

## **SUPPLEMENTAL GUIDELINES FOR SUSTAINABILITY**

### **BUILDER HOMES**

### **HIGH DESERT**

### **PIÑON POINT VILLAGE**

The following Supplemental Guidelines for Sustainability for Builder Homes in the Piñon Point Village at High Desert subdivision (the "Piñon Point Village Guidelines") are supplemental to the general High Desert Guidelines for Sustainability Builder Homes (the "High Desert Builder Homes Guidelines"). All of the provisions of the High Desert Builder Homes Guidelines apply to the Piñon Point Village except as modified by these Piñon Point Village Guidelines. The Piñon Point Village Guidelines shall be a part of the High Desert Builder Home Guidelines for application to the Piñon Point Village.

The following Supplemental Guidelines for Sustainability for Builder Homes are attached to and become a part of the Purchase Agreement, dated \_\_\_\_\_, between Mesa Verde Development Corporation, a New Mexico corporation ("Seller") and \_\_\_\_\_, a \_\_\_\_\_ ("Builder") for the purchase of Lot(s) \_\_\_\_\_ within the Piñon Point Village at High Desert subdivision. Builder will construct all homes within Piñon Point Village in compliance with these Supplemental Guidelines. The Piñon Point Village Guidelines are additional to those requirements contained in the High Desert Guidelines and the Declaration of Covenants, Conditions and Restrictions for High Desert Residential properties (the "Declaration"). The construction of homes in the Piñon Point Village will be subject to the review of the Piñon Point Village Architectural Advisory Committee (the "PPVAAC") and New Construction Committee (the "NCC") as described below. In the event of any conflict between the terms of the Piñon Point Village Guidelines and the terms of the Design Guidelines or Declaration, the terms of the Declaration and Design Guidelines will control.

### **SITE**

#### **City Property**

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

#### **Garages**

Each home must have a garage for not more than three and not less than two cars.

#### **Foundation/Side Party Wall Design**

Due to the differences in pad elevations within the Piñon Point Village, retaining walls may be required between lots. These walls, in addition to party walls, are the responsibility of the builder.

Builders must maintain the pad elevations as shown on the engineer's certified grading plan. In order to accomplish this and minimize the wall height, on a shared property line the lot with the side having the higher elevation must build a special stemwall that will



take up 18 inches of the side yard grade. The stemwall requirements are set forth in the engineer certified grading plan for the Piñon Point Village approved by the City of Albuquerque. (See attached Exhibit A for detail.) A detail must be included with plan submission for architectural approval. This will be reviewed by the PPVAAC only; the New Construction Committee (NCC) shall not review for this requirement.

### **Site Walls**

All walls that are visible from the street must be finished with synthetic stucco. The only color stucco finish that will be allowed on walls will be Sto Flex High Desert Pueblo (#1005) except the cross wall that is visible from the street upon which a home fronts, which wall will match the color of the home. All walls that are not visible from the street must be painted or stuccoed High Desert Pueblo color (#1005).

The perimeter wall fronting the major streets, i.e., Spain and Imperata, must use Sto Silco Flex #20902.

### **Signage**

All "For Sale" and resale signs will follow High Desert sign guidelines.

#### **Construction signs:**

- Maximum size and design criteria is attached (Exhibit B).
- Only one construction sign is allowed per building.
- Signs will be installed parallel to street.
- Supplemental signs, such as financing, sub-contractor, supplier, etc., are not allowed. Any such acknowledgement must be contained in the one construction sign.
- Signs are to be removed at completion of construction.

#### **For sale and open house signs:**

- Only one standard "for sale" or "open house" Realtor sign is allowed per lot.
- Signs are not allowed anywhere except on the lot to which they pertain.
- Banners, flags, balloons, etc. are not allowed.

#### **Model home signs:**

- Only one sign per model home.
- Sign must be approved by High Desert, in advance, in writing.
- Upon approval by High Desert, a maximum of three flats, no higher than 18 feet, may be allowed.
- Realtor "for sale" signs may not be placed on lot in addition to model home signs.
- No banners, balloons, etc., are allowed.

No additional signs are allowed in High Desert, specifically on major streets and outside the subdivisions.

Address identification numbers will be 4 inches by 4 inches and will be ceramic tiles.

### **Mailboxes**

"Cluster-type" mailboxes will be used, subject to the requirements of, and in coordination with, the United States Postal Service.



## LANDSCAPING

### Approval

Plans for front yard landscaping must be submitted for approval prior to the start of construction of landscaping to the PPVAAC and NCC and must be in compliance with the approved conceptual streetscape plan prepared by Hilltop Landscaping and dated April 14, 1999. The plan provides approved species and minimum planting requirements.

The PPVAAC and NCC will review the front yard landscaping only. Any structures in the back yard must be submitted separately to the PPVAAC and NCC for review and approval. All trees and plant materials in the front and back yards must be maintained at 12 feet in height.

### 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.

## ARCHITECTURE

### Architecture Styles

All homes must be Santa Fe Pueblo style, New Mexico Territorial style or Southwestern Contemporary. Below are described characteristics of the different styles. While these characteristics are typical, it is not the intent of these Guidelines to prohibit a certain amount of individual expression and creativity as long as the overall look of the house contains the characteristics of one of these styles and adheres to the Guidelines. The PPVAAC and the NCC retain the right to approve or deny any aspects of the design on a case-by-case basis without limitation.

**Pueblo Style** – Pueblo style is walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the “Pueblo Revival” buildings of historic Santa Fe, Pueblo style incorporates recessed set doors and windows, dramatically recessed portals or patios, walled entry corners and edges, radius corners and edges, and is always finished in earth tone adobe. The Pueblo style traditionally uses flat roofs and relies extensively on post and beam or bearing wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style. This style can have pitched shed roof details. A pitched shed roof must connect to a parapet and cannot be seen from all sides of the building.

**Territorial Style** – Territorial style is walled architecture which simulates the low, flat roofed dwellings of territorial New Mexico, prior to the advent of the railroad. It is characterized by brick copings on parapet caps, wood columns and decorative wood door and window casings. The Territorial style uses no arches or pitched roofs and relies on post and beam and bearing wall construction. Stuccoed brick or frame



construction means doors and windows are not as deeply set, and the edges and corners are not as soft as in the Pueblo style.

**Southwestern Contemporary Style** – Southwestern Contemporary style is a mixture of new and old influences from the region. The combination of materials (stucco, flat concrete roof tiles, stone accents), shapes/forms of the buildings, including the possibility of pitched roofs with a maximum pitch ratio of 5:12, lighter earth-tone colors, and building massing are the distinctive elements of this style.

The color of the roof tile must be an earth tone and approved by the PPVAAC and NCC, soffits and fascia must match the roof or the stucco on the house. A list of approved tiles is provided in Exhibit C, however the PPVAAC and NCC still must review and approve all tiles prior to installation. If the tile is not on the approved list, a sample must be submitted for approval to the PPVAAC and NCC prior to installation.

### **Building Massing**

Building massing is critical, especially for the street elevations. Building masses should be offset from the adjacent masses by an appropriate dimension to the size of the building and approved by the PPVAAC and NCC. The front and rear (if adjacent to a street or open space) elevations must contain at least three building masses, of which two of the building masses must have at least a 2-foot vertical/horizontal offset. In no case shall any of the required three masses be offset less than one foot vertical/horizontal. Deviations from the 2-foot minimum massing requirements in the High Desert Builder Guidelines may be approved on an individual basis, but will be not less than 1 foot both horizontally and vertically. A building mass is defined as a volume of space which usually appears as a rectilinear form, consisting of a roof and at least three walls.

### **Windows**

All exterior windows and frames of windows must be white or a tan color approved by the PPVAAC and NCC.

### **Minimum Square Footage**

Each home must have at least 1,400 square feet of fully enclosed heating area, exclusive of garages and open porches and patios. Each townhome must have at least 1,200 square feet of fully enclosed heating area, exclusive of garages and open porches and patios.

### **Materials and Pre-Approved Building Colors**

All homes must be finished with synthetic stucco. The only colored stucco finishes that will be allowed on homes are the following:

- Sto Flex Adobe Brown (#1104)
- Sto Flex Sandia (#1616)
- Sto Flex Pueblo (#1005)
- Sto Flex Suede (#1006)
- Sto Flex Santa Fe Mocha (#1003)



Sto Flex Torreon for High Desert (#1501A)  
Sto Flex Torreon for High Desert (original - #1501)

If a brand of synthetic stucco is used other than Sto, the color must match one of the above colors and be approved by the PPVAAC and NCC prior to use.

**Review for Compliance**

The compliance of any structure or improvement within the Piñon Point Village will be reviewed by the PPVAAC and the NCC, except where noted.

In order for the PPVAAC and NCC to perform such review, one complete set of plans must be submitted to the PPVAAC, including but not limited to, foundations, floor plans, elevations, details, specifications (including completed checklist), plot plan, landscaping plans and the finished grade of the structure or improvement on the lot. The completeness of these plans will be subject to the determination of the PPVAAC and NCC.

Within 15 days of receipt of the plans, the PPVAAC will communicate the results of its review in writing to High Desert Investment Corporation ("High Desert") and the NCC. The communication will specifically indicate whether or not the proposed structure complies with (i) the High Desert Builder Homes Design Guidelines; (ii) the Piñon Point Village Guidelines; and (iii) any supplemental covenants relating to the Piñon Point Village.

The proposed structure or improvement will then be subject to the review of the NCC as set forth in the Declaration of Covenants, Conditions, and Restrictions for High Desert Residential Properties (the "Declaration") and the High Desert Builder Homes Guidelines; provided, however, that the NCC may rely on the review of the PPVAAC in its review for and determination of compliance.

The review by the PPVAAC will be in addition to, and will not in any way affect or abridge, the review and approval processed by the NCC as set forth in the Declaration and High Desert Builder Home Guidelines.

Date Signed: May 10, 2000

**MESA VERDE DEVELOPMENT CORPORATION**

A New Mexico Corporation

By: /s/

Name: Scott Schiabor

Title: President

By: /s/

Name: John Clarke

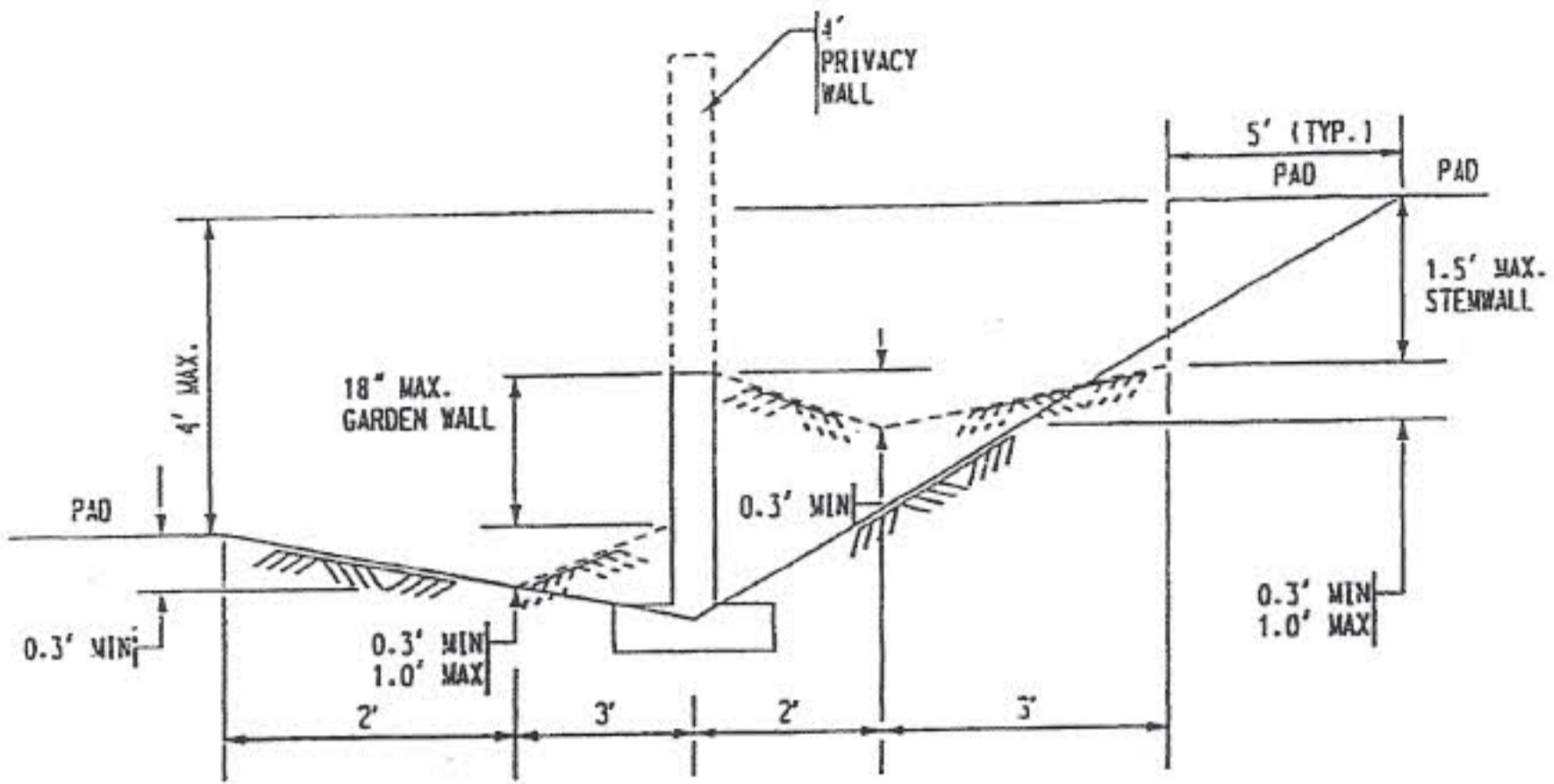
Title: Vice President

**CONSENTED TO:**

By: /s/

Name: Douglas H. Collister

Title: President, High Desert Investment Corporation

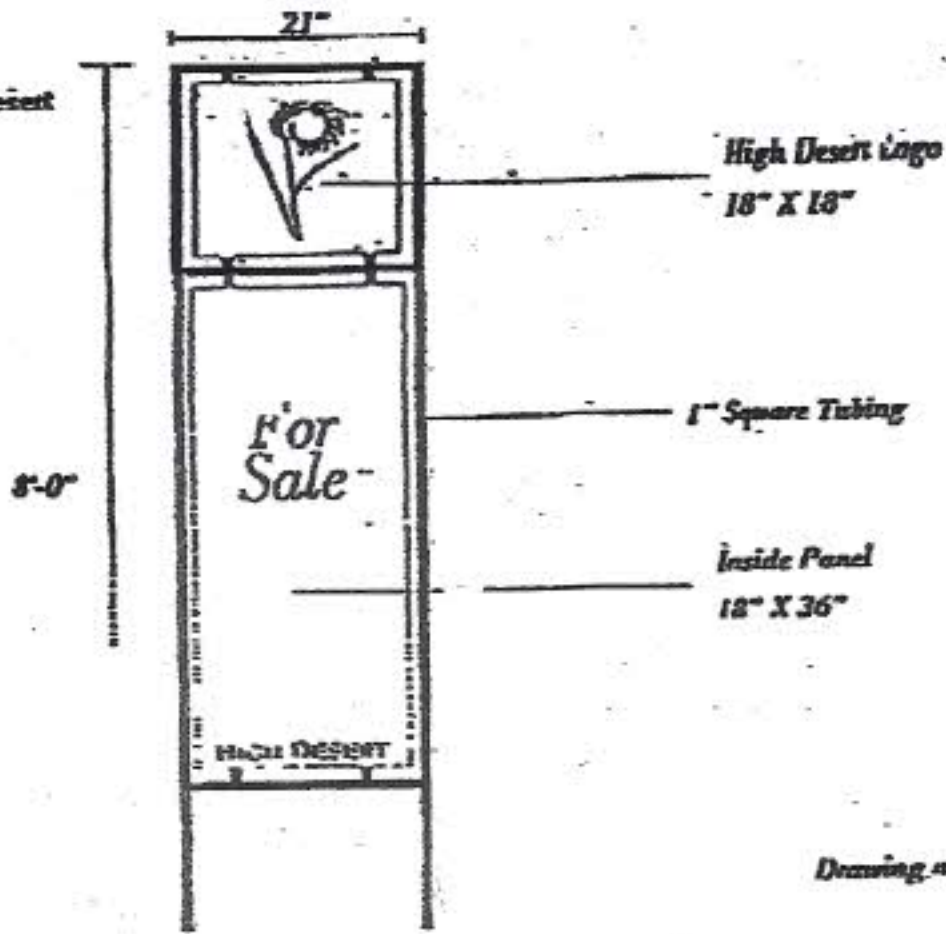


**TYPICAL SIDE LOT LINE SECTION**  
**NOT TO SCALE**

NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.



Standard For Sale and  
Re-Sale Sign for High Desert  
(Double sided sign)



Construction Signage -  
Double Sided

Project Name &  
Builder Information

2" Square Tubing

Inside Panel

High Desert Logo

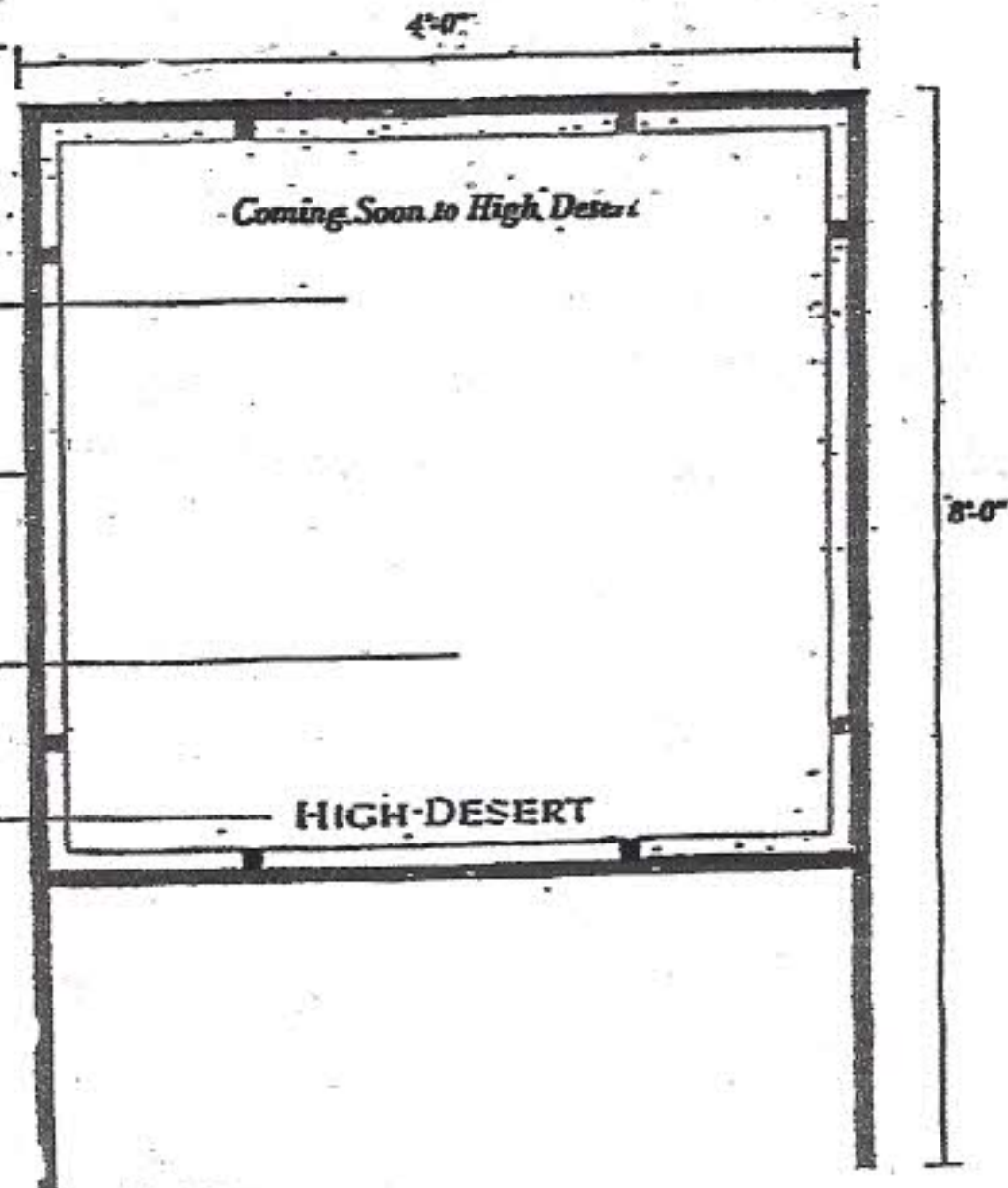


Exhibit B

EXHIBIT C

Roof tiles allowed for full pitch roofs:

<u>Style</u>	<u>Color</u>
Westile	Slate Color - Buckhorn
Alpine	Shake Color - Western
Alpine	Shake Color - Burnt Cedar
Monier	Yorkshire Brushed Country Slate
Lifetile	Antique Slate
Lifetile	Desert Sage
Westile	#032375 - medium brown
Westile	#032370 - light brown
Westile	#032375 - Koa Wood
Westile	#032370 - Walnut
Westile	#032212 - Ajo Blend

Roof tiles allowed only for shed roofs:

Lifetile	Casa Grande Blend #1220
	Rosewood