

SUPPLEMENTAL GUIDELINES FOR SUSTAINABILITY
BUILDER HOMES
HIGH DESERT
DESERT SONG VILLAGE
March 1, 2000

The following Supplemental Guidelines for Sustainability for Builder Homes in Desert Song Village (the "Desert Song 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 Song Village except as modified by these Desert Song Guidelines. These Desert Song Guidelines shall be a part of the High Desert Builder Homes Guidelines for application to the Desert Song Village. The construction of homes in Desert Song will be subject to the review of the Desert Song Architectural Advisory Committee (the "DSAAC") and the New Construction Committee of the High Desert Residential Owners Association (the "NCC") as described below.

Architecture:

Permissible architectural styles within Desert Song Village include: Prairie style, Spanish Mission style and Santa Fe Pueblo style. The physical attributes and characteristics of these three styles are as follows.

Prairie style: This style is exemplified by low pitched roofs, usually hipped with overhanging eaves; eaves, coping, facade detailing and windows emphasizing horizontal lines. The entrance, which may be centered or off centered, is a conspicuous focal point of the facade. Square or rectangular piers of masonry/stone are typically used for support and accent. Typical of this style is an aesthetic contrast between the eave/coping/cornice work and the main body of the home.

Spanish Mission: This style is exemplified by low pitched roofs, usually hipped with gable roof accents. Low pitched roofs typically have little or no eave overhang. Generally eyebrow arches are placed and used over doors or principal windows, or beneath porch roofs. Wall surfaces stuccoed and facades normally being asymmetrical.

Santa Fe Pueblo: This style is exemplified by flat roofs with parapeted walls above, wall and roof parapets with irregular rounded edges; projecting wooden roof beams/vigas extending through walls and framing lintels above doorways and suspended roof planes, i.e. porches, patios, etc. Santa Fe Pueblo houses imitate hand finishes of their Native American prototypes. Corners are blunted or rounded and wall surfaces are given irregular, stuccoed textured surfaces. In addition, rough hewn vigas (roof beams), window lintels, and porch supports carry out the hand built theme.

Building colors:

Stucco/elastomeric polymer finishes:

The following Sonneborn colors are approved:
Sandia 1616; Pueblo 1005; Suede 1006; Acoma 3030; Bark;
Torreon 1001; Tumbleweed 1011; Paloma 1014; Salt Box 111-P;
Riverbend 116-T; Brown Berry 207-T.

The following Sto colors are approved:

Sandia 1616; Adobe Brown 1104; Pueblo 1005; Suede 1006;
Santa Fe Mocha 1003; Torreon for High Desert 1501A;
Tumbleweed 1011; Pecos 1001; Mesilla 2207; Amarilla 3003;
San Antonio 1465; Cimarron 4180; Abiquiu 1002.

The following El Rey Stucco colors are approved:

Buckskin 106; Cottonwood 115; Driftwood 111;
Suede 118; Santa Fe Brown 120; Fawn 117; La Luz 125;
Adobe 116.

Cultured Stone Accents:

Allowed only "Prairie Style";
Manufacturer: Cultured Stone;
Style: Drystack Ledgestone;
Color: Number:
Caramel CSV 2007
Chardonnay CSV 2012
Mist CSV 2008
Cedar CSV 2011

Roof tile:

Manufacturer: Monier Lifetile
Style: flat, smooth, unglazed
Color: Number:
Camino Blend 3163 1STCS
Desert Skyline Taupe 6250 1STCS
Desert Mirage 3640 1STCS
Desert Sage 0024 1STCS
Monterrey Sand Brown 0023 1STCS
Natural Smooth 5065 1STCS
Sandstorm 0026 1STCS

Roof pitch:

Roof pitches shall not exceed a 5/12 pitch. 5" vertical rise for each 12" horizontal run. Pitched roofs can only be used on Prairie and Spanish Mission style homes.

Trim color:

Applicable for stuccoed overhangs, eaves, stucco coping. Colors shall complement the predominate roof and stucco color.

Gutters and roof drains:

All gutters, or other similar roof drain systems, must be painted to match the building stucco color. Scuppers, or canales on Pueblo style homes may be authentic styled features, crafted of wood or copper (which cannot be anodized; clear or any color).

Windows:

All exterior window trim, or cladding, must be white, almond, or bronze (dark brown).

Exterior lighting fixtures:

Must follow the requirements of the High Desert Guidelines for Builder Homes. A picture, spec sheet, or description of the fixture(s) must be submitted and approved by the DSAAC and the NCC.

Walls:

Side property line walls may be either Coral split face block or stuccoed over gray block to match the applicable residence or High Desert #1501A. Front elevation wing walls which are visible from the street shall be stuccoed to match the residence.

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/flatwork:

All exterior concrete flatwork (driveways and leadwalks) are to be either colored/dyed Mesa Buff, Adobe (Davis colors) or gray. A minimum of 1/3 of the driveway and leadwalk surface is to be colored/dyed and a maximum of 2/3 of the driveway and leadwalk may be gray.

Landscaping:

All landscaping plans for areas visible from the street must be reviewed and approved by the DSAAC and the NCC prior to installation. The plans must be in compliance with the conceptual landscape plan, (dated November 18, 1999), approved for Desert Song Village and per the building guidelines must flow from lot to lot. This landscaping must be installed by the builder 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 Desert Song Village these Desert Song Village Design Guidelines and with any supplemental covenants relating to Desert Song Village will be reviewed by the DSAAC. The DSAAC will be a "Committee" as defined in the By-Laws of the High Desert Residential Owners Association. The initial DSAAC will consist of three persons who will serve for an initial term of five years, elected by Mechenbier Construction Inc. Subsequent DSAAC members will be elected by a majority of the Unit owners within Desert Song Village. The DSAAC will review the plans for any proposed structure or improvement within Desert Song Village and will determine whether or not the structure or improvement complies with (i) the High Desert Builder Homes Guidelines; (ii) the Desert Song Village Guidelines; (iii) any supplemental covenants relating to Desert Song Village; and (iv) whether or not the proposed structure or improvement is in general harmony with the surrounding property and Desert Song Village. In order for the DSAAC to perform such review the following must be submitted (the completeness of which will be subject to the determination of the DSAAC).

1. One complete set of plans, including but not limited to, foundations, floor plans, elevations, details, specifications, electrical plan showing the location of all exterior lighting, (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 DSAAC 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 Desert Song Subdivision Guidelines; and (iii) any supplemental covenants relating to Desert Song Subdivision. 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 DSAAC in its review for and determination of compliance.

3. The following Mechenbier Construction Inc. home plans are approved for construction in Desert Song Subdivision 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.) Regency; 2.) Fairfield; 3.) San Clemente; 4.) Maricopa; 5.) Santa Barbara; 6.) San Carlos; 7.) Breckenridge; 8.) Brookfield.
4. The review by the DSAAC 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.

[Signature] 5/23/00
Approved Date
Chair of the NCC

[Signature] 5/22/00
Approved Date
Mechenbier Construction Inc.