

SUPPLEMENTAL GUIDELINES FOR SUSTAINABILITY

BUILDER HOMES

HIGH DESERT

THE ENCLAVE VILLAGE

The following Supplemental Guidelines for Sustainability for Builder Homes in The Enclave Village at High Desert subdivision ("The Enclave 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 Enclave Village except as modified by these The Enclave Village Guidelines. The Enclave Village Guidelines shall be a part of the High Desert Builder Home Guidelines for application to The Enclave Village. The construction of homes in The Enclave Village will be subject to the review of the Enclave Village Architectural Advisory Committee (the "EVAAC") as described below.

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 Enclave Village at High Desert subdivision. Builder will construct all homes within The Enclave Village in compliance with these Supplemental Guidelines. The Enclave 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 Enclave Village will be subject to the review of the Enclave Village Architectural Advisory Committee (the "EVAAC") as described below. In the event of any conflict between the terms of The Enclave 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, or village maintained property located on subject property.

Garages

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

Site Walls

As a result of differences in pad elevations within The Enclave Village, special stemwall requirements will apply to the following lots within the Village: 48/49, 57/58, 58/59, 63/64, 65/66, and 66/67. The stemwall requirements are set forth in the engineer certified

grading plan for the Enclave Village approved by the City of Albuquerque. (See attached Exhibit A for detail.)

All exterior 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, including interior walls, that are not visible from the street must be painted or stuccoed High Desert Pueblo color (#1005).

The entrance gates and perimeter wall will be installed and paid for by the developer.

Signage

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

Construction signs:

- Maximum size and design criteria are attached.
- 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 acknowledgment 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 flags, 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.

Sales trailers:

- Any banners must be approved by the EVACC and High Desert Investment Corporation.

No signs will be allowed in streets outside of the Enclave.

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 Enclave Village Architectural Control Committee (EVACC) and the New Construction Committee (NCC) and must be in compliance with the approved conceptual subdivision streetscape prepared by Hilltop and dated April 14, 1999.

Timing of Installation

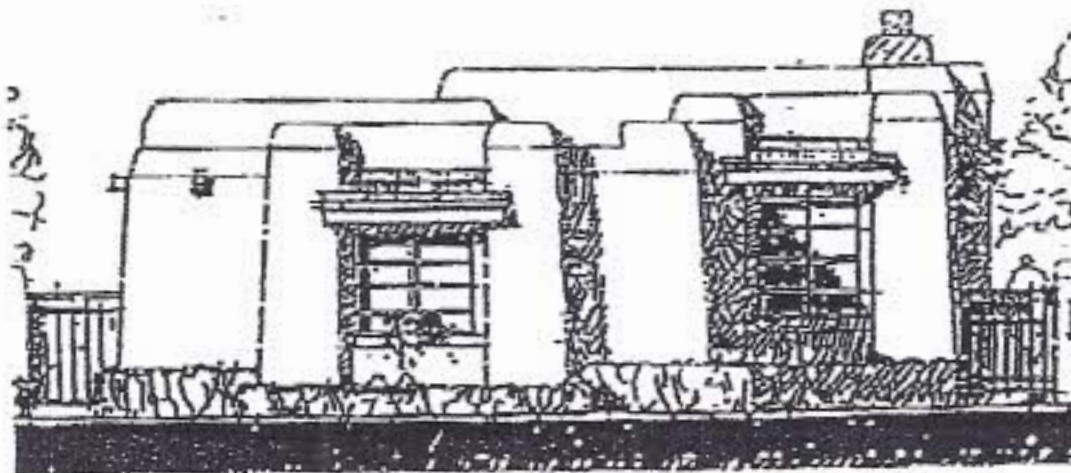
All front yard landscaping, and all side yard landscaping (if the home is on a corner), must be completed by the builder as required by the High Desert Builder Guidelines no later than two months after completion of construction of the home, but in any event no later than the date of occupancy of the home.

ARCHITECTURE

Architecture Style

The only approved architectural style for The Enclave Village is an interpretation of the "Pueblo Revival" style of architecture created by the KTG GROUP, INC., as depicted below. Pueblo style architecture is walled architecture recalling the adobe, flat roofed dwellings of the northern New Mexico Pueblos. "Pueblo Revival" architecture is, perhaps best characterized by the buildings of historic Santa Fe. The style incorporates deep set doors and windows, dramatically recessed portals and patios, radius corners and edges, and is always finished in earth tones. Interesting massing and soft edge smooth stucco are distinctive features of this style.

Approved Single Family Residence Designed by the KTG GROUP, INC.



This drawing illustrates some of the desired characteristics of homes to be built in the Enclave; deep set doors and windows, dramatically recessed portals, radius corners and edges, flat roof, limited use of pitch overhangs at windows or doors and interesting massing.

Roofs

No pitched roofs will be allowed except for shed-type accent roofs, with no more than a 5:12 ratio, which will be approved on an individual basis. The following concrete tiles have been approved: Western, Burnt Cedar, Westile #032375 & Westile #032370 .

Building Heights

The maximum height for single-story homes will be 19 and 1/2 feet to the parapet and 26 feet to the parapet for one and one-half story and two-story homes. Lots 50-55 will be single-story. Lots 25-49 may be single story or one and one-half stories. A one and one-half story house can have no more than 50% of the first floor area on the second floor (i.e., if the first floor has 1,000 square feet, including garage, the second floor can be no larger than 500 square feet). No more than 2/3 (17) of Lots 25-49 may be used for one and one-half story homes and they must be approved on an individual basis. Two-story homes will be allowed on lots 1-24 and 56-66.

Building Types

Townhomes only will be allowed on Lots 1-24. Single-family homes only will be allowed on Lots 25-66.

Building Massing

Building massing is critical, especially for all street elevations. Building mass is more fully defined in the Guidelines for Sustainability for Builder Homes. The front and rear elevations, if the rear elevation is adjacent to a street, open space or park, must contain at least three building masses. Front elevations must contain at least three building masses, of which two of the building masses must have a least a two foot, vertical/horizontal offset. The third building mass may be offset by a minimum of one foot vertically/horizontally. The rear elevation of two story and one and one-half story homes, as defined above, must comply with this same building massing requirement. The rear elevation of single story homes must also contain at least three building masses, however, only one of the building masses must be offset by a minimum of two feet, vertically/horizontally. The other two required building masses must have a minimum offset of one foot, vertically/horizontally.

Windows

All exterior windows and frames of windows must be a tan color.

Minimum Square Footage

Each single-family home must have at least 1,200 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 and trim colors that will be allowed on homes are listed in the attached Exhibit B. Adjacent houses cannot have the same color stucco.

If a brand of synthetic stucco is used other than Sto, the color must match one of the colors listed in Exhibit B. A sample must be submitted for approval by the NCC prior to application.

Review for Compliance

Procedures for Review and Approval Compliance For These Supplemental Guidelines

The compliance of any structure or improvement within the Enclave Village with these Enclave Village Design Guidelines and with any supplemental covenants relating to the Enclave Village will be reviewed by the EVACC. The EVACC will be a "Village Committee" as defined in the By-Laws of the High Desert Residential Owners Association. The initial EVACC will consist of three persons who will serve for an initial term of five years, elected by Scott Schiabor. Subsequent EVACCs will be elected by a majority of the Unit owners within the Enclave Village. The EVACC will review the plans for any proposed structure or improvement within the Enclave Village. The EVACC will determine whether or not the structure or improvement complies with (i) the High Desert Builder Homes Guidelines; (ii) the Enclave Village Guidelines; (iii) any supplemental covenants relating to the Enclave Village; and (iv) whether or not the proposed structure or improvement is in general harmony with the surrounding property and the Enclave Village.

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

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 EVACC will communicate the results of its review in writing to High Desert Investment Corporation ("High Desert") and the NCC, 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 Enclave Village Guidelines; and (iii) any supplemental covenants relating to the Enclave Village. The proposed structure or improvement will then be subject to the review by the NCC, 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 may rely on the review of the EVACC in its review for and determination of compliance.

3. The following single family home plans and townhouse plans are approved for construction in the Enclave Village by the NCC and do not need to be submitted again to the NCC, provided there is not a substantial deviation, as defined by the NCC, in a plan:

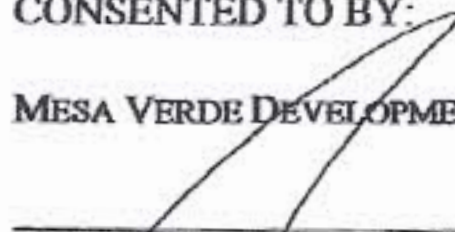
- a. Greyleaf 1838
- b. Bluemist 1835
- c. Calla Lily 1966
- d. Townhome Plan #1
- e. Townhome Plan #2
- f. Townhome Plan #3
- g. Townhome Plan #4

When building an approved plan the builder needs to submit a letter to the EVACC, which will be forwarded to the NCC, advising which plan and upon which lot the building will be constructed.


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

CONSENTED TO BY:

MESA VERDE DEVELOPMENT CORPORATION



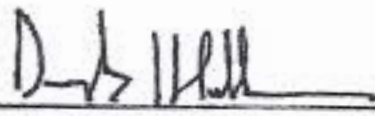
Scott Schiabor, President



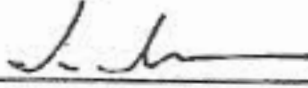
John Clarke, Vice President

Date Signed: 11-4-99

HIGH DESERT INVESTMENT CORPORATION



Douglas H. Collister, President



Jack Eichorn, Vice President

Date Signed: 11-4-99

EXHIBIT B

Colors specifications for townhomes in the Enclave (lots 1-24):

Scheme A:

Stucco (unit 1)	STO Tumbleweed #01011
(unit 2)	STO Torreon #1501
Paint Colors:	Garage to match STO Accent railings to be Tiger Drylac RAL 6011 Reseda Green
Roof Tile:	Western or Westile #032375

Scheme B:

Stucco (unit 1)	STO Duranes #04527
(unit 2)	STO Sedona #01013
Paint Colors:	Garage to match STO Accent railings to be Tiger Drylac RAL 3012
Roof Tile:	Burnt Cedar or Westile #032370

Scheme C:

Stucco (unit 1)	STO Acoma #3030
(unit 2)	STO Sandia #1616
Paint Colors:	Garage to match STO Accent railings to be Tiger Drylac RAL 4001 Red Lilac (Custom Periwinkle)
Roof Tile:	Burnt Cedar or Westile #032370

Color specifications for single-family homes in the Enclave (lots 25-66):

Stucco choices:

- STO Tumbleweed #01011
- STO Torreon #1501
- STO Duranes #04527
- STO Sedona #01013
- STO Acoma #3030
- STO Sandia #1616
- STO Pueblo #1005

Roof tile choices:

- Western
- Burnt Cedar
- Westile #032375
- Westile #032370

Accent color choices:

Approved on an individual basis