

Supplemental Guidelines for Sustainability

Builder Homes

High Desert

Desert Mountain at High Desert Phase I and II

April 4, 2000

The following Supplemental Guidelines for Sustainability for Builder Homes in the Desert Mountain at High Desert Village, Phase I, subdivision (the "Desert Mountain 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 Guidelines apply to the Desert Mountain Village except as modified by these Desert Mountain Guidelines. The Desert Mountain Guidelines shall be a part of the High Desert Builder Guidelines for application to the Desert Mountain Village Architectural Advisory Committee (the "DMVAAC") and the New Construction Committee ("NCC") of the High Desert Residential Owners Association, Inc. as described below.

Architecture

The only approved architecture for the Desert Mountain Village represent three general architectural styles:

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

Scottsdale style is a mixture of new and old influences from the southwest region. The combinations of materials (stucco, flat concrete roof tiles, stone accents, lighter earth-tone colors and building massing are elements of this style.

Building Colors

Only the following El Rey Krackmaster stucco colors are approved:

#106 Buckskin	#111 Driftwood	
#115 Cottonwood	#116 Adobe	#117 Fawn
#118 Suede	#122 Straw	

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

Roofs

Pitched roofs are allowed on specific models. The pitched ratio shall be no greater than 5:12.

Only the following flat concrete roof tiles are approved:

- | | |
|-------------------------|---------------------------|
| Monier #1280 Sand Storm | Monier #1276 Desert Sage |
| Monier #5270 Country | Monier #1230 Camino Blend |

Walls

All exterior walls within the Village must be constructed with coral 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. Walls may not be removed, raised, lowered or modified in any manner without prior written consent of the DMVAAC.

Trim

Only the following Welborn exterior trim colors are approved:

- | | |
|---------------------|-----------------------|
| #2760T Audabon | #2746T Apricot Tan |
| #2718T Morocco Sand | #2789D Freckles Pecas |
| La Mesa | Santa Fe Adobe |

Only the following Welborn exterior stain colors are approved:

- | | | |
|-------|-------------|-------------|
| Cedar | Antique Oak | Silver Gray |
|-------|-------------|-------------|

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

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.

Address Numerals

All numerals positioned on a residential property to denote the address must be made from ceramic tile.

Landscaping

All landscaping plans for areas visible from the street must be reviewed and approved by the DMVAAC and the NCC prior to installation. The plans must be in compliance with the conceptual landscape plan (dated 3/08/00) approved for the Desert Mountain 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 Desert Mountain Village with these Desert Mountain Village Guidelines and with any supplemental covenants relating to the Desert Mountain Village will be reviewed by the DMVAAC. The DMVAAC will be a "Village Committee" as defined in the By-Laws of the High Desert Residential Owners Association. The initial DMVAAC will consist of three persons who will serve for an initial term of five years, elected by Sivage-Thomas Homes, Inc. Subsequent DMVAACs will be elected by a majority of the Unit owners within the Desert Mountain Village. The DMVAAC will review the plans for any proposed structure or improvement within the Desert Mountain Village, and determine whether or not the structure or improvement complies with (i) the High Desert Builder Homes Guidelines; (ii) the Desert Mountain Village Guidelines; (iii) any supplemental covenants relating to the Desert Mountain Village; and (iv) whether or not the proposed structure or improvement is in general harmony with the surrounding property and the Desert Mountain Village.

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

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 trading/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 DMVAAC will communicate the results of its review in writing to the 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 Desert Mountain Guidelines; and (iii) any supplemental covenants relating to the Desert Mountain 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 DMVAAC in its review for and determination of compliance.

3. The following Sivage-Thomas Homes, Inc. home plans are approved for construction in the Desert Mountain 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) Amethyst 2) Jade 3) Lapis
- 4) Onyx 5) Topaz 6) Diamond
- 7) Emerald 8) Pearl 9) Ruby
- 10) Sapphire

4. The review by the DMVAAC 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.

CONSENTED TO BY:

SIVAGE-THOMAS HOMES, INC.

/s/
Vincent Pizzoma, President

April 4, 2000
Date

HIGH DESERT INVESTMENT CORPORATION

/s/
Douglas H. Collister, President

April 8, 2000

/s/
Jack Eichorn, Vice President

April 7, 2000

**High Desert Residential Owners Association
New Construction Committee**

/s/
Chairman

April 7, 2000
Date