

EXHIBIT C
SUPPLEMENTAL GUIDELINES FOR SUSTAINABILITY
BUILDER HOMES
HIGH DESERT
WILDERNESS VILLAGE AND COMPOUND

The following Supplemental Guidelines for Sustainability for Builder Homes in the Wilderness Village and Compound at High Desert (the “Wilderness Village and Compound 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 Wilderness Village and Compound except as modified by these Wilderness Village and Compound Guidelines. The Wilderness Village and Compound Guidelines shall be a part of the High Desert Builder Home Guidelines for application to the Wilderness Village and Compound.

The Wilderness Village and Compound 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 Wilderness Village and Compound will be subject to the review of the Wilderness Village and Compound Architectural Advisory Committee (the “WV/CAAC”) and New Construction Committee (the “NCC”) as described below. In the event of any conflict between the terms of the Wilderness Village and Compound Guidelines and the terms of the Design Guidelines or Declaration, the terms of the latter will control.

SITE

City and Private Property

Each builder is responsible for any damage done to city-owned or private meter pads, wheelchair ramps or any other city-owned or privately owned property located on subject property.

Garages

Each home must have a garage with space for not less than two cars. No house shall have more than 3 garage doors for vehicles. The 3 garage doors must have a combined width of less than 28’.

Foundations/Side Party Wall Design

Due to the differences in pad elevations within the Wilderness Village and Compound, retaining walls may be required between lots. These walls, except those shown on the subdivision grading and drainage plan, in addition to party walls are the responsibility of the builder.

Builders must maintain the pad elevations as shown on the engineer's certified grading plan. In order to accomplish this and minimize the wall height, on a shared property line when the elevation difference is 3' or more, the lot with the side having the higher elevation must build a special stemwall that will take up 18 inches of the sideyard grade. The stemwall requirements are set forth in the engineer certified grading plan for the Wilderness Compound and Wilderness Village approved by the City of Albuquerque. (See attached Exhibit A for detail.) A detail must be included with plan submission for architectural approval. This will be reviewed by the WV/CAAC only; the New Construction Committee (NCC) shall not review for this requirement.

Site Walls

Perimeter walls and all party walls, including retaining walls, will be constructed using Gallup Gold colored split face block by Southwest Block Co. with matching grout color. All walls that are visible from the street will be Gallup Gold split face block with matching grout color, except that walls connecting the house to the side wall and courtyard walls shall be stuccoed to match the house or the Gallup Gold split face block.

Perimeter Walls

Subdivision perimeter walls are built in accordance with the approved drainage plan for the subdivision. Builders are not to change or penetrate the perimeter walls for any reason without approval. However, a waiver may be obtained from the WV/CAAC and NCC on a case-by-case basis upon a submittal in writing.

Lighting

No motion detector lighting will be allowed. Exterior light fixtures MUST BE approved by the NCC prior to installation. Only incandescent lamps with a maximum wattage of 75 watts, or low wattage compact fluorescent "pl" lamps will be allowed. If the proper information is submitted, other lighting elements will be considered. Building mounted lighting must be directed downward and capped.

Mailboxes

- “Cluster-type” mailboxes will be used, subject to the requirements of and in coordination with the United States Postal Service.
- Address identification numbers will be 4 inches by 4 inches and will be ceramic tiles.

Signage

- All “For sale” and resale signs will follow High Desert sign guidelines

Construction Signs:

- 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 acknowledgement 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 except for model homes.

Model home signs:

- Only one sign per model home.
- Sign must be approved by NCC in advance, in writing.
- Upon approval by NCC, 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.

LANDSCAPING

Approval

Plans for front yard landscaping must be approved prior to the start of construction of landscaping by the WV/CAAC and NCC and must be in compliance with the approved conceptual streetscape plan prepared by Hilltop Landscaping and attached as exhibit B. The conceptual plan provides minimum planting requirements. All plants must be selected from the High Desert approved plant list. The WV/CAAC and NCC will review the front yard landscaping only, but any proposed structures in the back yard must be submitted separately to the WV/CAAC and NCC for review and approval. All trees and plant materials in the front and back yards must be maintained by the property owner to be more than 12 feet in height.

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. This is the responsibility of the builder and cannot be transferred to the owner.

ARCHITECTURE

Architecture Styles

All homes must be Traditional Pueblo style, or Contemporary Pueblo style. Below are described characteristics of the two styles. While these characteristics are typical, it is not the intent of these guidelines to prohibit a certain amount of individual expression and creativity as long as the majority of the house contains the characteristics of one of these styles and adheres to the Guidelines. The WV/CAAC and the NCC retain the right to approve or deny any aspects of the design on a case-by-case basis without limitation.

Traditional 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 recessed set doors and windows, dramatically recessed portals or patios, walled entry

corners and rounded edges, and is always finished in earth tone adobe. The Pueblo style traditionally uses flat roofs and relies extensively on post and beam or bearing wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style. No arched portals will be allowed.

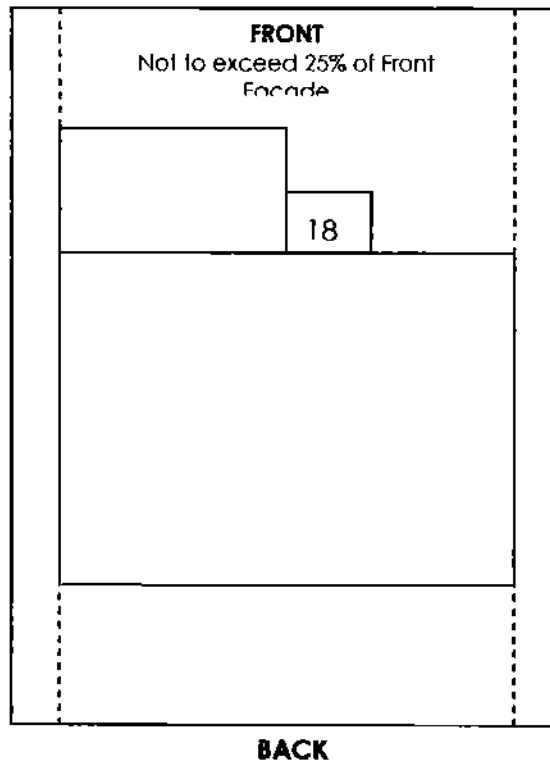
Contemporary Pueblo Style –Contemporary Pueblo style is a mixture of new and old influences from the region. The combination of materials (stucco, stone accents, etc.), shapes/forms of the buildings, lighter earth tone colors, and building massing are the distinctive elements of this style. Pitched roofs will not be allowed except that flat concrete tile shed roofs may be used as accents on a limited basis.

MAXIMUM BUILDING HEIGHT AND 2 STORY APPROVAL

The following height limitations are imposed for the purpose of maintaining a profile as low as possible so that a maximum view potential for all residents may be achieved. Any request for a 2 story home must be made and approved by Mesa Verde Development at the time of purchase of the lot:

- a. For a distance of 20' back from the front of the house (not including garage) the height will be limited to 15' except for the garage, which will be limited to 14'. However, to provide for a gracious entry, a portion of this area not to exceed 25% of the width of the house, not including garage, may be 18' in height. (Special exceptions may be requested for rear garage homes and these exceptions must be approved by the WV/CAAC)
- b. The remainder of the house is limited to a maximum of 18' in height but must meet massing requirements below.
- c. Height limitations on 2 story houses will be approved by WV/CAAC on a case-by-case basis. Maximum height allowed is 26 feet from finished pad.

EXAMPLE



Building Massing

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 WV/CAAC and NCC. Any elevation adjacent to a street or open space must contain at least three building masses, of which two of the building masses must have at least a 2 foot vertical/horizontal offset. In no case shall any of the required three masses be offset less than one foot vertical/horizontal. Deviations from the 2 foot minimum massing requirements in the High Desert Builder Guidelines may be approved on an individual basis, but will be not less than 1 foot both horizontally and vertically. 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.

Windows

All exterior windows and frames of windows must be of a color approved by the WV/CAAC and NCC and must be recessed a minimum of 2 inches from the exterior wall surface.

Minimum Square Footage

Each home must have at least 1,700 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 colored stucco finishes that will be allowed on homes are the following:

The following colors are pre-approved:

El Rey:

- | | | | |
|-----------|----------|-----------|------------|
| Driftwood | Adobe | Buckskin | Cottonwood |
| Buffalo | Deerskin | Dry River | Pottery |

Sonneborn:

- | | | | |
|---------|------------|-------------|--------|
| Torreon | Tumbleweed | Suede | Pueblo |
| Pecos | Sandcastle | Brown Berry | |

STO:

- Sto Flex Adobe Brown (#1104)
- Sto Flex Sandia (#1616)
- Sto Flex Pueblo (#1005)
- Sto Flex Suede (#1006)

Colors other than those listed above may be approved by the WV/CAAC and NCC prior to use on a case by case basis.

Accent Materials:

All accent materials, such as stacked or cultured stone, which are applied to the exterior of the home, must match or compliment the stucco color of the house. All Accent materials must be approved by the WV/CAAC and NCC.

Roof Tiles:

All proposed roof tiles must match or compliment the stucco color of the house. The roof tiles must be flat and non-reflective.

Mechanical Equipment and Appurtances

Mechanical equipment and all appurtances, whether ground or roof mounted, must be screened from adjacent properties (as viewed from ground level at the adjacent property lines), adjacent streets, and open space by a solid wall. The plans must include an elevation view of the equipment and walls, both dimensioned, as they relate to the building elevations. The screen wall must be higher than the top of the unit to adequately screen. Note that the height of the screen wall on the roof is included in the maximum building height calculations. The WV/CAAC may require additional screening measures on the plans or in the field after installation. Skylights must be frosted and every reasonable effort is to be made to screen from perimeter of property with exterior wall parapet and to minimize light pollution.

Fireplaces

NO wood burning fireplaces are allowed in Wilderness Village & Compound per the adopted High Desert Sector Development Plan. A note to this effect must be included on all plan sets.

ADDITIONAL CONSTRUCTION REGULATIONS:

In addition to the Construction Regulations as outlined in the Guidelines, the following must be adhered to. The property owner and builder agree to abide by these requirements by signing a copy of these Wilderness Village & Compound Supplemental Guidelines at the execution of lot purchase agreement.

*Note that some additional requirements are being imposed in order to comply with the EPA Clean Water Act and City of Albuquerque blowing dust regulations. Additional requirements may be imposed by these agencies and will be provided separately if necessary. A S.W.P.P. plan must be prepared by the builder and best management practices must be followed. **THE NCC IS NOT RESPONSIBLE FOR THE REVIEW, APPROVAL OR INSPECTION OF INDIVIDUAL S.W.P.P. plans or sites.***

1. The intent of the S.W.P.P. Plan and Best Management Practices are to prevent silt, dirt, dust and trash from leaving a jobsite and polluting nearby properties, arroyos and streets. Appropriate control measures shall be designed, installed and maintained to retain sediment and minimize blowing trash and dust on site to the extent practical. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a

frequency sufficient to minimize offsite impacts. This requirement includes sweeping and picking up silt from streets caused by vehicle tracking and rain runoff from the construction site. Control measures must be maintained until such time as the construction site is permanently stabilized.

2. A dumpster or fenced trash container must be installed on site with the start of construction. Care must be taken to ensure trash does not end up on other lots, open space or national forest and that trash containers are emptied as needed.

Review for Compliance

The compliance of any structure or improvement within the Wilderness Village and Compound will be reviewed by the WV/CAAC and the NCC, except where noted.

In order for the WV/CAAC and NCC to perform such review, two complete sets of plans (size 11x17 and 1 full sized) must be submitted to the WV/CAAC, including but not limited to, foundations, floor plans, elevations, details (including completed checklist), plot plan, landscaping plans and the finished grade of the structure or improvement on the lot. The completeness of these plans will be subject to the determination of the WV/CAAC and NCC. The approved full size set will be returned to builder to be submitted to COA for permit.

Within 15 days of receipt of the plans, the WV/CAAC will communicate the results of its review in writing to High Desert Investment Corporation (“High Desert”) and the NCC. The communication will specifically indicate whether or not the proposed structure complies with (i) the High Desert Builder Homes Design Guidelines; (ii) the Wilderness Village and Compound Supplemental Guidelines; and (iii) any supplemental covenants relating to the Wilderness Village and Compound.

The proposed structure or improvement will then be subject to the review of the NCC as set forth in the Declaration of Covenants, Conditions, and Restrictions for High Desert Residential Properties (the “Declaration”) and the High Desert Builder Homes Guidelines and WV/CAAC Wilderness Village and


Compound Supplemental Builder Guidelines; provided, however, that the NCC may rely on the review of the WV/CAAC in its review for and determination of compliance.

The review by the WV/CAAC will be in addition to, and will not in any way affect or abridge, the review and approval processes by the NCC as set forth in the Declaration and High Desert Builder Home Guidelines.

Dated: 1-07-05

MESA VERDE DEVELOPMENT CORPORATION

a New Mexico Corporation

By: 

Name: Scott Schjabor

Title: President

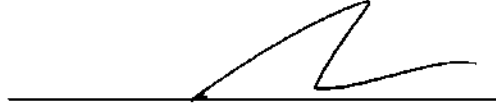
By: 

Name: John Clarke

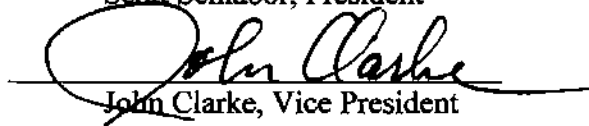
Title: Vice President

CONSENTED TO BY:

MESA VERDE DEVELOPMENT CORPORATION



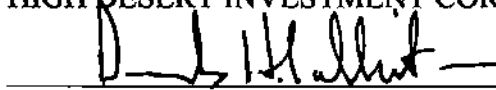
Scott Schiabor, President



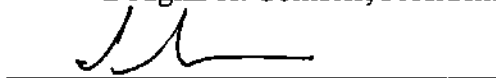
John Clarke, Vice President

Date Signed: 1-04-05

HIGH DESERT INVESTMENT CORPORATION

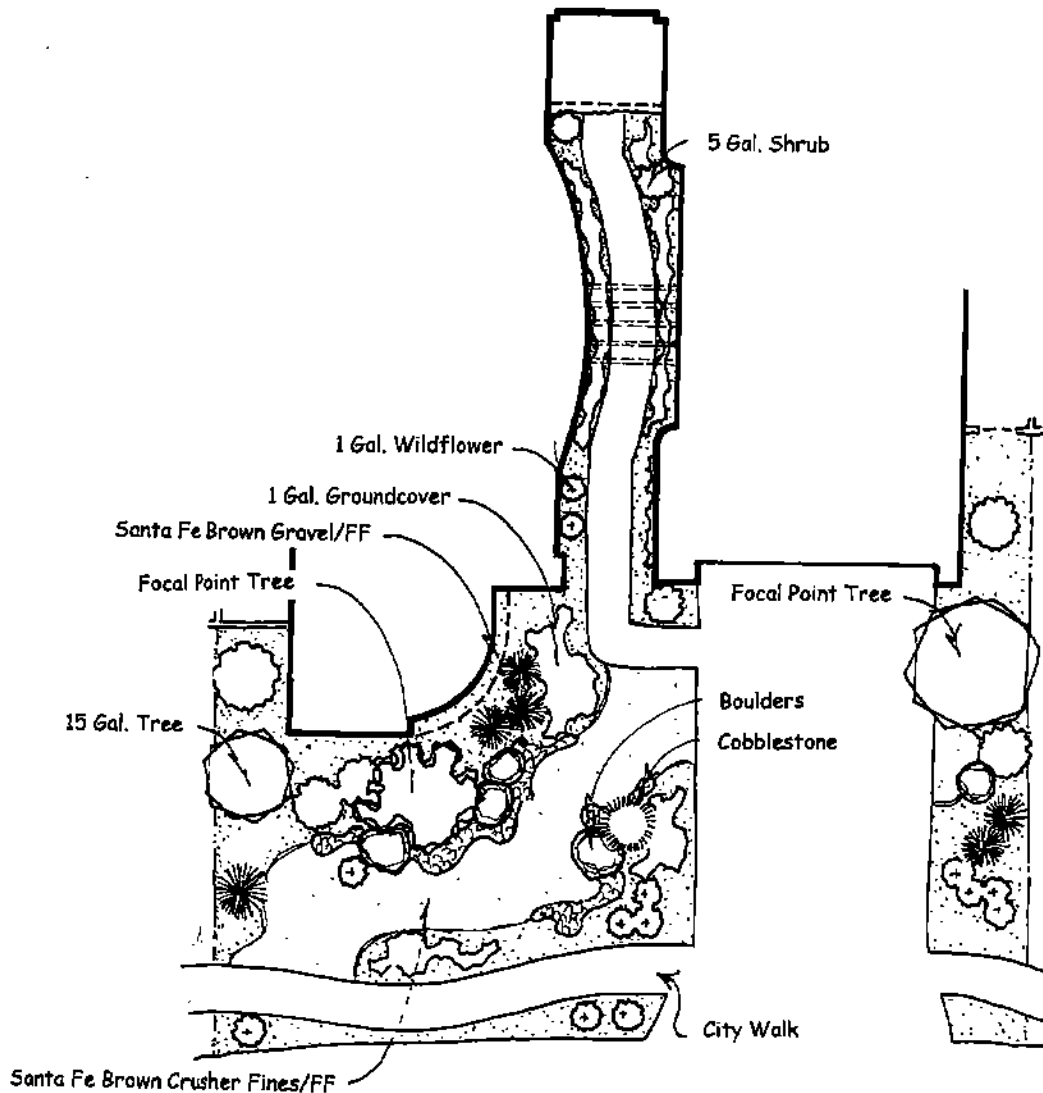


Douglas H. Collister, President



Jack Eichorn, Sr., Vice President

Date Signed: 1/5/05



Total Landscape Area 1930 sq. ft.

1 - 24" Box or 6'-8' Focal Point Tree / 950 sq. ft.
 (1930 sq. ft./950 = 2 Focal Point Trees)
 Aspen, Chitalpa, Desert Willow, Escarpment Live Oak, Gambel Oak, New Mexico Locust, One-seed Juniper, Pinon Pine, Prairie Flameleaf Sumac, Rocky Mountain Juniper, Shrub Live Oak, Washington Hawthorn

1 - 15 Gal. Tree/1900 sq. ft.
 (1930 sq. ft./1900 = 1 15 Gal. Trees)
 Aspen, Chitalpa, Desert Willow, Escarpment Live Oak, Gambel Oak, New Mexico Locust, One-seed Juniper, Pinon Pine, Prairie Flameleaf Sumac, Rocky Mountain Juniper, Shrub Live Oak, Washington Hawthorn

1 - 5 Gal. Shrub/160 sq. ft.
 (1930 sq. ft./160 = 12 5 Gal. Shrubs)
 From Approved High Desert Plant List

1 - 1 Gal. Wildflower/80 sq. ft.
 (1930 sq. ft./80 = 24 1 Gal. Wildflowers)
 From Approved High Desert Plant List

Groundcovers

- Cobblestone Accent (not to exceed 10% of total sq. ft. if used)
- Santa Fe Brown Gravel/Filter Fabric
- Santa Fe Brown Crusher Fines/Filter Fabric
- Steel Edge to Separate Santa Fe Brown Gravels

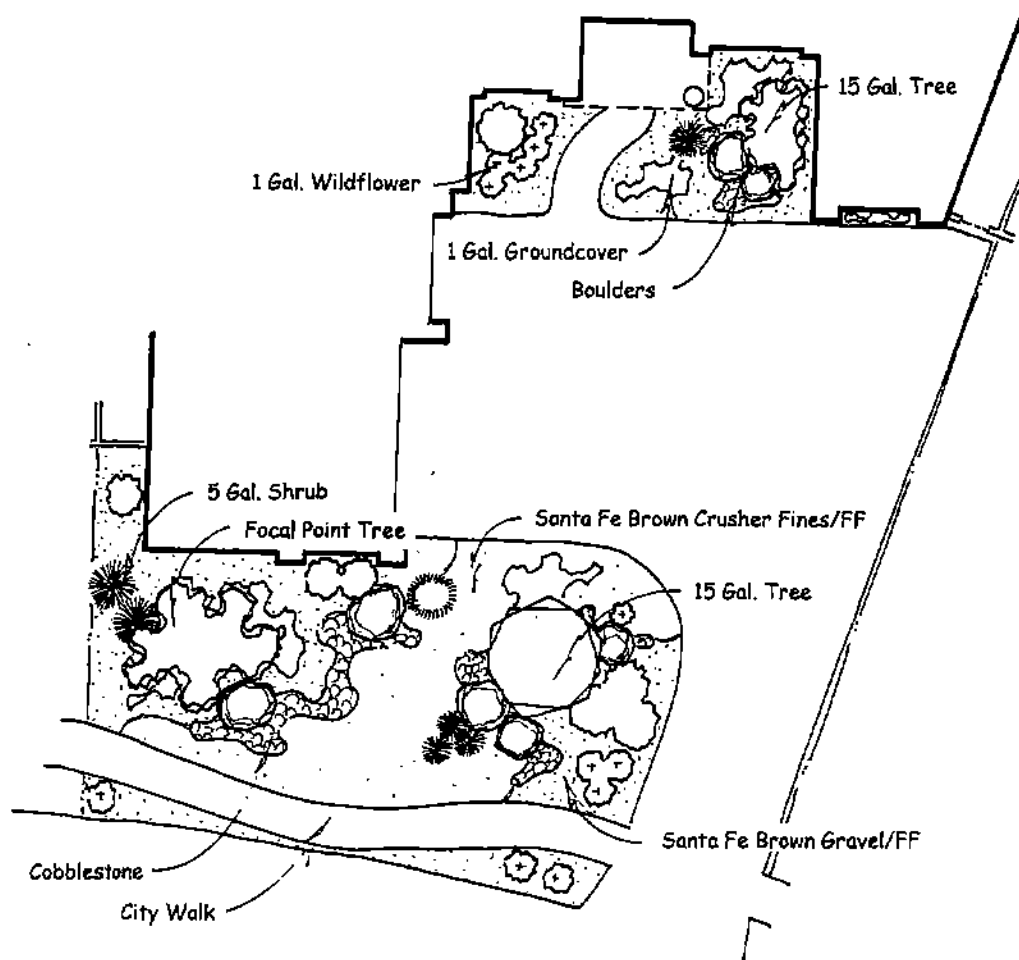
City Walk Not Required on all Lots
 All Plantings Shall Conform to the High Desert Plant List
 All Retainers Shall be Limited to Mass Rock or Boulders
 Up to 20% of the Landscaped Area May Be Lawn
 (Lawn is Only Allowed in the Backyard)

Wilderness Compound

Example of Typical Landscape & Calculations



The Hilltop



Wilderness Village

Example of Typical Landscape & Calculations

Total Landscape Area 1650 sq. ft.

1 - 24" Box or 6'-8' Focal Point Tree / 1500 sq. ft.
(1650 sq. ft./1500 = 1 Focal Point Tree)

Aspen, Chitalpa, Desert Willow, Escarpment Live Oak, Gambel Oak, New Mexico Locust, One-seed Juniper, Pinon Pine, Prairie Flameleaf Sumac, Rocky Mountain Juniper, Shrub Live Oak, Washington Hawthorn

1 - 15 Gal. Tree/750 sq. ft.

(1650 sq. ft./750 = 2 15 Gal. Trees)

Aspen, Chitalpa, Desert Willow, Escarpment Live Oak, Gambel Oak, New Mexico Locust, One-seed Juniper, Pinon Pine, Prairie Flameleaf Sumac, Rocky Mountain Juniper, Shrub Live Oak, Washington Hawthorn

1 - 5 Gal. Shrub/160 sq. ft.

(1650 sq. ft./160 = 10 5 Gal. Shrubs)

From Approved High Desert Plant List

1 - 1 Gal. Wildflower/80 sq. ft.

(1650 sq. ft./80 = 20 1 Gal. Wildflowers)

From Approved High Desert Plant List

Groundcovers

Cobblestone Accent (not to exceed 10% of total sq. ft. if used)

Santa Fe Brown Gravel/Filter Fabric

Santa Fe Brown Crusher Fines/Filter Fabric

Steel Edge to Separate Santa Fe Brown Gravels

City Walk Not Required on all Lots

All Plantings Shall Conform to the High Desert Plant List

All Retainers Shall be Limited to Moss Rock or Boulders

Up to 20% of the Landscaped Area May Be Lawn

(Lawn Is Only Allowed in the Backyard)



The Hilltop