

**HIGH DESERT SUPPLEMENTAL GUIDELINES FOR
SUSTAINABILITY - BUILDER HOMES
WILDERNESS CAÑON**

The following Supplemental Guidelines for Sustainability for Builder Homes in the Wilderness Cañon at High Desert (the “Wilderness Cañon Guidelines”) are supplemental to those requirements contained in the High Desert Guidelines for Sustainability for Builder Homes (the “High Desert Builder Guidelines”) and the Declaration of Covenants, Conditions and Restrictions (CCRs) for High Desert Residential Properties (the “Declaration”). All of the provisions of the High Desert Builder Guidelines apply to the Wilderness Cañon except as modified by these Wilderness Cañon Guidelines. The Wilderness Cañon Guidelines shall be a part of the High Desert Builder Guidelines for application to the Wilderness Cañon. In the event of any conflict between the terms of the Wilderness Cañon Guidelines and the terms of the High Desert Builder Guidelines or the Declaration, the terms of the latter will control.

SITE PLANNING

City and Private Property

Each builder is responsible for any damage done to city-owned or private meter pads, wheelchair ramps or any other city-owned or privately-owned property located on subject property.

Site Walls

All walls will be constructed using Gallup Gold colored block with matching grout color, except that walls connecting the house to the side wall and courtyard walls shall be stuccoed to match the house or the Gallup Gold split face block. If this color becomes unavailable from the vendor or the vendor no longer exists, a block similar to what is used throughout the rest of Wilderness Cañon will be used to best match the Gallup Gold colored block.

Exterior Lighting

As described in Declaration of Covenants, Conditions and Restrictions (CCRs) for High Desert Residential Properties exterior lighting must be downcast, diffused and not to exceed 40 watts or equivalent. Exterior lighting may not spill onto or illuminate adjacent properties. Up-lighting is not permitted.

Gutters and downspouts

All gutters, or other similar roof drain systems, must be similar in color to match the building stucco color. Scuppers or canales on Pueblo styled homes may be authentic styled features of wood, copper or steel.

Address Numerals

All numerals positioned on a residential property to denote the address must be tile. Address numbers must be integrated into building walls, freestanding walls, or mailboxes. Numerals may not exceed 6 inches in height and must be of materials and colors that harmonize with the building design. Address identification must be positioned so it is easily visible from the street.

Signage

All “for Sale” signs must meet High Desert size and design criteria.

Only 1 “for sale” or realtor sign is permitted per property. Banners, flags, balloons or similar displays are not permitted except as approved by the NCC, MC or Board of Directors.

Only 1 construction sign is allowed per building. Supplemental signage denoting Financing, suppliers, subcontractors etc. is not permitted.

Construction signs are to be removed at completion of construction.

Flag Poles

Flying the American flag is permitted; however, it is recommended that free-standing permanent flag poles not be installed.

Mailboxes

Cluster type mailboxes will be used, subject to the requirements of and in coordination with the United States Post Office

Basketball Goals

No basketball goals may be installed prior to home occupancy. Once a home is occupied, Requests for temporary, movable basketball goals must be submitted to the High Desert Modifications committee for consideration. Basketball goals affixed to the house, poles set in concrete or other similar permanent structures are not permitted.

Parking

Overnight street parking is prohibited without a permit issued by the Association. Temporary permits will not exceed 7 days. Permits must be visible on the front window of the vehicle.

Parking Recreational Vehicles, boats and trailers either on the street or in the driveway except for loading and unloading requires a temporary parking permit and is limited to 48 hours.

All parking violations are subject to immediate fine.

Parking permits can be requested from High Desert's Community Association Manager or via email

Trash Containers

Monday is trash day. Please put trash receptacles out either Monday morning or after dusk Sunday night. Please put away trash containers as early as possible after trash collection. As per High Desert Guidelines trash containers must be screened.

LANDSCAPING (Builder responsibilities)

Approval

Plans for front yard landscaping must be approved prior to the start of construction of landscaping by the New Construction Committee (NCC) and must be in compliance with the approved conceptual streetscape plan shown in the attached Exhibit "A". The conceptual plan provides minimum planting requirements. The conceptual plan is just an example giving a general feel for how landscaping should look. It is by no means a template to be copied exactly. Diversity in landscaping design is encouraged and desired. The NCC will review the front yard landscaping only, but any proposed structures in the back yard must be submitted separately to the NCC for review and approval. Due to the unique topography of the village, all plant materials in the front and back yards must be maintained by the property owner to be less than the height of the first story of the home.

Plant material

All plants must come from the High Desert Approved and Prohibited Plants List.

Approved trees for Wilderness Canon include:

One Seed Juniper (*Junipeus monoserma*)
Chokecherry (*Prunus virginiana*)
New Mexican Olive (*Forestiera neomexicana*)
Vitex (*Vitex agnus-castus*)
Screwbeam Mesquite (*Prosopsis pubescens*)
Smoke Tree (*Cotinus coggygria*)
Soaptree Yucca (*Yucca elata*)

Timing of Installation

All front yard landscaping, and all side yard landscaping if the home is on a corner, must be completed by the builder as required by the High Desert Builder Guidelines no later than two months after completion of construction of the home, but in any event no later than the date of occupancy of the home. This is the responsibility of the builder and cannot be transferred to the owner.

LANDSCAPING (Homeowner responsibilities)

Once occupied, all landscaping maintenance becomes the sole responsibility of the homeowner. Landscaping must be maintained in accordance will all High Desert Covenants, Conditions, and Restrictions and landscaping policies.

ARCHITECTURE

Architectural Style

All homes in Wilderness Cañon must be Pueblo Revival Style or Contemporary Pueblo Revival Style as described in the High Desert Builder Guidelines. Additional design features may be incorporated into the style of the home, including pitched roof accents with flat concrete tiles totaling less than 10 percent of the house footprint, as long as the majority of the home contains the characteristics of the Pueblo Revival Style and adheres to the Guidelines for Sustainability. The NCC may approve such designs without limitation.

MAXIMUM BUILDING HEIGHT AND TWO-STORY APPROVALS

The following height limitations are imposed for the purpose of maintaining a profile as low as possible so that a maximum view potential for all residents may be achieved:

- a. Two-story dwellings may be constructed only upon the following designated lots: Lots 2, 3, 4, 14, 15, 16, 18, and 19. The maximum height of two-story dwellings shall not exceed 24 feet from the platted pad elevation. Shielding for roof-mounted air conditioning or heating equipment may exceed the 24-foot maximum, but not above 26 feet from the platted pad elevation in accordance with the High Desert Builder Guidelines.
- b. Lot 1, Lots 5-13 inclusive, and Lot 17 shall be restricted to single-story dwellings with a maximum height of 18 feet above platted pad elevation. The 18-foot maximum height does not include required shielding of reasonable size for roof-mounted mechanical equipment.
- c. Developer shall convey each of the lots subject to a deed restriction which expressly limits the height of the homes as stated above.

Minimum Square Footage

Each home must have at least 1,700 square feet of fully enclosed heating area, exclusive of garages and open porches and patios.

Building Massing

Any elevation adjacent to the open space will have at least one change in massing along the elevation that faces the open space. The change in massing facing the open space must be at least 1 foot vertical or horizontal.

Colors

The stucco palette is more restrictive in the Wilderness Cañon because of its unique topography, vegetation, and mountain backdrop. The color palette includes a more grey-green palette than red, orange, and brown and it eliminates the lighter and darker shades to blend better with the surrounding environment. A different color or brand not on the following pre-approved list must be submitted to the NCC for approval prior to installation. Note any proposed color must have a reflectivity value of 40 percent or less.

The following colors are pre-approved:

Dryvit: Prairie Clay #111 Suede #105 Stone Grey #454 Silver Cloud #9
Gull Grey #131

Garages

Each home must have a garage with space for not less than two cars. No house shall have more than 2 garage doors for vehicles. One of the two garage doors may be a double door.

Windows

All exterior window glass must be recessed from the exterior wall surface.

Fireplaces

No wood burning fireplaces are allowed in Wilderness Cañon per the adopted High Desert Sector Development Plan. A note to this effect must be included on all plan sets.

Roofs

All roofs will comply with the High Desert roofing policy.

Yard Art

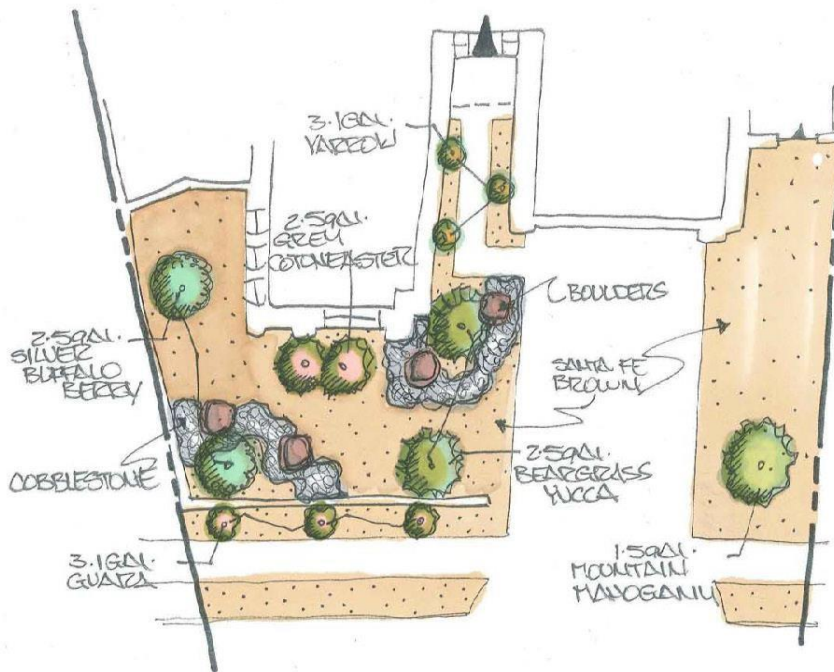
Prior to occupancy yard art is not permitted. Once a home is occupied requests for yard art (described in the High Desert governing documents and policies) must be submitted to the Modifications committee for consideration.

EXHIBIT "A"

CONCEPTUAL STREETSCAPE PLAN

Wilderness Cañon

Exhibit A – Conceptual Landscape Plan



Minimum Front Yard Landscape Standards

- 5 - 5 Gallon Shrubs
- 6 - 1 Gallon Shrubs/Perennials
- 3 Landscape Boulders
- Santa Fe Brown 7/8" Gravel and/or Crusher Fines
- Cobblestone Edges/Accents
- Irrigation System w/Automatic Timer
- Plant Type and Layout to Vary Lot to Lot
- All Plantings shall Conform to the High Desert Plant List

JULY
2015

