

**SUPPLEMENTAL GUIDELINES FOR SUSTAINABILITY
BUILDER HOMES**

**TIERRA DEL OSO SUBDIVISION
REVISED
March 1, 1999**

The following Supplemental Guidelines for Sustainability for Builder Homes in The Tierra Del Oso Subdivision (the "Pierre Del Oso Guidelines") are supplemental to the general High Desert Guidelines for Sustainability Builder Homes (the "Builder Homes Guidelines"). All of the provisions of the High Desert Builder Homes Guidelines apply to the Tierra Del Oso Village except as modified by these Tierra Del Oso Guidelines. The Tierra Del Oso Guidelines shall be a part of the High Desert Builder Homes Guidelines for application to the Tierra Del Oso Village. The construction of homes in the Tierra Del Oso Village will be subject to the review of the Tierra Del Oso Village Architectural Advisory Committee (the TDOVAAC) and the New Construction Committee of the High Desert Residential Owners Association (the "NW") as described below.

Architecture

The only approved architecture for the Tierra Del Oso Village represent two general architectural styles:

Pueblo architecture, as described more fully in the Builder Homes Guidelines, is the most dominant style and reflects the historical, cultural, and climatic influences of this region. Characteristics of Pueblo architecture include rounded corners; deep recessed window and door openings; use of portal along elevations for shade and protection; multiple **building masses along each elevation; and use of accent materials (wood, metal, stone).**

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 possibility of pitched roofs, lighter earth tone colors, and building massing are the distinctive elements of this style.

Buntline Colon

Only the following Sonneborn stucco colors are **approved:**

Sandia	Pueblo	Suede	Acoma
Bark	Torreon	Tumbleweed	Paloma

If another stucco brand is used, it must match the approved colors exactly. Do not attempt to cross reference the name of stucco colors with **different stucco brands.**

Roofs

Pitched roofs are allowed. The pitch ratio shall be no greater than 5:12.

Only the following flat concrete roof tiles are approved:

Monier Lifetyle in SRCB-3233G	Monier Lifetile #1LSCS-0023	Westile-Western
Monier Lifetile #1LSCS-0024G	Westile- Burnt Cedar	Westile-Buckhorn
Westile-Burnt Chestnut	Westile- Belgard	

All exterior walls within the Village must be constructed with coral split faced block, except the front elevation wing walls which are visible from the street. The front of these *walls* must be stucco which matches the residence stucco and color.

Trim

All exterior trim features must be painted to match the building stucco

color. Gutters and Roof Drains

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

Windows

All exterior window trim, or cladding, must be white or almond.

Address Numerals

All numerals positioned on a residential property to denote the address must be made from one of the following: 1) Brass; 2) Iron (black or rusted).

Concrete

All exterior concrete flat work in front yards (driveways, public sidewalks, lead walks and porches) must be colored Sequoia (Davis Colored Concrete). The concrete finish work must be one of the following: brushed, stamped, or salt finish.

Landscapio2

All landscaping plans for areas visible from the *street* must be reviewed and approved by the CVACC and the NCC. The plans must be in compliance with the conceptual landscaping plan approved for the 'Dena Del Oso Village and must flow from lot to lot. This landscaping must be installed no later than two months after completion of construction of the home. Grass turf will be allowed in the front yard of a residence as long as the total amount of grass turf does not exceed the limitations set forth in applicable City of Albuquerque ordinances.


Procedures for Approval and Modification of These Supplemental Guidelines

The compliance of any structure or improvement within the Tierra Del Oso Village with these Tierra Del Oso Village Design Guidelines and with any supplemental covenants relating to the Tierra Del Oso Village will be reviewed by the TDOVACC. The TDOVACC will be a "Village Committee" as defined in the By-Laws of the High Desert Residential Owners Association. The initial TDOVACC will consist of three persons who will serve for an initial term of five years, elected by R. R. Rutledge. Subsequent TDOVACC's will be elected by a majority of the Unit owners within the Tierra Del Oso Village. The TDOVACC will review the plans for any proposed structure or improvement within the Tierra Del Oso Village and will determine whether or not the structure or improvement complies with (I) the High Desert Builder Homes Guidelines; (ii) the Tierra Del Oso Village Guidelines; (iii) any supplemental covenants relating to the

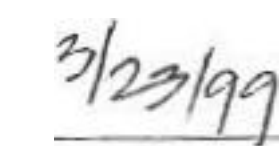
Tierra Del Oso Village; and (iv) whether or *not the* proposed structure or improvement is in general harmony with the surrounding property and the Tierra Del Oso Canyons Village.

In order for the TDOVACC to perform such review, the following must be submitted (the completeness of which will be subject to the determination of the TDOVACC.):

1. One complete set of plans, including but not limited to, foundations, floor plans, elevations, details, specifications (including complete exterior finish schedule), site plan, landscaping plans and grading/drainage plans showing the location and finished grade of the structure or improvement on the lot
2. Within 10 days of receipt of the plans, the TDOVACC will communicate the results of its review in writing to High Desert Investment Corporation ("High Desert") and the NCC, or Modification Committee ("MC"), of the High Desert Residential Owners Association, Inc. The communication will specifically indicate whether or not the proposed structure complies with (i) the Builder Homes Design Guidelines; (ii) the Tierra Del Oso Guidelines; and (iii) any supplemental covenants relating to the Tierra Del Oso Village. The proposed structure or improvement will then be subject to the review by the NCC or MC as set forth in the Declaration of Covenants, Conditions, and Restrictions for High Desert Residential Properties (the "Declaration") and the Builder Homes Guidelines; provided, however, that the NCC and MC may rely on the review of the CVACC in its review for and determination of compliance.
3. The following Rutledge Investment, Inc. home plans are approved for construction in the Tierra Del Oso Village by the NCC and do not need to be submitted again to the NCC, provided there is not a substantial deviation in a plan: 1) Presidential; 2) Parkwood; 3) Pinnacle; 4) Prestwood; 5) Palace; 6) Phoenician; 7) Princeton; 8) Palisade; 9) Presidio; 10) Pavilion.
4. The review by the TDOVACC will be in addition to, and will not in any way affect or abridge, the review and approval process by the NCC or MC as set forth in the Declaration and High Desert Builder Homes Guidelines.



Approved
Chair of the NCC



Date



Approved
Chair of the TDOVACC

Date