

**SUPPLEMENTAL GUIDELINES FOR SUSTAINABILITY
BUILDER HOMES
HIGH DESERT
SUNSET RIDGE VILLAGE**

The following Supplemental Guidelines for Sustainability for Builder Homes in the Sunset Ridge Village at High Desert subdivision (the "Sunset Ridge 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 Sunset Ridge Village except as modified by these Sunset Ridge Village Guidelines. The Sunset Ridge Village Guidelines shall be a part of the High Desert Builder Home Guidelines for application to the Sunset Ridge Village. The construction of homes in the Sunset Ridge Village will be subject to the review of the Sunset Ridge Village Architectural Advisory Committee (the "SRVAAC") 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 Sunset Ridge Village at High Desert subdivision. Builder will construct all homes within Sunset Ridge Village in compliance with these Supplemental Guidelines. The Sunset Ridge 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 Sunset Ridge Village will be subject to the review of the Sunset Ridge Village Architectural Advisory Committee (the "SRVAAC") as described below. In the event of any conflict between the terms of the Sunset Ridge Village Guidelines and the terms of the Design Guidelines or Declaration, the terms of the Declaration and Design Guidelines will control.

SITE

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 Sunset Ridge Village, special stemwall requirements will apply to the following lots within the Village: 21/22, 23/24, 26/27, 27/28, 28/29, 29/30, 32/33, 34/35, 36/37, 37/38, 43/44, 45/46, 60/61, 61/62, 62/63, 63/64, 64/65, 66/67, 78/79, 79/80, 80/81, 81/82, 82/83, 83/84, 84/85, 85/86, 86/87, 87/88, and 88/89. The stemwall requirements are set forth in the engineer certified grading plan for the Sunset Ridge Village approved by the City of Albuquerque. (See attached Exhibit A for detail.)

All walls that are visible from the street must be finished with stucco or 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 that are not finished with synthetic stucco must be painted High Desert Pueblo color (#1005).

Signage

All "For Sale" and resale signs will be limited in size to eight square feet.

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 New Construction Committee (NCC) and must be compatible with the overall subdivision streetscape.

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.

Use of Lawn Type Grass

Lawn type grass will be allowed in the front yard of each dwelling as long as the total amount of lawn type grass does not exceed the limitations set forth in applicable City of Albuquerque ordinances.

ARCHITECTURE

Architecture Styles

All homes must be Santa Fe Pueblo style, New Mexico Territorial style, Southwestern Contemporary, or Northern New Mexico style.

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 deep 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 uses no arches or pitched roofs and relies exclusively on post and beam or bearing wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style.

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 or tile 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.

Contemporary Style – Although contemporary Southwestern architecture is a somewhat ambiguous label, at High Desert it refers to buildings created today, whose interpretive art form may or may not be historically or stylistically based. Contemporary design embraces the modernist’s exploration of technology and results in buildings of lighter weight and often unusual or nonclassical geometries. To make them more compatible with the High Desert environment, contemporary style should incorporate set backs and overhangs, interesting use of windows and be carefully integrated with their sites.

Northern New Mexico Style – Northern New Mexico style architecture is a combination of several cultural, climatic, and historical influences from Native American Pueblo, Spanish, Territorial and Railroad architecture. This simple, yet elegant architectural style is traditionally found in higher elevations and mountainous parts of the state.

This style can reflect several variations, however, some of the most common characteristics are: 1) Pitched metal roofs, (minimum pitch of 3:1), with generous overhangs and/or completed with a porch (portal) along one elevation. 2) Highly ornamental detail around, and/or over, doors, windows, column posts and trim detail. This detail is often a color that contrasts with the building for visual appeal. 3) The style is classic in proportion and simple in spatial organization to provide clean and visually strong architectural lines.

Building Massing

For all of the architectural styles listed above, 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 SRVAAC and NCC. 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 (3) walls.

Roofs

Pitched roofs will be allowed on Lots 1-9, and 39-77 only. The pitch ratio will be no greater than 4:12. Any pitched roof must be non-reflective flat concrete tile and of a color from the list of pre-approved colors that blends with or matches the color of the soffit, fascia and house.

For Northern New Mexico style, metal roofs of a non-reflective color, and appropriate pitch, will be considered on a case-by-case basis. The pitch of the roof may vary but must be approved by the SRVAAC and NCC.

Windows

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

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)

If a brand of synthetic stucco is used other than Sto, the color must match one of the above colors.

Review for Compliance

The compliance of any structure or improvement within the Sunset Ridge Village with the Additional Requirements will be reviewed by the SRVAAC. The SRVAAC will be a "Village Committee" as defined in the By-Laws of the High Desert Residential Owners Association. The initial SRVAAC will consist of three persons who will serve for an initial term of five years, elected by Seller.

Subsequent SRVAAC's will be elected by a majority of the lot owners within the Sunset Ridge subdivision. The SRVAAC will review the plans for any proposed structure or improvement within the Sunset Ridge Village and will determine in its sole discretion whether or not the structure or improvement complies with (i) the Additional Requirements and (ii) the Design Guidelines and whether or not the proposed structure or improvement is in general harmony with the surrounding property and the Sunset Ridge subdivision. A majority of the members of the SRVAAC will rule.

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

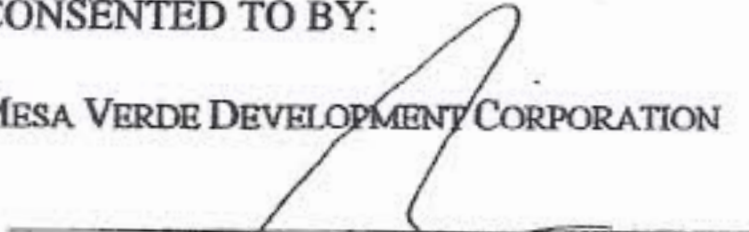
1. One complete set of plans, including but not limited to, foundations, floor plans, elevations, details, specifications (including complete exterior finish schedule), plot plan, landscaping plans and grading plans showing the location and finished grade of the structure or improvement on the lot.
2. The "as-built" set back dimensions of the structure or improvement within seven days after construction of the foundation of the structure or improvement.

Within 15 days of receipt of the plans, the SRVAAC will communicate to Builder whether or not the plans have been approved. The decision of the SRVAAC will be final and binding; no structure or improvement will be constructed at Sunset Ridge subdivision if disapproved by the SRVAAC.

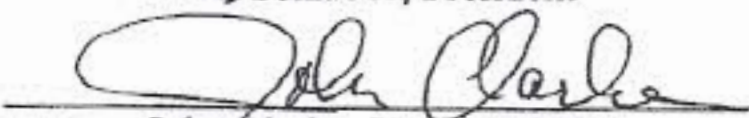
The review by the SRVAAC will be in addition to, and will not in any way affect or abridge, the review and approval process by High Desert Investment Corporation ("High Desert") or the High Desert Residential Owners Association ("Owners Association") as set forth in the Declaration or Design Guidelines. High Desert and the Owners Association will have no responsibility whatsoever for the review of the plans for compliance with the Additional Requirements or for enforcement of the Additional Requirements.

CONSENTED TO BY:

MESA VERDE DEVELOPMENT CORPORATION



Scott Schiabor, President

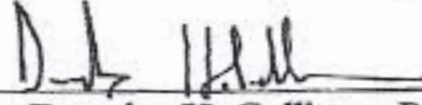


John Clarke, Vice President

Date Signed: _____

11-4-99

HIGH DESERT INVESTMENT CORPORATION



Douglas H. Collister, President



Jack Eichorn, Vice President

Date Signed: 11-4-99