the Applicant of the results in writing.

Within 10 days of Final Plan Meeting.

#### 4. Institute of Architects Approval

Once the drawings are deemed in compliance by the DRC, the lot owner will receive PRE APPROVAL designation. The lot owner must then submit four complete sets of the Architectural, Structural and MEP drawings to COPAIPA, the Institute of Architects of Salta for their review and approval. Typically, this review can vary from two weeks to six weeks. There is a fee that must be paid for this review. Upon approval, COPAIPA will affix an approval stamp to each drawing set, retain one set for their records and return three sets to the lot owner.

#### 5. Cafayate Municipal Approval

Upon receipt of the three sets of the COPAIPA stamped and approved drawings, the lot owner must submit three sets to Cafayate City Hall for Municipal approval. Typically, the time to gain approval varies from one day to one week. There is a fee that must be paid to receive this approval. Once the lot owner has Cafayate Municipal approval, they will retain one set and return two sets. Give one set of the approved plans to the DRC. Upon verification that these plans match the plans provided for DRC review and the payment of the Compliance Deposit identified in Section 11 is made, the DRC retain one set and grant FINAL APPROVAL. The last

set of approved plans are for the lot owners records. Upon final receipt of FINAL APPROVAL, the lot owner may begin construction of the improvements.

#### 6. Pre-Construction Meeting

The purpose of this meeting is to provide the Contractor with the necessary introductory information to initiate the staging and construction processes. Specific issues such as Area of Disturbance, protective fencing for existing vegetation, coordination with the electric utility company prior to driveway excavation work, staging requirements, construction office, temporary parking, and hours of construction will be discussed. The Applicant shall also submit the Construction Management Plan (see requirements below), and Compliance Deposit to the DRC.

#### 7. Modifications to Approved Plans

Any proposals for modifications to approved plans shall be submitted to the DRC prior to those modifications taking place. The DRC reserves the right to reject any or all proposed modifications, based upon the qualitative and quantitative requirements of these Regulations, regardless of whether proposed modifications have already been constructed. For modifications, the DRC will review the Applicant's architectural plans for the residence, site improvement plans, and landscape plans that have been prepared to describe in detail the extent of the modifications. Applicants will be notified in writing of the DRC's comments. Requests for Modifications shall convey the proposed revisions in enough detail to illustrate the final design of the modified project. Three sets of full-sized drawings shall be submitted for review.



## 10 Design Review Fees

Design Review Fees are required to help defray the costs associated with meetings, reviews, and inspections required for the Design Review and Approval Process. The following Design Review Fees are non-refundable unless noted otherwise:

Pre-Design	No Fee
Sketch Plan Fee	Equivalent to half Month of HOA Dues
Final Plan Fee	Equivalent to One Month of HOA Dues
Construction Documents Submission	No Fee
Pre-Construction Meeting	No Fee
Modifications to Approved Plans	No Fee
Compliance Deposit	Equivalent to Five Months of HOA Dues (Refundable)
Re-Submission of Sketch or Final Plans	Equivalent to One Month of HOA Dues

## 11 Construction Regulations

### 11.1 Construction Commencement

No construction may begin within La Estancia de Cafayate until the Final Construction Documents have been approved by the DRC, the Building Permit has been issued by the appropriate government agencies, the Compliance Deposit has been paid, and the Pre-Construction Meeting has taken place.

Final DRC approval is valid for one calendar year from the date of issue. If no construction has commenced after one year, Applicants must re-apply and submit the Final Plans to the DRB for approval.

Once construction begins, it shall proceed forward at a reasonable pace until construction is complete. If a project is delayed with no work for what the DRC deems is an unreasonable amount of time (usually thirty days or more), the DRC may request the site be re-vegetated until work commences again.

In accordance with Administrative Provision No 001-2019, beginning with the construction of the work fence all work must be completed within a maximum limit of two and a half years.

### 11.2 Construction Management Plan

The contractor shall submit a Construction Management Plan that details, as a minimum, the following information:

- Construction access
- Construction parking ▪ Temporary buildings
- Location of sanitary facilities
- Fencing around Area of Disturbance
- Construction signage
- Proposed method of maintaining natural drainage around worksite
- Tree protection
- Erosion control
- Material storage and staging
- Dumpster location
- Proposed Construction Schedule

The Construction Management Plan must be approved by Management prior to the start of construction, and any changes to an approved Plan must be resubmitted by the DRC prior to implementation of the changes.

Once the Construction Management Plan is approved, the Applicant, Contractor, and a representative of the DRC shall hold a Pre-Construction Meeting on the site to review and verify the site layout and construction procedures.

Each project manager will be informed of the ONLY ROUTE workmen on the project must take from the service access to the lot of the constructions site. This route must be adhered to.

### 11.3 Compliance Deposit

In order to ensure DRC Regulations are met and construction does not deviate from approved documents, a refundable Compliance Deposit shall be deposited by the Owner to the DRC until the DRC has performed a final inspection of the project. If a project is non-compliant with DRC Regulations, the DRC may, at its discretion, expend all or a portion of the Compliance Deposit to correct that portion of the project not in compliance. The Compliance Deposit shall be paid prior to the start of construction.

### 11.4 Construction Signs

Standardized construction signs are required for all exterior construction projects within La Estancia de Cafayate. To avoid a “haphazard” or otherwise unsightly streetscape, construction signs shall be no larger than 2 square meters and will only include the Project Name, Lot Designation, Architect, and General Contractor with appropriate contact information.

### 11.5 Construction Fencing

Construction fencing shall be used at all construction sites involving exterior work to delineate Area of Disturbance, protect property outside of the construction area, and keep passersby separated from construction activities. Fencing shall be of sturdy wood posts and fabric of a single dark, uniform color. It must be continuous around the entire perimeter and be sturdy enough to withstand wind and rain. Metal construction fencing is not permitted.

### 11.6 Hours of Construction

All construction work within La Estancia de Cafayate must occur between the hours of 7:00 am to 7:00 pm, Monday through Friday, and Saturday from 7:00 a.m. to 1:00 p.m. Work may occur on Sunday and Public Holidays if it is interior work that does not generate any noise outside of the jobsite area, including music from radios, unless specific approval to work on a Sunday or Holiday has been granted by the Board of Directors.