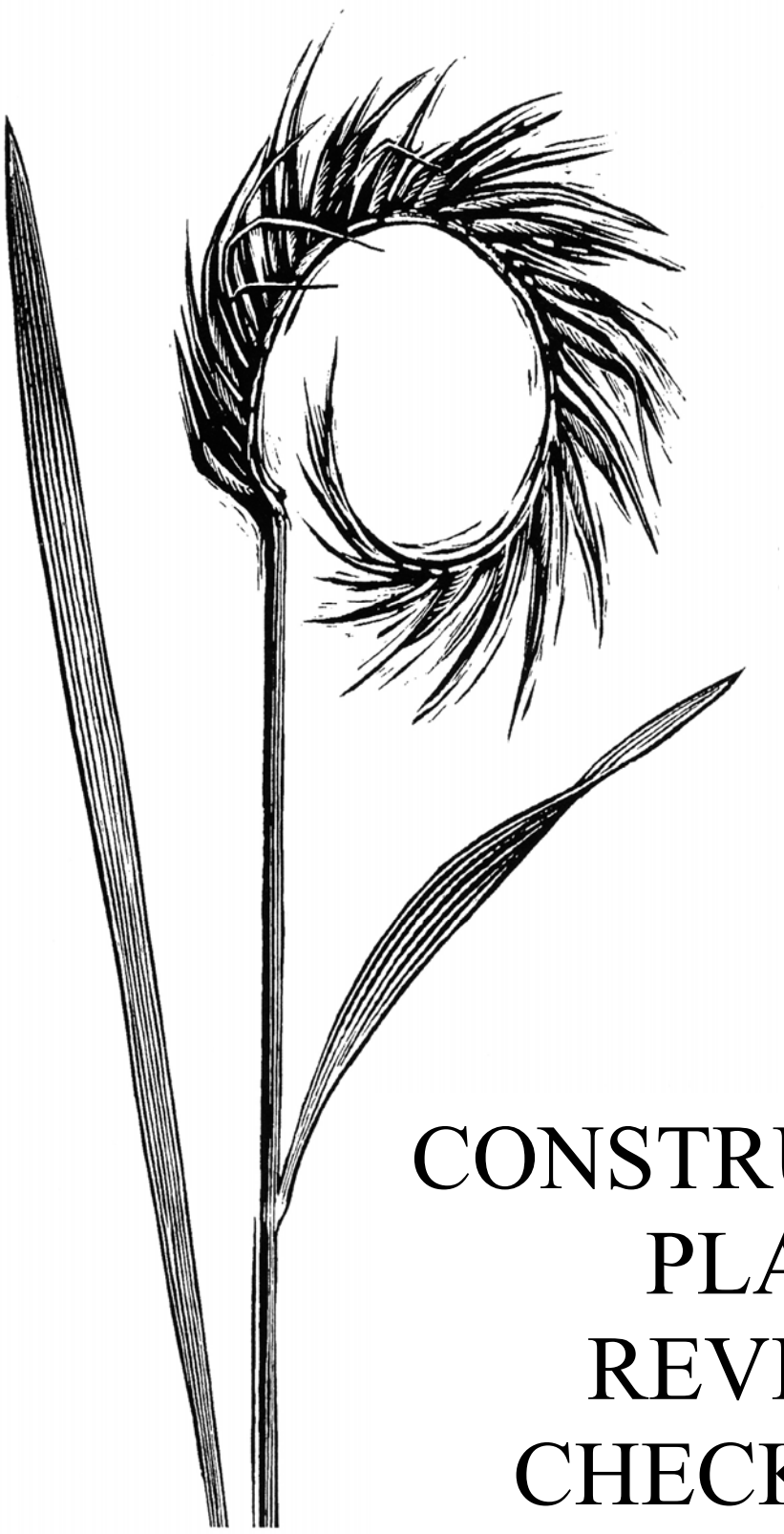


High Desert

Guidelines

For

Sustainability

Builder Home

CONSTRUCTION PLAN REVIEW CHECKLIST

INFORMATION SHEET

Property Owner Name:

Village and Lot #:

Address:

Telephone #:

Email Address:

Date Plans Were Received:

Date the Review Was Completed:

Addition Information Needed for the Review:

Builder/Architect:

Telephone #:

Email Address:

NCC Reviewers: _____

_____

_____

_____

_____

INTRODUCTION

The Role of the High Desert New Construction Committee

The New Construction Committee (NCC), of the High Desert Residential Home Owners Association (Association or HDROA), has exclusive jurisdiction over all original construction in High Desert. The NCC will review and approve all plans and applications for home construction, in accordance with the Guidelines for Sustainability (Guidelines) and will administer the Guidelines. Each proposed site plan and building design will be evaluated for appropriateness as to its compliance with the objectives of these Guidelines. All construction in High Desert must be in compliance with these Guidelines.

How to Use This Guideline Checklist

This document is structured for easy review and reference. It begins by introducing the design objectives for High Desert and describes the approach to site planning, architecture and landscape design.

These Guidelines may not address every site plan, building, approval or construction issue at High Desert. The NCC may impose requirements or conditions for approval that are additional to these requirements or conditions specifically indicated in these Guidelines and may make interpretations of these Guidelines.

The architectural guidelines and procedures described, or depicted in these Guidelines are the criteria which must be met in order to build in the Premier and Estate areas of High Desert.

The Guidelines have been modified and edited from the original document to include a set of questions to be answered by the person or persons reviewing the construction plans. Each section begins with a narrative that provides concept and perspective for the reviewer. There is a box beside each question for the reviewer to answer YES, NO or N/A. If space allows, written comments may be included. Or, the reviewer may attach written comments at the end of the checklist. *Be sure to include the paragraph and page number as a reference*.

The Guidelines Checklist is separated into various sections for convenience. However, the Guidelines should be completely read to fully comprehend their intent. The Guidelines are divided into the following sections:

Site Planning
Architecture
Landscape

For purposes of this document the following definitions apply:

Owner: A person who holds fee simple title to real property, or a person acting lawfully on behalf of the person who holds title.

Engineer: A person licensed by the State of New Mexico to practice engineering. The specific license must be appropriate to the work – civil, structural, hydrologic, etc.

Surveyor: A person licensed by the State of New Mexico to practice land surveying.

Builder: A person under contract or otherwise responsible to the owner for construction on or modification to property held by the owner.

Contents

SITE PLANNING

Parking

Design Objective: To allow each resident adequate parking while minimizing the impact of the parking areas.

- ☐ Does the Lot contain an enclosed garage, either attached or detached from the home structure with parking space for at least two automobiles?
- ☐ Does the Lot contain a minimum of two additional parking spaces to accommodate guest parking? *On street parking shall not be counted in satisfying this requirement*.

Driveways

Design Objective: To minimize the visual impact of the paved surface area.

- ☐ Is the driveway located so as to minimize its visual impact?
- ☐ Is the driveway entrance designed as a "drive under" using beams or arches spanning the driveway? If yes, do NOT approve.
- ☐ If there is a driveway entrance feature, does it exceed 6 feet in height? If yes, do NOT approve.
- ☐ Has the driveway widths and surface area been minimized to the greatest extent possible?
- ☐ Is more than only one driveway planned for the Lot? If yes, do NOT approve.
- ☐ Is the driveway planned off of a major street? If yes do NOT approve. (Spain, Academy, High Desert, Cortaderia, Imperata, and Blue Gramma) NOTE: The NCC may approve if circumstances dictate.
- ☐ Exposed aggregate concrete (utilizing integral coloring), colored concrete, flagstone or native gravel are all encouraged driveway paving materials. *Identify the paving material. If the NCC approves other material, identify it as NCC approved.* _____
- ☐ Does the color of the concrete reflect warm rich desert hues, is it low in reflectivity and compatible with the surrounding natural environment? Identify the color. _____

- ☐ If uncolored concrete is selected, did the NCC approve it?
- ☐ If freestanding site walls, bollards, planters or gate posts are planned for the driveway entrance to the street, did the NCC approve?

Site Walls

Design Objective: The Southwest has a tradition of using walls to enclose outdoor spaces and to extend building masses and living areas into the landscape. Traditional walls were generally used as defensive measures and/or to keep out animals. High Desert seeks to apply this tradition without creating the harsh maze found in some suburban developments. Where possible, view walls and low walls are preferred to promote an open and inviting residential community and help preserve enjoyment of the natural environment.

Southwestern walls are typically constructed with considerable mass and thickness. *View walls at High Desert include open structures that may appropriately be called fences but are structurally supported by pylons with sufficient mass to create a wall-like appearance.*

Site Wall Definitions

Community Walls: Community Walls shall conform to the standard design and specifications for High Desert. These are walls which provide security to the neighborhood. Community Walls can be solid for privacy and screening or open to provide views to open space and other amenities

Privacy Walls or Party Walls: Walls placed on or within the property to provide privacy and separation between homes, or to provide screening of less desirable views. Privacy Walls enclose private space and are attached to buildings.

View Walls: Walls that provide security but allow views through to open space or other amenities.

Retaining Walls: Walls that structurally create transitions between grade changes, integrate grade changes, integrate buildings with their site and which minimize the impact of grading.

Site Wall Requirements

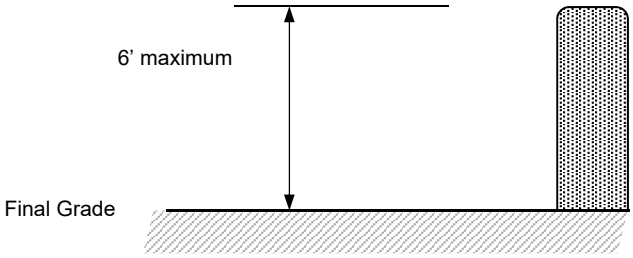
Because of the importance of Community Walls to the overall appearance of the Builder Community and because the Association has maintenance responsibilities for the public side of the Community Walls, they may not be modified by homeowners without the approval of the Board and the NCC. Should a homeowner wish to modify a Community Wall that abuts their lot, they may submit a request to the NCC which shall determine if the modification is consistent with the Guidelines. If the NCC determines that the requested change to the Community Wall is acceptable, the request will be forwarded to the Board for approval. *Approval by the Board may*

only consider that the change to the Community Wall does not add unreasonably to the maintenance burden of the Association. Refer to the Board Policy for additional requirements and deposits to change a Community Wall.

Where appropriate, walls should be extensions of the building.

View Walls and Privacy Walls should be as low as possible with a maximum exposed height of 6 feet measured on the high side of the wall.

View or Privacy Wall



Consider designing privacy and view walls that overlap in order to create a series of spaces that visually link the project to the surrounding community, streets and open spaces.

Consider using low walls and view walls to provide views from residences and create high transitions from street to buildings.

Walls should be as low as possible with a maximum height of:

- 7'-0" for Community Walls on the exterior of parcel boundary or street side
- 6'-0" for a wall on the interior of parcels

Where possible, view cul-d-sacs shall be provided to allow views into residential areas, provide views of parks, and open space residential areas, and to minimize the length of solid wall surfaces.

To minimize wall lengths and open views to street landscape and open space, walls shall be stepped back at Collector street corners and at corners adjacent to public open spaces.

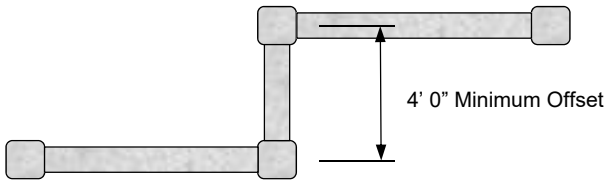
Horizontal breaks, jogs, and variations in residential wall heights are encouraged to minimize the monotonous corridor effect of long continuous walls along residential streets and open spaces.

Walls along both sides of walkways between residential lots shall match and be located and designed to make the walkway appear as open and spacious as possible. This can be accomplished by minimizing continuous wall lengths and through the use of view walls, low walls and rail fences along property lines which do not require privacy.

Horizontal Direction Change in View/Privacy Wall

When a wall changes directions the resulting "leg" should be no less than 10 feet in length with a minimum 4'0" step in offset.

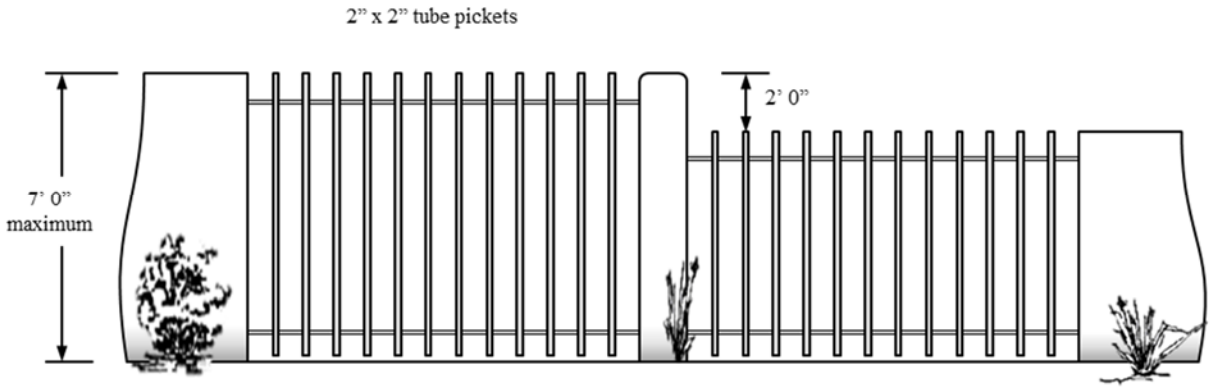
Horizontal Direction Change



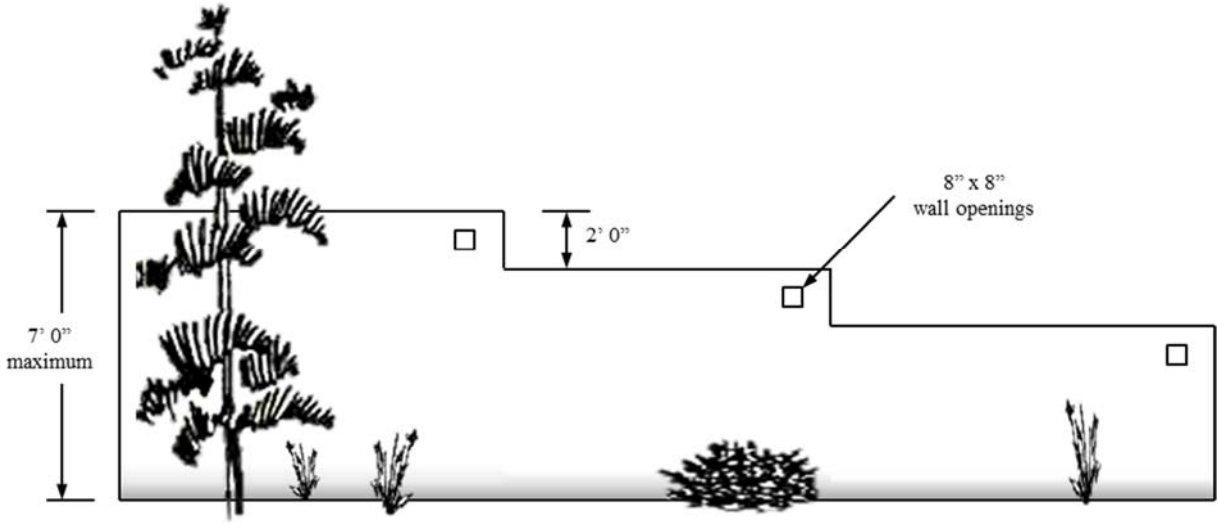
Wall materials and designs appropriate for use at High Desert

- Plaster or stucco finish or material integral in texture and color with the building.
- Designs should incorporate stepping or other techniques to achieve massing.

Open Community Wall



Solid Community Wall



- ☐ Are the walls connecting with a building constructed of a material that visually matches, or complements the exterior building material?
- ☐ Are retaining walls, constructed immediately adjacent to or connecting with a building, constructed of a material that visually matches the exterior building material or that is an integral material in the landscape, approved by the NCC?
- ☐ Do freestanding retaining walls exceed 4 feet in height? If yes, do not approve.
  - ☐ If a grade change requires a retaining wall to exceed 4 feet, is it terraced with a minimum 3' horizontal separation between each wall?
- ☐ Are privacy and view walls designed to enhance the overall neighborhood theme, allow continuity in landscaping, and provide a visual amenity for the community?

- ☐ Are the walls that are extensions of buildings constructed of materials which match the building exterior?
- ☐ Do privacy or view walls join community walls at the same top of wall elevation, or lower?
- ☐ If a privacy or view wall is higher than a community wall, is the wall constructed to step down to the same top of wall elevation as community walls, at least 10 feet prior to point of connection?
- ☐ Are the surfaces of privacy or view walls finished with a minimum of two coats of stucco, or synthetic stucco, with medium sand finish on the public side?
- ☐ Are privacy or view walls detailed and finished to community wall standards or are they designed to be compatible with the building architecture? *Only one design style will be allowed within a neighborhood. Identify the design style*.

_____

- ☐ Are there any vertical additions or extensions on top of any walls? If yes, do NOT approve.
- ☐ If applicable, do all walls step, rather than slope, to accommodate grade changes? If no, do NOT approve.

Wall materials and designs which may not be used at High Desert

- Thin wing wall design
- Siding-wood or metal
- Exposed masonry
- Wood picket
- "Coyote" fence (typical to New Mexico)
- Other metal/wire fencing
- Chain link, with or without metal/fiberglass slats (except during construction or around sports areas)

Wall materials and designs which may be used with approval of the NCC*:* *Check which materials are approved.*

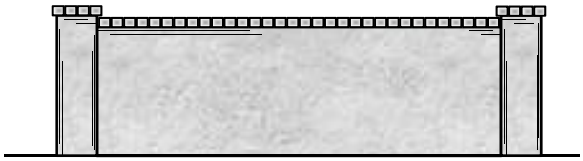
- ☐ Ornamental iron
- ☐ Pipe rail (horizontal) 2" or larger
- ☐ Tube rail or grid (square)
- ☐ Stone
- ☐ Precast concrete balusters and rails, or ☐ Split face block

Wall Design

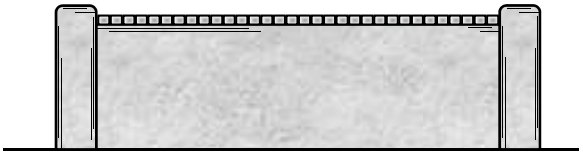
The walls shown below are designs that may occur throughout the community.

Typical Wall Designs

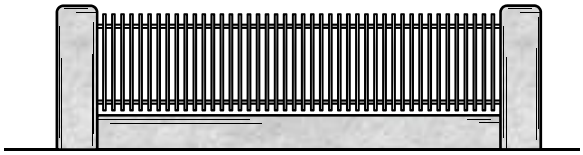
Overall Stucco Finish



Stucco Finish With Brick Cap

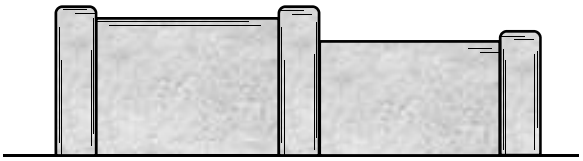


Stucco Finish With Brick Cap

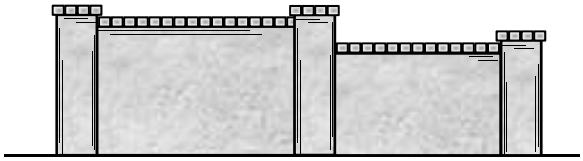


Stucco Finish Columns and Base with Metal Grille

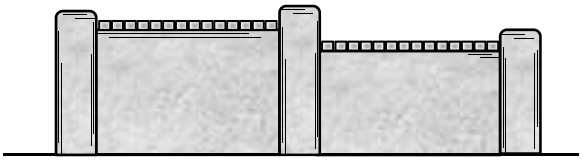
Typical Wall Transitions



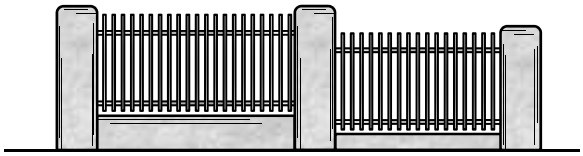
Overall Stucco Finish



Stucco Finish With Brick Cap



Stucco Finish With Brick Cap



Stucco Finish Columns and Base with Metal Grille

Exterior Lighting Standards for High Desert

The intent of the *Guidelines* is to preserve the daytime and nighttime appearance of High Desert while allowing for the minimum lighting necessary to provide for safety, security, and the enjoyment of outdoor living, while not impairing views of dramatic nighttime panorama of city lights or the natural darkness of the desert sky.

To accomplish this goal the *Guidelines* address common fixture types, location, quantity, and illumination characteristics of lamps. The NCC will consider the acceptability of each installation, light levels and visual impact on the lots surrounding areas on a case-by-case basis.

Exterior Lighting

Even though light spilling from interior spaces contributes to the lighting of the exterior and should be accounted for in the overall lighting design, "exterior lighting" as used in the *Guidelines* shall mean light sources that are located exterior to the residence. Exterior lighting may serve one of three general purposes: a) safety, b) security, and c) illumination of outdoor living spaces.

Safety Lighting

Lighting that is used to illuminate vehicular and pedestrian areas. Driveway and/or path down-lighting may be used (and will be considered Safety Lighting) to provide illumination for access from the street to a garage or entranceway, provided the lights are at grade, mounted on posts, or otherwise mounted *not over 18 inches above the ground*, with covers or canopies so that light is cast downward) and are consistent with landscape path lighting. Such lights also must otherwise comply with requirements for down-lights in the *Guidelines*.

Security Lighting

Lighting that provides bright illumination during emergency situations. *It must be circuited and controlled separately from any and all other lights*. Security Lighting may be activated with sensors (motion, heat, etc.). The security lighting circuit may incorporate timer or photocell activation, but must have a manual on/off control. **Note**: Security Lighting is intended for activation/use only in emergency situations. *Security lighting should not be used continuously as a general deterrent during evening hours or while the homeowner isn't present.*

Security Lighting must be Fully Shielded (see definition below) and angled downward so that the light source is not visible from other properties or from adjacent streets. Security lights must be contained within appropriate exterior fixtures, having a cut off equal to or less than 45 degrees and be limited to a beam angle not to exceed 45 degrees from the vertical. Security Lights may not exceed 1,200 lumens at a color temperature between 2,700 and 3,000 Kelvin (see discussion below).

Living Space Lighting

Lighting built into or attached to buildings on walls, ceilings, eaves, fascia or other locations for the purpose of providing general illumination, area illumination, or decorative accent illumination. Living Space Lighting must be confined to areas enclosed by walls, unless properly screened by landscaping and/or landforms (i.e. berms, rock outcrops), or be in the immediate vicinity of the main entrance to the residence, with the exception of walkways from the street to the front door. This lighting shall be no more than the minimum necessary for safe passage.

Lighting and Illumination Characteristics

Light sources other than traditional incandescent (Edison-type) bulbs are acceptable if the illumination level and characteristics are equivalent. Alternatives include fluorescent, compact fluorescent (CFL), cold-cathode fluorescent lamps (CCFL), micro-fluorescent, and light-emitting diode (LED) sources, among others.

Given the variations in wattage between alternative light sources, equivalency is best established by the total amount of visible light emitted by a source (luminous flux or power defined in lumens) and color of light expressed in degrees Kelvin. While significant variation exists, the most efficient and commonly available 40 and 75-watt incandescent bulbs emit approximately 600 and 1,200 lumens, respectively.

The following table provides a general comparison between incandescent and compact fluorescent light sources based on information available at the time of issuance of this edition of the *Guidelines*.

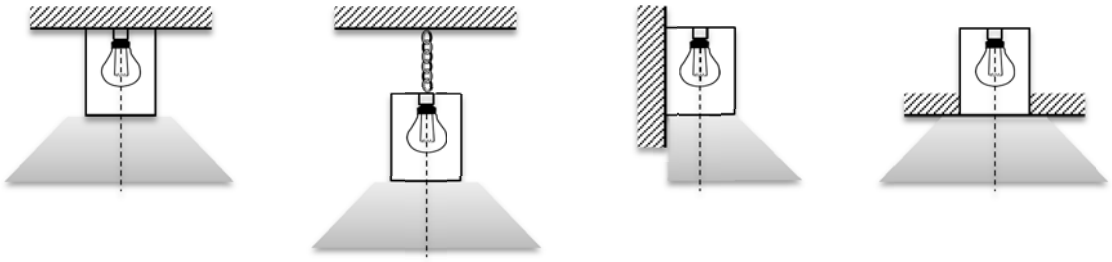
General Comparison of Common Light Sources		
Incandescent (watt)	Compact Fluorescent (watt)	Nominal Light Output (lumen)
40	~10	600
75	~20	1,200

A light source is also defined by the color temperature of its output, which can vary from the warm yellowish tones of incandescent bulbs to the cooler white and blue tones found in commercial and industrial settings. Color temperature is measured in Kelvin (K). Direct sunlight corresponds to about 5,300 Kelvin while daylight, which has the blue from the sky mixed in, is typically 6,000 Kelvin or above. Light sources made to match the color of traditional incandescent bulbs vary from 2,700 to 3,000 Kelvin and all light sources proposed for use in High Desert must fall within these bounds.

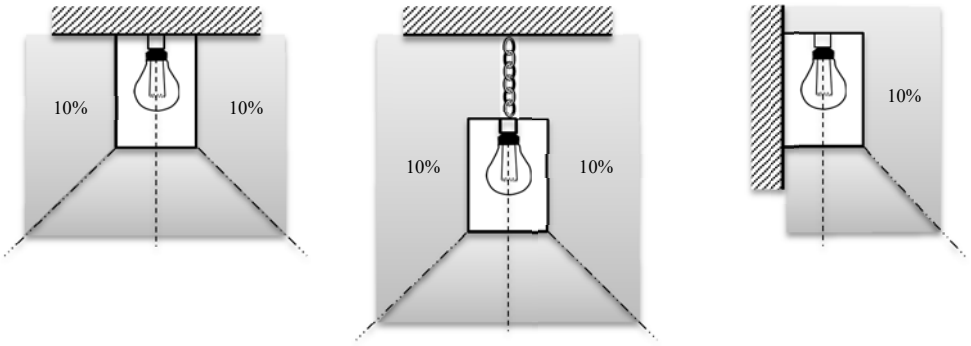
In assessment of a proposed light, the NCC will consider both the light emitted by the source (lumens) and color temperature of the source (Kelvin).

The illumination values presented below refer to the ***total illumination*** emitted by the fixture whether it contains a single source or multiple sources.

Fully Shielded Fixtures
Fixtures constructed with a cut off equal to a field angle no greater than 90 degrees and a beam angle not to exceed 45 degrees from the vertical axis. Total illumination from Fully Shielded fixtures may not exceed 1,200 lumens at a color temperature between 2,700 and 3,000 Kelvin.

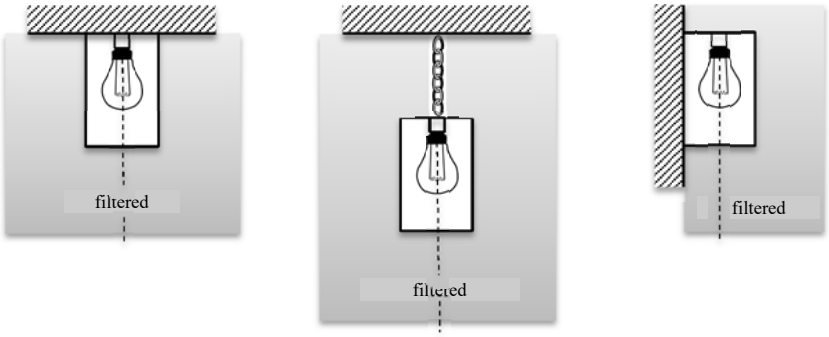


Partially Shielded Fixtures
Fixtures constructed so that no more than 10% of light rays are emitted directly from the light source at angles at or above a beam angle of 45 degrees from the vertical axis as certified by photometric data. Total illumination from Partially Shielded fixtures may not exceed 1,200 lumens at a color temperature between 2,700 and 3,000 Kelvin.



Not applicable to recessed fixtures

Filtered Fixtures
Fixtures constructed so that emitted light is filtered through a frosted or semi-opaque lens or filter, and/or is covered with a material or design, which allows only limited light to be emitted. Total illumination from Filtered fixtures may not exceed 600 lumens at a color temperature between 2,700 and 3,000 Kelvin.



Not applicable to recessed fixtures

Reviewer Checklist

- ☐ Is all exterior lighting shielded from view to minimize the potential glare toward other lots, streets or the public? If no, do NOT approve. *Particular care must be taken when lighting homes that are visible from land at lower elevations*.
- ☐ Is there an excessive number of fixtures, or excess light levels, or potential glare? If yes, do NOT approve.
- ☐ Does there appear to be the potential for exposed or visible bare light bulbs? If yes, do NOT approve.
- ☐ If pendant-type fixtures are planned, will they be mounted in a manner that will not allow the fixture to sway? If no, do NOT approve.
- ☐ Is planned accent lighting directed upon the building? If yes, do NOT approve. *NOTE: Accent lighting should be directed onto vegetation or prominent site features, such as boulders only.*
- ☐ Is lighting planned for Natural Areas? If yes, do NOT approve.
- ☐ If plant materials are planned to be lighted, is that achieved with hidden light sources? If no, do NOT approve. *NOTE: These include surface mounted fixtures; lamps recessed in building soffits, eaves, overhangs and walls; and lamps hidden by plant materials.*
- ☐ Is up-lighting of the residence, vegetation including trees, or landscape features planned? If yes, do NOT approve.
- ☐ Are exterior fixtures located and oriented to focus light downward to minimize light encroachment onto neighboring residences? If no, do NOT approve.
- ☐ Is building mounted lighting directed downward away from adjacent lots, streets, and open spaces? If no, do NOT approve.
- ☐ Is building mounted lighting planned to light walls or building elements for decorative purposes? If yes, do NOT approve.
- ☐ Are exterior fixtures mounted on buildings no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade? If no, do NOT approve.
- ☐ Are all lights Fully Shielded, Partially Shielded or Filtered? If no, do NOT approve.
- ☐ Do plans to light decks, porch, and portico areas follow the above checklist requirements? If no, do NOT approve.

Prohibited Lighting

Is any of the below lighting planned? If yes, do NOT approve.

- ☐ ▪ Metal halide, mercury vapor, or similar high intensity discharge (HID) lamps
- ☐ ▪ Quartz lamps
- ☐ ▪ Luminous tube lights filled with neon or similar rarified gases with the exception of standard fluorescent tubes
- ☐ ▪ Laser or similar highly collimated light sources
- ☐ ▪ Searchlights, gyralights, or other fixtures with moving light sources or projected beams

Address Identification

- ☐ ▪ Are the address numbers integrated into building walls, freestanding walls, or mailboxes? If no, do not approve.
- ☐ ▪ Do the numerals exceed 6 inches in height? If no, do NOT approve
- ☐ ▪ Do the materials and colors harmonize with the building design? If no, do NOT approve.
- ☐ ▪ Is the address identification positioned so it is easily visible from the street? If no, do NOT approve.

Mailboxes

If a builder village does not have community mailboxes, mailbox design and materials must match or complement the residence and approval by the NCC is required prior to construction. *Refer to Guidelines for Estate and Premier Homes for Mailboxes below.*

- ☐ • Does the mailbox design and materials match or complement the residence?
- ☐ ▪ Is the mailbox design, materials, construction, and location in compliance with the United States Postal Service *Standard for Residential Mailboxes*?
  - ☐ ▪ The floor of the receptacle, or the bottom/hinge of the door for bin-type receptacles, should be located 41" to 45" above the road surface.
  - ☐ ▪ The mailbox door should be set back 6" to 8" from the front face of the curb or edge of the roadway surface when no curb is present.
  - ☐ ▪ The mailbox structure must not extend beyond the mailbox door when closed.

- ☐ The mailbox structure must bear the house number visible from the mail carrier's direction of approach.
- ☐ Numerals must be a minimum of 2" and may not exceed 6" in height.
- ☐ Any illumination of the house number must meet the lighting requirements presented in the *Guidelines*.

☐ If the owner does not want to use an USPS approved manufactured receptacle for aesthetic or other reasons, has the local postmaster approved the proposed custom-built curbside mailbox? The mailbox structure must not exceed 56" in overall height from the adjacent road surface.

Other Site Design Features

Basketball Goals and Backboards

- ☐ Does the owner want to install a basketball goal?
- ☐ Is the goal appropriately screened by landscaping or other appropriate material from adjacent lots?
- ☐ Should the NCC require a certain type of basketball goal for this residence?

Antennas and Flagpoles

- ☐ If an antennae or satellite dish is planned, is the proposed location on the roof such that the unit minimizes the visibility from neighboring lots, common areas, streets, or public areas?
- ☐ If a satellite dish is installed can it be viewed (1) from any point along the property line at a height of 63.5" and (2) from the street centerlines of streets directly adjacent to the property lines at a height of 42".
- ☐ If a flag flagpole is planned, did the NCC approve it?
- ☐ Is the flagpole higher than the highest point on the house adjacent to the flagpole location, excluding chimneys?
- ☐ Is it located within the Building Envelope and in close proximity to the structure?

Service Yard

- ☐ Will the garbage and trash containers, clotheslines, mechanical equipment, and other outdoor maintenance and service facilities be screened by walls from other lots, common areas, streets, or public spaces, as required?

Radon Gas Protection

- ☐ Will a radon gas ventilation system be needed? If yes
- ☐ Where will the system be located on the structure?

Mechanical and Electrical Equipment/Solar Equipment/Utility Meters

Mechanical and Electrical Equipment

Before submitting a plan that depicts the type and location of mechanical equipment, the owner should review the requirements specified in the *Guidelines* and discuss his/her needs with the NCC. If the requirements cannot be met, the following should be considered. As a last resort, a variance may be considered.

- Possible reduction in physical size
- Additional shielding

Reviewer Checklist:

- ☐ If exterior mechanical equipment, except for chimneys and structural elements of the building, are planned for installation on the roof, will they be fully screened from view as viewed (1) from any point along the property line at a height of 63.5" and (2) from the street centerlines of streets directly adjacent to the property lines at a height of 42". NOTE: Parapets may be used to screen roof mounted equipment.
- ☐ If a satellite dish is planned for installation on the roof, will it be fully screened from view as viewed (1) from any point along the property line at a height of 63.5" and (2) from the street centerlines of streets directly adjacent to the property lines at a height of 42". NOTE: Parapets may be used to screen roof mounted equipment.
- ☐ Will all exterior ground mounted mechanical equipment be contained within the Private Area or screened, as required? If no, do NOT approve.
  - ☐ Did the NCC approve the location of all exterior mechanical equipment and screening prior to installation?

- Do the plans show perspective views from the property corner-points, and other points as appropriate, at the heights noted above to verify adequate screening?

- If the structure has a pitched roof, are mechanical equipment or skylights planned be located on the roof? If yes, do NOT approve.

Solar Equipment

Reviewer Checklist:

- If solar equipment is planned for installation on the roof, will it be fully screened from view as viewed (1) from any point along the property line at a height of 63.5" and (2) from the street centerlines of streets directly adjacent to the property lines at a height of 42". If no, do NOT approve.

- If mounted on a pitched roof, is the equipment mounted in the same plane as the roof and as close as possible to the roof? If not, do NOT approve.

- If mounted on a flat roof, is the bottom of the equipment mounted as close as possible to the roof (*a distance of 6 inches or less from the bottom of the equipment to the roof is desired*) and at the minimum angle possible for reasonable energy production and access to the sun. If no, do NOT approve.

- Do solar energy devices encroach upon the Common Area of the property or the property of another owner? If no, do NOT approve.

- Is the design and color of framing or trim on the solar energy device of a non-reflective surface to minimize the visual impact? If no, do not approve.

- Are all paintable surfaces such as pipes, tubes, cables, conduits and wires, screened or painted to match the colors of the underlying surfaces at the time of installation, unless doing so would be in violation of building, fire, or safety codes or the manufacturer's requirements? If no, do NOT approve.

- Will the total installed height of the solar equipment conform to the building height restrictions in these Guidelines? If no, do NOT approve.

Utility Meters

- Are all utility meters and exterior equipment painted to match the building color and/or be screened with a wall or landscaping material unless doing so would be in violation of building, fire, or safety codes or the manufacturer's requirements? If no, do NOT approve.

ARCHITECTURE

The objective for the architecture at High Desert is to establish the highest standard of quality for the design of buildings. The architectural character of High Desert should reflect the casual elegance of southwestern living. Southwestern character is derived from a wide variety of historic, geographic, cultural, climatic and thematic influences including Native American, Mexican, and the American West. *Architectural character results from a composite of form, materials, colors, and detailing.*

At High Desert, no residence should stand so apart in its design or construction as to detract from the visual harmony of the community. Builders are required to design homes, whether traditional or contemporary, to capture the qualities of Southwestern architecture.

Architectural Style

The following is a description of the most culturally relevant architectural styles with guidelines for applying them at High Desert.

- Architectural style of all homes to be constructed by a builder in a neighborhood, or village, must be approved by the NCC.

- Elevations, with dimensions, for each side of each model planned to be built must be approved prior to the start of construction.

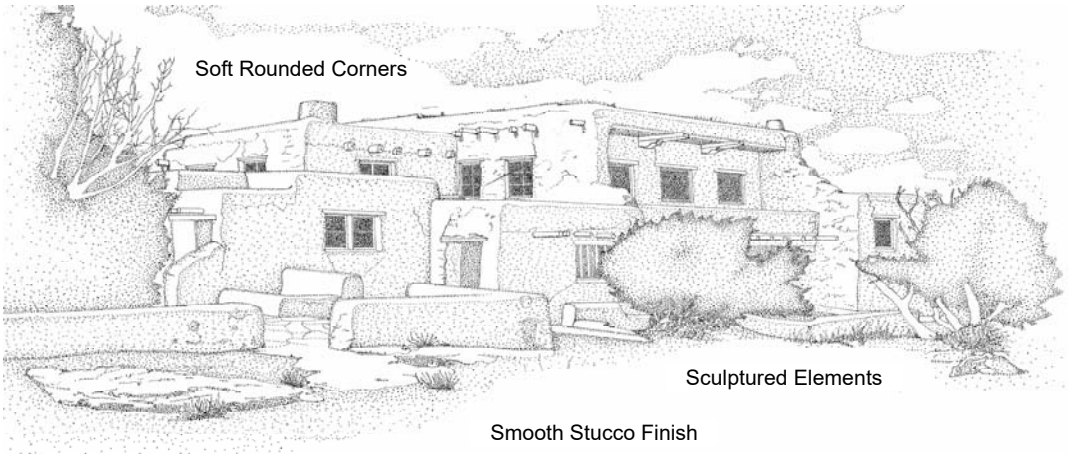
- All homes within a neighborhood, or village, must of similar styles.

Pueblo Revival Style

Pueblo Revival architecture includes elements of Pueblo, Spanish Colonial and Mission Revival architecture styles. It is sometimes referred to as "New Santa Fe Style". Characteristics of the style include:

- Earth-toned stucco walls with an adobe-like appearance,
- Human-scale step-block irregular massing,
- Rounded corners at intersections,
- Deep recessed portals,
- Flat roofs drained by cut or through parapet canals,
- Rows of vigas (ornamental log sections on the outside wall just below the parapet line),
- Recessed casement windows with bull-nosed edges,
- Roughly hewn lintels, and
- Stepped-back rooflines that imitate Pueblo architecture.

Pueblo Revival Style

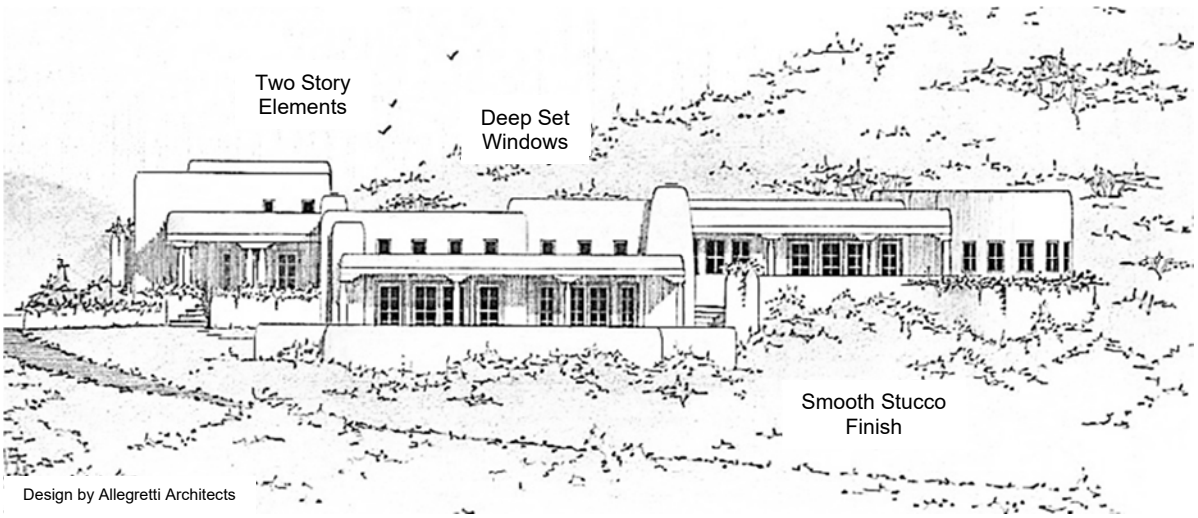


Contemporary Pueblo Revival Style

Contemporary expression of the style may include:

- High interior ceilings, and
- Dramatic expanses of glass to capture available scenic views.

Contemporary Pueblo Revival Style

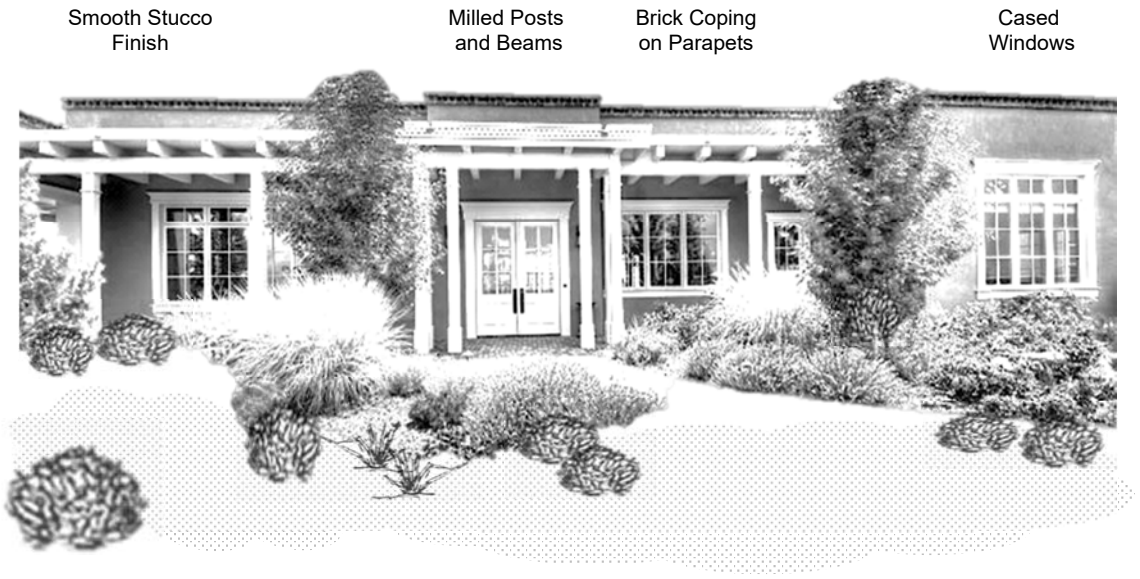


Territorial Style

Territorial architecture can generally be described as a mix between Pueblo and Victorian building styles. Territorial homes typically feature:

- Flat walled and roof construction, but with adaptations like large wood-cased windows, in contrast to portals, which were traditionally used to block as much heat as possible.
- Sidelights, a stack of small vertical windows, commonly flank entry doors, and bricks trim doors and windows.
- Brick coping is used atop the exterior walls to protect them from water damage.
- Pedimented lintels, or lintels with a triangular crown, recall the Greek Revival style, as do milled posts and beams that replace the logs used as vigas and posts in Pueblo and Pueblo Revival designs. Smooth stucco is often used in place of thick plaster on exterior walls.

Territorial Style

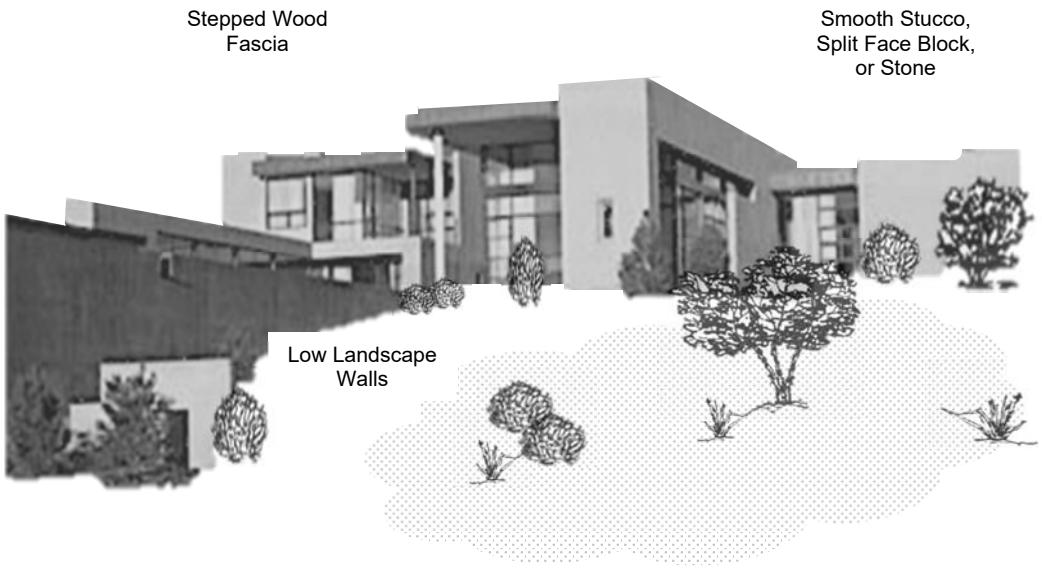


Regional Modern Style

Although contemporary 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. Regional Modern covers a broad range of styles reflecting regional influences and designs that embrace the modernist's exploration of technology resulting in buildings of lighter weight and often unusual or non-classical geometries. To make them more compatible with the High Desert environment, contemporary style should:

- Incorporate setbacks and overhangs,
- Interesting use of windows and window setbacks,
- Be carefully integrated with their sites and incorporate strong horizontal lines.
- With care, contemporary designs can be climatically derived, humanistically sensitive, and indigenously structured while exploring non-classical and non-stylistic forms, geometries and spaces, and result in highly compatible, environmentally appropriate architecture that breaks down the barriers between inside and out.

Regional Modern Style



☐ ▪ List the building style approved by the NCC.

_____

Building Heights

The topography and natural features of High Desert are dramatically varied with ridges, arroyos and other elevation changes contributing immeasurably to the quality of the environment. *Low profile buildings will minimize intrusion and impact and preserve views and the visual beauty of High Desert. Therefore, buildings should be as low as possible in order to integrate with their surroundings.* One of the principal ways of achieving a low profile is to site the structure partially below natural grade. This is especially effective when done at the high point of the natural topography.

Because the views, topography and other issues that affect the quality of life within the community vary from area to area, High Desert has different maximum building height requirements to respond to the needs of those specific geographic areas. Supplemental Guidelines or Supplemental Declarations may further restrict heights.

- *The maximum overall building height shall not exceed 26' 0" measured from the grade of the pad approved by the City to the highest point on the building (except chimneys).* Pitched roofs are measured to the ridge. The elevation of the highest point on a proposed structure, excluding chimneys, must be indicated and identified as the highest point on all construction plans.

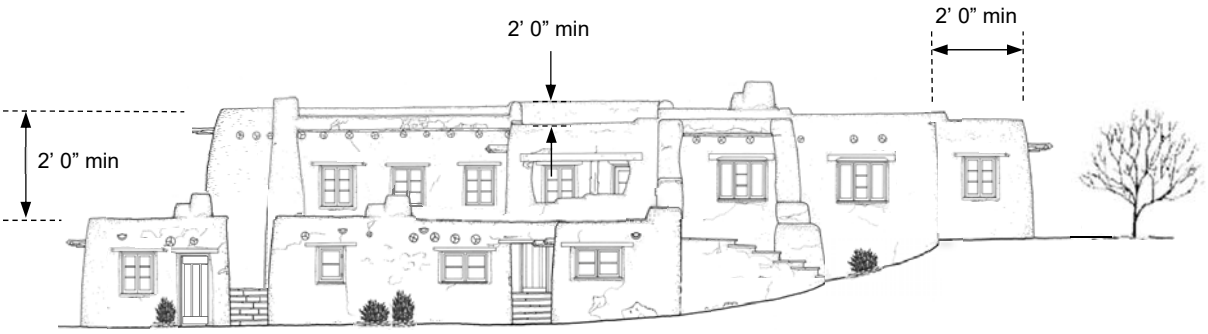
- On building plan elevations all parapet heights must be noted.

- Builders should not align all two story homes along the boundary of a tract which is adjacent to a Community Wall.

Building Massing

Building Mass is a volume of space which visually appears as a rectilinear form, consisting of a roof and at least 3 walls. *Building masses should follow natural site contours, as much as possible*.

- ☐ Are the building masses predominantly horizontal rather than vertical, yet do not create long unbroken elements?
- ☐ Is each building mass offset from adjacent masses by at least 2'-0" vertically and 2'-0" horizontally? *Mass dimension must be labeled on all plans.*
- ☐ Does the building have at least 3 distinct masses visible from the front?



Adjacent building masses must be offset vertically and horizontally from each other by at least 2' 0".

Materials

Exterior surfaces must be materials that harmonize with the natural landscape as well as provide an outer skin to withstand the climate extremes. *Stabilized adobe block and stucco* are two such materials which meet the aesthetic criteria and are regularly used for construction in the Southwest. *The use of these materials at High Desert is strongly encouraged.*

Materials are crucial to creating architectural continuity throughout High Desert. Exterior elements and materials should be limited in number and be compatible with one another, while being in scale with the building. Care should be taken so that materials do not detract from the building's overall appearance or become visually complicated.

- ☐ Are the materials for exterior application limited in number, compatible with one another, and in scale with the building.
- ☐ Do the siding materials extend down to finished grade to eliminate areas of exposed foundation?
- ☐ Do materials detract from the building's overall appearance or become visually complicated?
- ☐ Is the detailing of any elevations exposed to public view consistent with the front elevation?

These materials are appropriate for use as residential exteriors at High Desert. *Check which is approved.*

- ☐ Exterior plaster or stucco using a light to medium texture
- ☐ Wood fascia-stained or painted as accents
- ☐ Stone

These materials may be used with approval of the NCC. *Check each that is approved for use.*

- ☐ Ornamental iron
- ☐ Concrete, including painted or dyed
- ☐ Ceramic tile
- ☐ Concrete columns
- ☐ Glass block
- ☐ Very dark or opaque glass
- ☐ Man-made stone
- ☐ Brick (earth tones occurring at High Desert)
- ☐ Split faced block (earth and landscape tones occurring at High Desert)

Other materials may be considered for approval by the NCC.

These materials are *inappropriate* and may not be used at High Desert

- ☐ Exterior plaster using heavy textures such as swirl or heavy trowel patterns
- ☐ Metal cladding
- ☐ Exposed standard concrete block

Colors

The Pre-Approved building colors were selected to create a range of colors acceptable in the High Desert community. Due to the number and variety of colors to choose from, the color list is only a sampling of the colors permitted. *It is very important to provide information (manufacturer, color name and product number) to the NCC for approval.*

Southwest colors are warm, rich, desert hues with accents of complementary tones, reflecting the landscape of the Southwest desert.

Roof Color.

The Guidelines have been updated to allow for more roofing materials that comply with these goals.

Definitions:

Light Reflective Value (LRV)
In architecture, Light Reflectance Value (LRV) is a measure of the percentage of visible and useable light that is reflected from a surface when illuminated by a light source. The color black has a very low LRV and white has a very high LRV number. LRV is a measurement applied to paint and elastomeric coating and is not typically applied to other roofing materials.

Solar Reflective Index (SRI)
The Solar Reflectance Index (SRI) is a measure of the roof's ability to reject solar heat, as shown by a small temperature rise. It is defined so that a standard black is 0 and a standard white is 100. SRI is a measurement commonly used for roofing products.

Colors for roof surface should be as dark or darker in color than the building's exterior. A Solar Reflectance Index (SRI) of 50 or less is required for all roof surface materials.

Roofing materials that do not meet the color standard above may be made compliant by coating with elastomeric coatings or paint with a Light Reflective Value (LRV) of 40 or less.

A roof color lighter than the building's exterior is allowable if the building's exterior is a very dark color, and restrictions for the SRI or LRV requirements stated above are met.

Exterior Color. Color may be chosen from a set of preapproved colors, listed below, established by the NCC. These colors have been carefully chosen for their compatibility with the natural environment, as well as their harmony with one another. Other colors, from this range, may be submitted to the NCC, but are subject to NCC approval.

Consider the use of darker colors for homes on the ridges and in more exposed locations and lighter colors for homes which are not on the ridge.

Colors for exterior artwork and sculpture should also be muted tones chosen to blend rather than contrast with the residence and surroundings.

Accent Colors. Accent colors on front doors, window sashes and other architectural elements are allowed as long as, in the opinion of the NCC, the accent color does not overwhelm the building's basic color or create a visual distraction from the street, adjacent Lot, or Common Area.

Pre-Approved Building Colors

All of the pre-approved colors have a light reflective value (LRV) of 40 or less and may be used anywhere in High Desert. Other colors may be submitted to the NCC for use on a specific Lot, but they must also have a LRV of 40 or less and must fall within the general color range listed below.

El Rey Stucco Co.		
Buckskin 106	Straw 122	Driftwood 111
Suede 118	Santa Fe Brown 120	Fawn 117
La Luz 125	Adobe 126	Cottonwood 115
STO Stucco		
Tumbleweed 1011	Pueblo 1005	Cimmaron 4180
Pecos 1001	Suede 1006	Abiquiu 1002
Mesilla 2207	San Antonio 1465	Sandia 1616
Amarilla 3003	Adobe Brown 1004	
Oriental Exterior Stucco		
Rancho Brown	Saddle Tan	Desert Adobe
Indian Beige	Mesa	Tierra Mocha
Sonneborn		
Tumbleweed 1011	Pueblo 1005	Cimmaron 4180
Pecos 1001	Suede 1006	Abiquiu 1002
Mesilla 2207	San Antonio 1465	Sandia 1616
Amarilla 3003	Adobe Brown 1004	Torreon 1001

These colors are no longer available

Roofs

Desert architecture is most commonly a "walled" architecture rather than the "roofed" architecture that is more common to regions with tall trees or heavy rain and snow fall. It is the intent of High Desert to maintain this desert tradition of walled architecture and discourage the use of pitched roofs and encourage the use of semi-flat roof styles or pitched roof designs with low slopes. Since roofscapes form an important part of the visual environment, they must be carefully designed. In keeping with our goals of visual harmony and sensitivity to the predominant Northern New Mexico styles, *the NCC strongly discourages pitched roofs, in favor of flat or parapet types.*

- ☐ Are the parapet copings integral stucco, precast concrete, stone, brick or natural copper? If no, do NOT approve.
- ☐ Are gutters, down spouts, scuppers, overflows, canals, and other water capture/control devices an integral component of the building's design?
- ☐ Is galvanized sheet metal, painted or otherwise, fiberglass, or plastic planned for copings or water control systems? If yes, do NOT approve.

If pitched roofs are proposed they must comply with the following:

- ☐ Is the maximum slope six (6) inches in twelve (12) inches?
- ☐ Is the tile roof dark colored and have a non-reflective surface? If no, do NOT approve.
- ☐ Will the planned location of skylights on the pitched roof potentially cause unnecessary reflectivity? If yes, do NOT approve.

Roof Forms

- Roof forms appropriate for use at High Desert
  - Flat roofs with overhangs
  - Combining of one and two story elements
  - Parapets
  - Varying plate and wall heights Semi-flat roof minimum ¼ inch per foot
  - Roof planes to be no steeper than 6 inches in 12 inches (Pitched Roof)

- Roof forms that *may be used with approval of the NCC*
  - Hip roofs
  - Gable roofs
  - Shed roofs
  - Dormers

- Roof forms that *may <u>not</u> be used in High Desert*
  - Domed roofs
  - Arched roofs
  - Mansard
  - Steeply pitched
  - Gambrel

Identify the approved roof form _____

Roof Materials

- These roof materials are appropriate for use in High Desert:
  - Built-up roofing (non-reflective)
  - Single ply membrane (semi-flat roof only/non-reflective)
  - Cooper (oxidized)

- These roofing materials *may be used with approval of the NCC*
  - Built-up roofing (non-reflective) for flat roofs -- Single ply membrane (semi-flat roof only/non-reflective) for flat roofs
  - Concrete or clay roof tiles
  - Metal

- These roofing materials *may <u>not</u> be used at High Desert*
  - Asphalt or fiberglass shingles
  - Barrel tiles
  - Extruded "S" shaped tiles
  - Wood
  - Rolled roofing material on pitched roofs

Identify the approved roof material _____

Chimneys

Metal flues shall be enclosed. While such materials must have sufficient fire-retardant qualities, no representation or guarantees are made by the NCC as to such qualities.

The NCC will approve materials based upon aesthetic qualities only.

- Metal flue enclosures must be made of materials and designed to complement the style of the residence. If painted they must match or complement the exterior colors of the residence.

- Chimneys should be designed to be in scale and proportion with the architecture of the building.

- All exposed metal flues and flashings, etc., must be painted to match the chimney color.

- These chimney materials are appropriate for use at High Desert

    - Stucco to match house
    - Precast concrete
    - Stucco trim
    - Stone

- These chimney materials *may be used with approval of the NCC*

    - Brick
    - Metal

- These chimney materials *may <u>not</u> be used at High Desert*

    - Wood siding
    - Exposed concrete block
    - Exposed wood trim

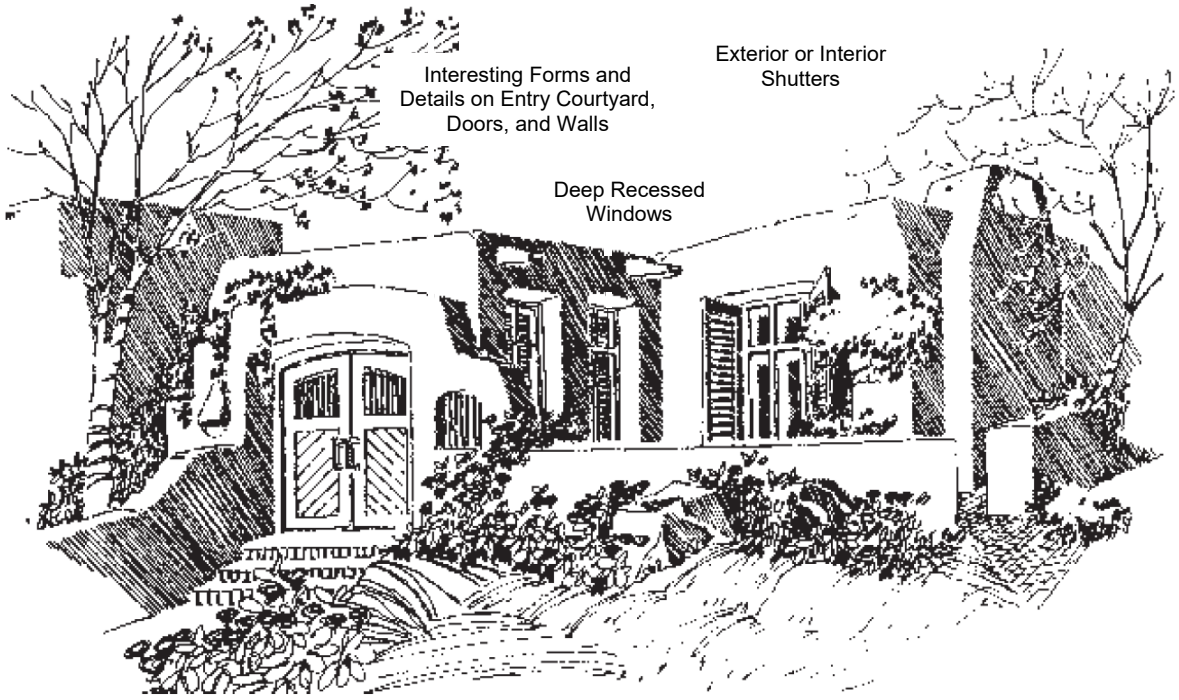
Identify the approved chimney material _____

Doors and Entries

Doors and entrances should have simple, clean lines accentuating Southwest features and contemporary shapes. Courtyards at or near the entry are encouraged.

- ☐ Do the exterior doorways and entryways provide shade protection, depth and a strong shadow-line?
- ☐ Does the door provide a focal point at the entryway?
- ☐ Flat doors" with no detailing or overhang, doors or entryways with no elaboration or designation may not be used at High Desert.

Entrance Doors and Windows



Garage Doors

- ☐ Is the garage door integrated into the design of the main house?
- ☐ Are the materials integrated with the residence?
- ☐ Does the garage door have a width greater than 18 feet? If yes, do NOT approve.
- ☐ If the garage has a double door or two single doors and a second double door or third single door is planned, is it offset in massing by at least two feet horizontally? If no, do NOT approve.
- ☐ Is the garage door setback from the face of the main wall a minimum 12"/ If no, do NOT approve.

Windows and Trim

Windows are a prominent feature and should be considered carefully to blend with or complement the style of the home.

- ☐ Are the windows set deep into the walls to create a feeling of depth and massiveness?
- ☐ If colored sashes or frames are planned for the windows, did the NCC approve?
- ☐ Are un-anodized or clear anodized aluminum window frames or mullions planned? If yes, do NOT approve.
- ☐ If unsealed copper trim or trim treated with a patina finish is planned, did the NCC approve?

Columns and Arches

Columns and arches should enhance the architectural theme by using contemporary lines within massive or monumental forms. Attention to detail must be given without appearing unnecessarily ornamental. Columns and arches should provide a feeling of strength, depth and interest at windows and entries.

Columns

- These columns are appropriate for use in High Desert
  - Square stucco/plaster
  - Rectangular stucco/plaster
  - Cylindrical stucco/plaster
  - Exposed wood

- These columns *may be used with approval of the NCC*
  - Stone
  - Metal
- These columns *may <u>not</u> be used in High Desert*
  - Ornate Corinthian
  - Siding covered
  - Ionic designs
  - Tuscan
  - Egyptian designs

Identify the approved column type _____

Arches

Arches at High Desert should be simple and integrate with architectural style.

- These arches are appropriate for use in High Desert
  - Massive
  - Segmented
  - Full arch
- These arches may not be used in High Desert
  - Gothic
  - Ogee

Identify the approved arch type _____

Elevated Decks

- ☐ Do the deck support columns have visual strength and size to give the appearance of substance, unless hidden from view?
- ☐ Is the second story or elevated deck made of materials and colors integral to the main building?
- ☐ Are the flashing and scuppers to handle drainage appropriate and is the sheet metal treated to minimize reflectivity?
- ☐ Are the undersides of decks finished? If no, is the exposed framing visible to public view? If no, approve.
- ☐ Does the deck lighting comply with High Desert lighting standards?

Screens, Shades and Accessory Structures

Vertical or horizontal screens, shade covers, patio roofs, and other similar structures attached to the home (permanently, semi-permanently, or temporarily) shall be designed and constructed to match or complement the architectural style, materials, and colors of the home.

Awnings whether fixed or retractable, *may not be used in High Desert*.

Fixed Awning: A protective covering of non-collapsible, rigid construction that provides weather protection, identity or decoration and is wholly supported by the building to which it is attached and the surface of which has a pitch sloping away from the structure.

Retractable Awning: A movable awning that rolls or folds against a building or other structure by which it is entirely supported.

- ☐ If an accessory structure is planned, such as gazebos, play houses, cabanas, ramadas, equipment structures and enclosures, etc., does the design match or complement the architectural style, materials, and colors of the home? Is yes, approve.
- ☐ Does the maximum height of any accessory structure exceed 10 feet? If yes, do NOT approve.
- ☐ Is a planned accessory structure located within the Private Area? If no, do NOT approve.
- ☐ Has any planned screens, shades, and/or accessory structures been approved by the NCC?

Note: The expectation and requirement is that deployable or movable screens and shade covers will be used on an occasional versus constant or near-constant basis.

Play Structures

Play structures should be sized, located and screened to not interfere with the visual harmony and enjoyment of the community by other owners in High Desert. Recreational opportunities in Private Spaces are important to families in the community. However, play structure size, material, color, location and screening should be carefully considered. Further, no moving parts are allowed, which are not integral to the function of the equipment. Prohibited items are, but are not limited to, flags, banners, pinwheels and horns.

- ☐ Has any planned play equipment been submitted to the NCC for approval?
- ☐ Are planned structural elements (permanent or temporary) located within the Private Areas? If no, do NOT approve.
- ☐ Is the maximum height of the structure no more than 10 feet, measured the bottom of the structure to the top of the structure? If greater, do NOT approve.

- ☐ Does a bright or primary color dominate, or cover the majority of the play equipment/structure? If yes, do NOT approve.

NOTE: Primary and bright colors may be used only as accents. Muted, pastel and secondary colors are required for the dominant area on all play structures/equipment in order to minimize visual distraction. Colors should blend with the landscape.

- ☐ Are metallic and reflective colors (gold, silver, etc.) Planned? If yes, do NOT approve.
- ☐ To minimize the view and noise of play equipment, should the NCC require landscape screening?

Exterior Artwork

Exterior artwork should be principally for the enjoyment of the owner and should be carefully integrated with the residence, site, and landscape design to ensure it does not dominate or detract from the environment, or create a negative visual impact on surrounding areas. Its placement, scale, and other characteristics, should not draw undue attention to it from other lots, streets, public areas, and it shall not substantially be outlined against the sky when viewed from other lots, streets or public areas.

Exterior artwork includes free-standing and suspended elements as well as decorative elements applied to the faces of the residence. For the purposes of the artwork section "artwork" also includes sculptures and water features. No artwork shall be located on a lot on which no residence has been constructed. **NOTE**: *Artwork fully screened from other lots, streets and public areas is not subject to review or approval by the NCC. Artwork not fully screened that meets all of the Guideline criteria may be installed without seeking NCC approval*.

The overall objective of the Guidelines that homes and all associated elements harmonize with the environment and each other must be met in the opinion of the NCC. The NCC shall have sole discretion in approving, or disapproving, any such exception from the general rules on screening. If there are any neighbor complaints about artwork that don't appear to fit the above criteria or meet the overall objective to harmonize with the environment, the NCC will review the artwork for the Board to determine whether the artwork meets the intent of the Guidelines. If the artwork is found to be unacceptable, the owner will be required to remove it.

All artwork not fully screened (as viewed (1) from any point along the property line at a height of 63.5" and (2) from the street centerlines of streets directly adjacent to the property lines at a height of 42") and not meeting all the following criteria shall be submitted to the NCC for approval prior to installation:

- ☐ Does the height, including any pedestal or other structure on which it is placed, exceed eight feet?
- ☐ Does it include any reflective materials? If yes, do NOT approve.

- ☐ Is the color or colors muted tones (generally earth tones)? If yes, approve.
- ☐ Is it wholly static and does not contain any moving parts except flowing water? If yes, do NOT approve.
- ☐ Is the element is illuminated? If yes, do NOT approve.
- ☐ Is it visually integrated with the residence and lot and is it compatible with the architectural style of the residence? If yes, approve.
- ☐ Is its placement, scale, and other characteristics such as to *not* draw undue attention to it from other lots, streets, public areas, and is it *not* substantially outlined against the sky when viewed from other lots, streets or public areas? If yes, approve.

Preserving Air and Visual Quality

Albuquerque is subject to thermal inversions which can contribute to a degradation of air quality. High Desert's goal is to maintain the highest standards of air quality. For this reason, certain provisions shall apply to the construction of fireplaces or solid fuel burning devices within High Desert.

- Wood burning fireplaces:
    - Is the wood burning fireplace equipped with a gas-starter device?
    - 50% of the houses constructed in the HD/R-T Zone may have one (1) wood burning fireplace
    - Houses constructed in the HD/R-LT Zone are limited to one (1) wood burning fireplace
    - If townhouses are constructed in the HD/R-LT Zone they are subject to the HD/R-T Zone criteria
- No solid fuel burning device shall be allowed to burn coal.
- Natural gas fireplaces incapable of burning wood are exempt from these provisions including the limitation on number of fireplaces.
- All other fireplaces must be gas fired using artificial logs.

LANDSCAPE CONCEPT FOR HIGH DESERT

Landscape and Water Conservation

The goals of the landscape design for High Desert are:

- ensuring an aesthetically pleasing landscape which maintains the existing character of the site while minimizing water use for irrigation;
- increasing the habitat available to wildlife; and
- producing less allergens than an unplanned landscape with similar quantity of plant material.

To achieve these goals, vegetation used at High Desert must be predominantly native plant materials. To maintain the existing character of the site, native plants will be drawn from plant communities that are found on the property or in the Sandia Mountains adjacent to the property. Plant communities are groups of plants that thrive within similar sun, soils and water conditions. Dominant plant communities will be expanded with particular emphasis on those containing large shrubs and trees.

Some plant materials found on the site, while native to New Mexico and the Albuquerque vicinity but not indigenous to High Desert, will be considered inappropriate for certain areas within the community. Some plant materials not native to New Mexico and the Albuquerque vicinity or to the American Southwest will be permitted to allow residents more variety in their landscape selections.

This planting concept at High Desert will blend new construction gracefully into the existing landscape.

Landscape Design Goals for High Desert

- An aesthetically pleasing landscape design that maintains the character of the existing site.
- Minimize water use for irrigation.
- Produce less pollen than an unplanned landscape with similar quantity of plant material.
- Developers are required to provide a landscape concept and planning design for the projects as part of the Design Review process.
- Developments should be designed to create outdoor spaces that include central recreation and landscape amenities. Tract developers must landscape the front yard of each house in accordance with the approved streetscape plan.
- *Streetscape plans may include an area, not to exceed 20% of the landscaped, of nonnative turf. However, traditional Blue Grass and other similar turf are strongly discouraged. There is no limit on the use of Buffalo Grass, Blue Grama Grass and other native grasses in front yards.*
- In accordance with the City of Albuquerque Landscaping and Water Ordinance, adopted in March of 1995, the following policies apply:

    - *All privately owned properties other than golf courses shall use medium and low water use plants on a minimum of 80% of the landscaped area.*
    - *All privately owned properties other than golf courses shall not use high water use turf in more than 20% of the landscaped area.*
- *All planting in public areas (front and side of homes) must be from the High Desert approved list.*
- *Non-native plant materials will be limited in use and must be approved by the NCC.*
- Views of non-native materials from adjacent properties must be minimized.
- The setback from the perimeter road which makes up the front yard of a building shall be planted from the list of approved native plant materials. This landscape should be uniform along the entire frontage of a street and neighborhood. *Gravel, rock, crushed or decomposed granite or other such material as well as wood chip or other similar mulches or groundcovers should be limited in use and must be approved by the NCC.* These ground cover materials should not be the focus or principal elements of the landscape plan but, if used, should be an accent.
- *Gravel, rock, crushed or decomposed granite may be used for walks and/or driveways.*
- All aspects of Common Area landscaping which are to be maintained by the High Desert Residential Owners Association, such as neighborhood entries, streets medians, and neighborhood parks, must be approved by the NCC.

Water Conservation

Water is the most precious natural resource in New Mexico and the American Southwest. The economic and environmental health of the state and region is dependent upon the responsible use of our water resources. It is the goal of High Desert to provide a model of community development that utilizes the most progressive techniques in water conservation practices. Careful planning and thoughtful design can demonstrate that water conservation is possible without sacrificing lifestyle choices.

Plant Communities and Arroyos of High Desert

The landscape concept for High Desert involves extending the juniper/piñon/oak plant communities found in the Sandia Mountains and at the upper elevations of the community into the residential development and common areas on the lower portions of the property.

- The major arroyos on the site, as determined by easements, are preserved and will be maintained in their natural state by the Association.

- Layout of the individual residential lots has been designed to protect natural drainage systems. These drainage systems have easements granted to AMAFCA and the Association, and should remain in a natural state, with no vegetation or land form damage without an AMAFCA encroachment license and approval of the NCC.

Non-Native Species

Non-native plant materials must be limited in use to the Private Areas of a lot. Views from the street and adjacent properties of non-native materials must be minimized.

- *Non-native plant materials may not extend, at mature height, beyond the roofline.*
- *Gravel, rock, crushed or decomposed granite, or other similar materials may be allowed outside of Private Areas, for driveways and erosion and drainage control, only with the approval of the NCC. Wood chips, bark or similar mulches or groundcovers and non-native plant materials are not allowed outside of Private areas.*
- *Gravel, rock, crushed or decomposed granite, or other similar materials may not, under any circumstances, be used for purely decorative features.*
- *Plants from the Prohibited List may not be planted anywhere on a lot.*

Approved and Prohibited Plant List

Philosophy

Landscaping in High Desert is designed to retain the natural look of the foothills, to be drought tolerant, and to help maintain the native wildlife of the area. This is accomplished through the use of native plants as a backbone with the use of desert adapted plants as fill. The landscaping objective is to maintain the regional look of a southwestern high desert. Native wildlife is to be encouraged through the use of the native plants and grass to which they are accustomed.

Desert adapted plants can be recognized by their water conserving features: small narrow leaves or needles, gray/green color, waxy protective leaf coatings, fuzzy hair leaf coatings, lack of leaves just green narrow stems, or spines for leaves. *The use of acid soil loving plants with large leaves is discouraged since these plants neither represent the southwestern desert aesthetic nor are they desert adapted.*

Landscaping Guidelines

Care should be taken to protect all native existing plants at High Desert and to maintain the natural character of the landscape outside Private Areas. *The use of buffalo grass or other approved native turf is encouraged when appropriate.*

Landscaping in front yards and all common areas shall be completed with all irrigation and trees, shrubs, and grass planted within two months of completion of building construction.

- ☐ Are improvements sited to avoid existing trees, if at all possible? **NOTE**: It is recommended that reasonable efforts be made to transplant all significant and transplantable materials.
- ☐ Does the landscape Plan (Plan) contemplate revegetating all areas disturbed (due to construction, or other causes) outside the Private Areas using the High Desert Seed Mix and appropriate soil preparation?
- ☐ If continuous expanses of landform can be created to look natural as opposed to contrived or manmade, are berms used as landscape features, which is encouraged? **NOTE**: Small irregular hummock type landforms are not allowed.
- ☐ Is spray irrigated Private Areas no more than 20% of the lot, exclusive of the house? **NOTE**: This is exclusive of spray irrigation for native vegetation, which may be irrigated for germination. Spray irrigation outside the Private Areas may not be used to create a "green turf-like" appearance.
- ☐ Does the Plan contemplate that non-native turf (including blue grass, rye and other mixes) and high water use plants is limited to an area no greater than 20% of the landscaped area of the lot, exclusive of the house? **NOTE**: Turf must be located only in Private Areas.
- ☐ Are all plants that are highly visible from a street or public area or from an adjacent lot from the approved plant list?
- ☐ Are views from the street and adjacent properties of non-native materials minimized?
- ☐ If non-native trees are planned, will they at mature height, grow above the roofline of the residence? If yes, do NOT approve.
- ☐ Are native plant materials planned for the periphery of the site? If no, do NOT approve.
- ☐ Does the plan contemplate streetscape landscaping which may include an area, not to exceed 20% of the landscaped area of nonnative turf? If yes, approve.

Program for Water Conservation

Water Conservation Goals

Water is the most precious natural resource in New Mexico and the American Southwest. The economic and environmental health of the state and region is dependent upon the responsible use of our water resources. It is the goal of High Desert to provide a model of community development that utilizes the most progressive techniques in water conservation practices. Careful planning and thoughtful design can demonstrate that water conservation is possible without sacrificing lifestyle choices.

Spray irrigation systems for native grass areas outside Private Areas may only be used for germination and very limited periodic use during drought periods. Over watering and use of spray irrigation outside Private Areas on native grasses may not be used to create a "green turf like" appearance. Temporary irrigation systems for non-turf areas are encouraged. The use of buffalo grass or other approved native grass turf is encouraged in all turf situations.

Landscape Irrigation

- ☐ Is there an irrigation system design with head to head coverage in all non-native lawn areas? It is a requirement.
- ☐ With the exception of sprinkler heads and control equipment (anti-siphon valves, control valves, etc.) is all irrigation piping placed below grade?
- ☐ Is a drip irrigation system used for trees, plants, and shrubs? It is required.
- ☐ Are high water use turf and plants limited to 20% of the lot, exclusive of permanent structures and areas such as concrete paths and driveways?

Pools and Water Features

- ☐ If a decorative pool is planned, is it less than 300 square feet in surface area? **NOTE**: Sheet and cascade water features are preferred, and vertical jets with a vertical height greater than six feet are discouraged.
- ☐ If a swimming pool is planned, is it less than 900 square feet of surface area? **NOTE**: The NCC can approve a size variance if water harvesting techniques are used. See Water harvesting section.
- ☐ If a water fountain or water feature is planned to be located outside the Private Space, is it less than six feet in height from the finished grade? **NOTE**: The NCC can approve a variance to the height.

Water Harvesting

Water harvesting at High Desert refers to a number of techniques and collection systems, mostly passive, which collect and convey a portion of the storm waters generated from the developed portions of the lot to natural or landscaped areas within the lot. The use of water harvesting techniques provides a method of delivering moisture, which might otherwise be lost, to enhance the growth of the native vegetation and landscaping; while at the same time conserving the precious water that comes from our aquifer. Water harvesting techniques can be incorporated into the storm water, or drainage management plan for the lot. Any owner wishing to irrigate areas greater than those allowed by the Guidelines or to construct a swimming pool larger than permitted by the Guidelines, must demonstrate that water harvesting techniques have been incorporated into the design of the home and that such techniques are being successfully utilized.

- The use of hidden roof top storage, cisterns, and other techniques for capturing and utilizing rainfall and natural drainage is strongly encouraged and may become a useful and attractive part of the drainage plan for the lot.

- If water harvesting facilities are planned to be located in a AMAFCA easement, an Encroachment License must be obtained from AMAFCA (at owners expense), along with approval from the NCC.

- Above ground swales and ponds, if designed properly can act as attractive water harvesting features.

- Water harvesting facilities may be located in the Natural Area, with the approval of the NCC.

- *Water harvesting facilities must be shown on the Grading and Drainage Plan and must be approved by the NCC.*

Approved and Prohibited Plants List

UPDATED MAY 10, 2016

Responsibility for Maintaining the List

Changes or additions to the list may be initiated by the New Construction Committee (NCC), the Modifications Committee (MC), the Landscape Committee, or by a resident's request. The Landscape Committee maintains the list and approves changes and additions. The NCC is responsible for publishing the list since it is part of the Guidelines to Sustainability. While changes may be necessary, frequent changes make the list difficult to enforce. For that reason, some plants are listed with a spp. (all species) designation which covers any plant in the genus. This allows for new introductions of the plant to be automatically approved.

Philosophy

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The most desirable species are those that are true natives. While there are several definitions of the term "native," in this context native is defined as those plants that existed here prior to the development of the High Desert area. Native trees include the One Seed Juniper, Pinon, Shrub Oak, and Box Elder so the plant list would be quite limited if only natives were approved. For this reason, many other adapted plants have been considered for use in High Desert.

Criteria Used for Developing the List

The choice of plants for the approved list was based on the following criteria:

- Drought tolerant and climate adapted – selected plants were adapted to the area with the highest success for living and creating the southwestern regional look. Many non-native plants are ill adapted to our climate swings, our alkaline soil, wind, and intense sunlight.
- Smaller mature size –plants that obscure views were considered undesirable plus larger plants require more water. Wider plants may outgrow the area where placed.
- Not invasive – plants that destroy walls and buildings or that take over the natural environment were excluded. Most of these are non-native plants.

- Low pollen producing – plants prohibited by the city for excessive pollen were also excluded.
- Low pest/disease susceptibility – why choose plants that look ugly because of pests or diseases or require constant attention? Susceptible plants are often non-native plants stressed by our local climate conditions.

In selecting plants for your landscaping be careful to check the scientific name of any species you are considering since common names often represent very different plants.

Applicability

The lists of approved and prohibited plants apply to the common areas and any area visible from the street. Check the village covenants also because for some communities there may be additional plant restrictions. Within the walls of your lot, any landscape design which includes large trees or shrubs must be presented and approved by the Modifications Committee – for both you and your neighbors' sake.

Approved Plants

TREES

Trees were selected to protect the view. Non-native trees may not, at mature height, grow above the roofline of the residence. If planting non-native trees, select species that at maturity will not grow higher than the residence.

EVERGREEN TREES

	Family	**H x W**	**Common Name**	***Scientific Name***	**Comment**
*	Cedar	10' x 20'	Weeping Blue Atlas Cedar	*Cedrus Atlantica 'Glauca Pendula'*	
	Juniper	15' x 15'	**One-seed Juniper**	***Juniperus monosperma***	
		40' x 20'	**Rocky Mountain Juniper**	***Juniperus scopulorum***	
	Oak	35' x 35'	Emory Oak	*Quercus emoryi*	
		25' x 30'	Escarpment Live Oak	*Quercus fusiformis*	
		18' x 20'	Shrub Live Oak	*Quercus turbinella*	
	Pine	30' x 20'	Bristlecone Pine	*Pinus aristata*	needs higher altitude
		30' x 20'	Pinon Pine	*Pinus edulis*	
		30' x 20'	Limber Pine	*Pinus flexilis*	not very heat tolerant
		35' x 25'	Austrian Pine	*Pinus nigra*	
		30' x 20'	Southwestern White Pine	*Pinus strobiformis*	
		45' x 25'	Scotch Pine	*Pinus sylvestris*	

DECIDUOUS TREES

*	Ash	35' x 25'	Raywood Ash	*Fraxinus angustifolia "Raywood"*	
		20' x 20'	Fragrant Ash	*Fraxinus cuspidata*	
		40' x 35'	Velvet Ash	*Fraxinus velutina*	

	Chitalpa	20’ x 20’	Chitalpa	*Chiltalpa Tashkentensis*	has disease
	Chokecherry	20’ x 20’	Chokecherry	*Prunus virginiana*	
	Desert Willow	20’ x 25’	Desert Willow	*Chilopsis linearis*	
	Elder	20’ x 25’	Mexican Elder	*Sambucus mexicana*	
*	Elm	40’ x 40’	Lacebark Elm	*Ulmus parvifolia*	
*		35’ x 25’	Emerald Sunshine Elm	*Ulmus propinqua*	
	Hackberry	40’ x 40’	Hackberry	*Celtis occidentalis*	
		25’ x 25’	Netleaf or Canyon Hackberry	*Celtis reticulata*	
	Hawthorn	25’ x 25’	Hawthorn Species	*Crataegus sp.*	
	Hoptree	20’ x 20’	Hoptree	*Ptelea trifoliata*	
	Locust	40’ x 25’	Purple Robe Locust	*Robinia ambigua*	poor structure
		25’ x 15’	New Mexico Locust	*Robinia neomexicana*	
	Maple	25’ x 25’	Rocky Mountain Maple	*Acer glabrum*	
		25’ x 25’	Bigtooth Maple	*Acer grandidentatum*	
		40’ x 30’	Box Elder	*Acer negundo*	
*		20’ x 17’	Hot wings maple	*Acer tataricum 'Garann'*	
*	Mesquite	20’ x 20’	Screwbean Mesquite	*Prosopsis pubescens*	tender
	NM Olive	15’ x 15’	New Mexico Olive	*Forestiera neomexicana*	
	Oak	30’ x 30’	Arizona White Oak	*Quercus arizonica*	
*		40’ x 40’	Texas Red Oak	*Quercus buckleyi*	
		25’ x 25’	Gambel Oak	*Quercus gambelii*	
		50’ x 40’	Gray Oak	*Quercus grisea*	
		50’ x 40’	Wavyleaf Oak	*Quercus undulata*	
*		25’ x 25’	Chisos Red Oak	*Quercus gravesii*	
*	Pagoda	35’ x 35’	Japanese Scholar or Pagoda	*Styphnolobium japonicum*	
*	Pistache	60’ x 60’	Chinese Pistache	*Pistacia chinensis*	
	Poplar	50’ x 30’	Quaking Aspen	*Populus tremuloides*	not good at our altitude, plant N or E side
	Redbud	30’ x 30’	Eastern Redbud	*Cercis canadensis*	
		20’ x 20’	Western Redbud	*Cercis occidentalis*	
		25’ x 25’	Oklahoma Redbud	*Cercus reniformis*	
*	Rosewood	15’ x 10’	Arizona Rosewood	*Vauquelinia Californica*	
	Smoke Tree	15’ x 15’	Smoke Tree	*Cotinus coggygria*	
*	Soapberry	30’ x 30’	Western Soapberry	*Sapindus drummondii*	
	Sumac	25’ x 20’	Prairie Flameleaf Sumac	*Rhus lanceolata*	
	Vitex	20’ x 20’	Vitex	*Vitex agnus-castus*	
	Walnut	50’ x 50’	Arizona Walnut	*Juglans major*	

SHRUBS

Shrubs were selected to maintain a native look.

EVERGREEN SHRUBS

	Apache Plume	6’ x 7’	Apache Plume	*Fallugia paradoxa*
*	Barberry	5’ x 7’	Blue Barberry	*Mahonia fremontii*
		8’ x 10’	Red Barberry	*Mahonia haematocarpa*
	Bitterbrush	6’ x 8’	Antelope Bitterbrush	*Purshia tridentata*

	Broom	10’ x	Mule fat	*Baccharis salicifolia*	
		6’ x 6’	Desert Broom	*Baccharis sarothroides*	
		4’ x 6’	Scotch Broom	*Cytissus scoparius*	
		2’ x 2’	Summer Broom	*Genista lydia*	
		2’ x 3’	Summer Broom	*Genista tinctoria*	
		10’ x 10’	Spanish broom	*Spartium junceum*	
	Cliffrose	8’ x 8’	Cliffrose	*Purshia mexicana*	
*	Creosote	6’ x 8’	Creosote bush	*Larrea tridentata*	
	Curry Plant	2’ x 3’	Curry Plant	*Helichrysum angustifolium*	
*	Damianita	2’ x 2’	Damianita	*Chrysactinia mexicana*	
	Ephedra	2’ x 5’	Joint Fir	*Ephedra torryana*	
		3’ x 4’	Mormon tea	*Ephedra virids*	
	Lavender	3’ x 3’	English Lavender	*Lavandula angustifolia*	
*		2.5’ x 3’	French or hybrid lavenders	*Lavandula intermedia*	
	Mahogany	15 x 15’	Curl Leaf Mt. Mahogany	*Cercocarpus ledifolius*	
	Mahonia	2’ x 4’	Compact Oregon Grapeholly	*Mahonia aquifolium "compacta"*	
		6’ x 6’	Algerita	*Mahonia trifoliolata*	
	Manzanita	> 5’	Greenleaf Manzanita	*Arctostaphylos patula*	
		3’ x 6’	Pointleaf Manzanita	*Arctostaphylos pungens*	
	Mariola	2’ x 3’	Mariola	*Parthenium incanum*	
	Pine	4’ x 5’	Mugo Pine	*Pinus mugo*	
	Rose	Climbing vine x 20’	Lady Bank's Rose	*Rosa banksia "Lutea" or Alba'*	
	Rosemary	6’ x 6’	Rosemary	*Rosmarinus officinalis*	
	Sage	4’ x 4’	Threadleaf Sage	*Artemisia filifolia*	
		4’ x 4’	Bigleaf Sage	*Artemisia tridentata*	
	Saltbush	6’ x 8’	Four Wing Saltbush	*Atriplex canescens*	
		2’ x 2’	Shadescale	*Atriplex confertifolia*	
		1-6’	Gardner's Saltbush	*Atriptex gardneri*	
	Salvia	2’ x 3’	Desert sage	*Salvia dorrii*	
*		1’ x 2’	Lavender sage	*Salvia lavandulifolia*	
*		2’ x 2.5’	Big flowered sage	*Salvia pachyphylla*	tender
	Silverberry	10’ x 10’	Silverberry	*Eleagnus pungens*	
*	Texas Sage	4’ x 4’	Texas Sage 'Rio Bravo' or 'Lynns Legacy'	*Leucophyllum langmaniae*	tender
	Turpentine bush	3’ x 4’	Turpentine bush	*Ericameria laricifolia*	
	Winterfat	3’ x 3’	Winterfat	*Krascheninnikovia ceratoides*	

DECIDUOUS SHRUBS

Beebrush	5’ x 4’	Oreganillo	*Aloysia wrightii*	
Broom	3’ x 3’	Dunebroom	*Parryella filifolia*	
Buffaloberry	15’ x 10’	Silver Buffaloberry	*Shepherdia argentea*	
	6-12’	Buffaloberry	*Shepherdia canadensis*	
Butterfly bush	12’ x 8’	Butterflybush	*Buddleia alternifolia*	
	5’ x 5’	Dwarf Butterfly Bush	*Buddleia davidii nanohensis*	

	Ceanothus	6.5’	Desert Ceonothus	*Ceanothus greggii*
	Chamisa	2’ x 2’	Dwarf Chamisa	*Chrysothamnus depressus*
		5’ x 5’	Chamisa	*Ericameria nauseosa*
*	Cherry	6’ x 6’	Nanking cherry	*Prunus tomentosa*
	Coralberry	6’ x 6’	Coralberry	*Symphoricarpos orbiculatus*
	Cotoneaster		Greyleaf Cotoneaster	*Cotoneaster glaucophylla*
	Currant	6’ x 6’	Golden Currant	*Ribes aureum*
		6’	Wax Currant	*Ribes cereum*
	Dalea	2’ x 3’	Feather Dalea	*Dalea formosa*
		3’ x 5’	Broom Dalea	*Psorothamnus scoparius*
	Dogwood	7’ x 7’	Red-Osier Dogwood	*Cornus sericea*
	Fendlerbush	6’ x 4’	Cliff fendlerbush	*Fendlera rupicola*
	Fernbush	5’ x 6’	Fernbush	*Chamaebatiaria millefollium*
	Indigo	10’ x 10’	False Indigo	*Amorpha fruticosa*
*	Leadplant	2’ x 3’	Dwarf leadplant	*Amorpha canescens*
	Mahogany	10’ x 8’	Mountain Mahogany	*Cercocarpus montanus*
*	Mock orange	6’ x 6’	Littleleaf mock orange	*Philadelphus microphyllus*
	Peashrub	8’ x 8’	Siberian Peashrub	*Caragana arborescens*
	Penstemon	3’ x 3’	Bush or Sand Penstemon	*Penstemon ambigvus*
	Potentilla	3’ x 3’	Cinquefoil (potentilla)	*Potentilla fruticosa*
*	Quince	6’ x 6’	Flowering quince	*Chaenomeles speciosa*
	Rock Spray	6’ x 6’	Rock Spray	*Holodiscus dumosus*
*	Rockrose	4’ x 5’	Rockrose	*Cistus × purpureus*
	Rose	10’ x 10’	Austrian Copper Rose	*Rosa foetida "bicolor"*
		6’ x 8’	Woods Rose	*Rosa woodsii*
		6’ x 6’	Persian Yellow Rose	*Rose foetida "persica"*
#	Salvia	2’ x 3’	Salvia species	*Salvia spp.*
	Sand Cherry	4’ x 4’	Western Sand Cherry	*Prunus besseyi*
	Serviceberry	6’ x 6’	Serviceberry	*Amelanchier alnifolla*
		8’ x 8’	Utah Serviceberry	*Amelanchier utahensis*
	Snowberry	6’ x 6’	Snowberry	*Symphoricarpos albus*
	Spirea	3’ x 3’	Bluemist Spirea	*Caryopteris x clandonensis*
	Sumac	3’ x 5’	Cutleaf Sumac	*Rhus glabra ‘cistmontana’*
		8’ x 9’	Littleleaf Sumac	*Rhus microphylla*
		6’ x 6’	Three Leaf Sumac	*Rhus trilobata*
		25’ x 30’	Staghorn Sumac	*Rhus typhina*
*	Vitex	2’ x 15’	Roundleaf vitex	*Vitex rotundifolia*
	Winter Jasmine	4’ x 12’	Winter Jasmine	*Jasminum nudiflorum*
	Wolfberry	6’	Wolfberry	*Lycium pallidum*

FLOWERS

New xeric introductions were selected as well as a few shade-tolerant plants.

FLOWERING PLANTS

	Artemisia	Powis Castle Wormwood	*Artemisia abrotanum*	
		Roman Wormwood	*Artemisia pontica*	
		Beach Wormwood	*Artemisia stelleriana*	
	Aster	Golden Aster	*Chrysopsis villosa*	
		Purple Aster	*Machaeranthera bigelovii*	
	Blanket flower	Blanket flower	*Gaillardia spp.*	
	Blue Eyed Grass	Blue-eyed Grass	*Sisyrinchium bellum*	
	Blue Flax	Blue Flax	*Linum lewisll*	
&	Buckwheat	Buckwheat species	*Eriogonum spp.*	
	Butterfly Weed	Butterfly Weed	*Asclepias tuberosa*	
	Catmint	Catmint	*Nepeta mussinl*	choose sterile variety
	Chocolate Flower	Chocolate flower	*Berliandiera lyrata*	
		Coral bells	*Heuchera sanguinea 'firefly'*	
*	Coral Bells			
*	Coreopsis	Coreopsis	*Coreopsis spp.*	
	Daisy	Blackfoot Daisy	*Melampodium leucanthum*	
	Dalea	Purple Prairie Clover	*Dalea purpureum*	
*	Datura	Sacred Datura	*Datura meteloides*	
	Delphinium	Blue Butterflies' Dwarf Delph	*Delphinium chinensis hybrid*	
&	Dianthus	Dianthus species	*Dianthus spp.*	
	Evening Primrose	Mexican Evening Primrose	*Oenothera berlandiera*	
		White Evening Primrose	*Oenothera caespitosa*	
		Yellow Evening Primrose	*Oenothera missouriensis*	
		Organ Mt. Primrose	*Oenothera organensis*	
*	Flame flower	Flame flower	*Phemeranthus calycinum*	
	Four O'Clock	Giant Four-O'Clock	*Mirabilis multiflora*	
	Gaura	Whirling Butterflies	*Gaura lindheimeri*	
	Gayfeather	Gayfeather	*Liatris punctata*	
	Globemallow	Globemallow	*Sphaeralcea spp.*	
		Torch goldenrod	*Solidago sp. 'Witchita Mtns'*	
*	Goldenrod			
	Groundsel	Silverleaf Groundsel	*Senecio flaccidus*	
	Hedgenettle	Scarlet Hedgenettle	*Stachys coccinea*	
	Horehound	Horehound	*Marrubium vulgare*	
	Hummingbird trumpet	Hummingbird plant, California Fuschia	*Zauschneria californica*	
	Hyssop	Bubblegum Mint	*Agastache cana*	
		Coral Mint	*Agastache rupestns*	
	Indian Paintbrush	Indian Paintbrush	*Castilleja species*	
	Iris	Siberian Iris	*Iris siberica*	
	Lambs Ear	Woolly Lamb's Ear	*Stachys byzantina*	
	Marigold	Desert Marigold	*Baileya multiradiata*	
		Wild Marigold	*Thymophylla acerosa*	
	Mexican hat	Mexican Hat	*Ratibida columnifera*	
		Bee balm, bergamot	*Monarda fistulosa 'Witchita Mtns'*	
*	Monarda			
	Morning Glory	Bush Morning Glory	*Ipomoea leptophylla*	
*	Mules ears	Desert mules ears	*Wyethia scabra*	
	Navajo Tea	Rayed Cota	*Thelesperma filifolium*	
	Onion	Wild Onion	*Allium geyeri*	
		Garlic Chives	*Allium tuberosum*	

		Nodding Onion	*Allum cernuum*	
	Oregano	Oregano	*Origanum spp.*	
	Paperflower	Paperflower	*Psilostrophe tagetina*	
	Penstemon	Narrowleaf Penstemon	*Penstemon angustifolius*	
		Scarlet Bulger	*Penstemon barbatus*	
		Cardinal Penstemon	*Penstemon cardinalis*	
		Wasatch Penstemon	*Penstemon cyananthus*	
		Firecracker Penstemon	*Penstemon eatonii*	
		James Penstemon	*Penstemon jamesii*	
		Maguires beardtongue	*Penstemon linarioides*	
		Palmer Penstemon	*Penstemon palmeri*	
		Pineleaf Penstemon	*Penstemon pinifolius*	
		Desert Beardtongue	*Penstemon pseudospectabilis*	
		Rocky Mountain Penstemon	*Penstemon strictus*	
	Perky Sue	Angelita Daisy or Perky Sue	*Hymenoxys species*	
	Pussytoes	Pussytoes	*Antennaria spp.*	
	Red Hot poker	Red Hot Poker	*Kniphofia uvaria*	
	Rue	Rue	*Ruta graveolens*	
	Russian Sage	Russian Sage	*Perovskia atriplicifolia*	
#	Salvia	Salvia species	*Salvia spp*	Some not cold hardy; species includes previously approved Pitcher Sage, Mexican Sage, Dwarf Sage, Garden Sage
*	Scabiosa	Pincushion flower	*Scabiosa*	
	Spurge	Blue Spurge	*Euphorbia myrsinites*	
	Sundrops	Sundrops	*Calylophus hartwegii*	
	Sunflower	Maximillian Sunflower	*Helianthus maximiliani*	
	Sunrose	Sunrose	*Helianthemum nummularium*	
*	Valerian	Valerian	*Centranthus ruber or alba*	invasive reseeder
	Verbena	Sweet Sand Verbena	*Abronia fragrans*	
&	*Verbena*	Verbena species	*Verbena spp.*	
&	Veronica	Veronica species	*Veronica Spp.*	
	Wallflower	Bowles Mauve - wallflower	*Erysimum linifalium*	Bi-annual so short lived
	Winecups	Winecups	*Callirhoe involucrata*	
	Yarrow	Moonshine Yarrow	*Achillea "Moonshine"*	
*		Greek yarrlow	*Achillea ageratifolia*	
		White Yarrow	*Achillea millefolium*	
		Serbian Yarrow	*Achillea serbica*	
	Yerba Mansa	Yerba de Mansa	*Anemopsis californica*	
*	Zinnia	Desert zinnia	*Zinnia acerosa*	
		Prairie Zinnia	*Zinnia grandiflora*	

GROUNDCOVERS

	Baby’s Breath	Creeping Baby's Breath	*Gypsophila repens*	
*	Daisy	Mt. Atlas daisy	*Anacyclus depressus*	
*	Germander	Mat germander	*Teucrium aroanium*	
		Creeping Germander	*Teucrium chamaedrys*	
*	Ground cherry	Purple groundcherry	*Physalis lobata*	
	Hen-n-Chicks	Hen-n-Chicks	*Sempervivum*	
*	Horehound	Roundleaf horehound	*Marrubium rotundifolium*	
	Ice Plant	Purple iceplant	*Delosperma cooperi*	

		Yellow iceplant	*Delosperma nubiginum*	
	Mahonia	Creeping Oregon grape	*Mahonia repens*	
	Manzanita	Kinnikinnick	*Arctostaphylos uva-ursi*	
*	Plumbago	Dwarf plumbago	*Ceratostigma plumbaginoides*	
*	Rockcress	Rockcress	*Aubretia 'Purple Cascade'*	
	Sage	Fringe Sage	*Artemisia frigida*	
		Prairie Sage	*Artemisia ludoviciana*	
*	Sand Cherry	Pawnee Buttes sand cherry	*Prunus besseyi 'Pawnee Buttes'*	
	Santolina	Santolina or Lavender cotton	*Santolina chamaecyparissus*	
	Sedum	Autumn Joy Sedum, Rosy Glow, Cape B	*Sedum spp.*	
	Snow-in-Summer	Snow-in-Summer	*Cerastium tomentosum*	
	Soapwort	Soapwort	*Saponaria ocymoides*	
*	Stonecress	Persian stonecress	*Aethionema schistosum*	
	Strawberry	Mock Strawberry	*Duchesnea indica*	
*	Sumac	Prostrate sumac	*Rhus prostrata*	
	Thyme	Wooly Thyme	*Thymus lanuginosis*	
		Pink Chintz	*Thymus praecox*	
		Common Thyme	*Thymus vulgaris*	
&	Verbena	Verbena species	*Verbena spp.*	
&	Veronica	Veronica species	*Veronica Spp.*	

BULBS

Rabbits love all bulb foliage except daffodils which are poisonous. Plant only in containers, in natural grass areas, in ground covers.

*	Crocosmia	Monbretia	*Crocosmia*	
*	Crocus	Crocus species	*Crocus spp.*	
*	Daffodil	Daffodil species	*Narcissus spp.*	limit to dry climate species
*	Fall crocus	Meadow saffron	*Colchicum spp.*	
*	Iris	Bulb iris	*Iris reticulata*	
		Rocky Mountain iris	*Iris missouriensis*	
*	Lycoris	Naked lady or spider lily	*Lycoris radiata*	
*	Onion	Ornamental onions	*Allium spp.*	
*	Rainlily	Rainlily species	*Zephyranthes spp.*	limit to dry climate species
	Starflower	Starflower	*Ipheon uniflorum*	
*	Tulip	Tulip	*Tulipa batalinii, clusiana, kaufmanii, greggii, Darwin hybrids*	

VINES

Vines should be installed on a trellis. Vines that attach to walls or are considered invasive were not selected.

	Clematis	Western Virgin"s Bower	*Clematis ligusticifolia*	
*		Chinese clematis	*Clematis languinosa*	
*		Scarlet clematis	*Clematis texensis*	
*		Jackman hybrid	*Clematis X jackmanii*	
*	Honeysuckle	Coral honeysuckle	*Lonicera sempervirens*	
*		Gold flame honeysuckle	*Lonicera x heckrotti*	
	Silver Lace	Silverlace Vine	*Polygonum aubertii*	
	Woodbine	Woodbine	*Parthenocissus inserta*	

GRASSES

	Blue Oat Grass	Blue Avena Grass	*Helictotrichon sempervirens*	
	Bluestem	Silver Bluestem	*Andropogon barbinodis*	
		Sano Bluestem	*Andropogon hallii*	
		Little Bluestem	*Andropogon scoparius*	
	Buffalo grass	Buffalograss	*Buchloe dactyloides*	
	Burro Grass	Burro Grass	*Scleropogon brevifolius*	
*	Calamagrostis	Karl Foerster	*Calamagrostis 'Karl Foerster'*	
	Feathertop	Dwarf Feathertop	*Pennisetum villosum*	
	Fescue	Redondo Arizona Fescue	*Festuca arizonica*	
	Galleta	Galleta	*Hilaria jamesli*	
	Grama	Side-oats Grama	*Bouteloua curtipendula*	
		Black Grama	*Bouteloua eriopoda*	
		Blue Grama	*Bouteloua gracilis*	
		Hairy Grama	*Bouteloua hirsuta*	
	Indian Grass	Cheyenne Indian Grass	*Sorghastrum nutans*	
	Lovegrass	Sand Lovegrass	*Eragrostis tricodes*	
*	Miscanthus	Maiden hair	*Miscanthus sinensis*	higher water grass
	Muhly	Regal Mist - Gulf Coast Muhly	*Muhlenbergia capilaris*	
		Mountain Muhly	*Muhlenbergia montana*	
		Ring Muhly	*Muhlenbergia torryi*	
		Bush Muhly	*Muhlenbergia porteri*	
	Ricegrass	Indian Ricegrass	*Oryzopsis hymenoides*	
	Sacaton	Alkali Sacaton	*Sporobolus airoides*	
		Spike Dropseed	*Sporobolus contractus*	
		Sand Dropseed	*Sporobolus cyrptandrus*	
		Sand Dropseed	*Sporobolus cyrptandrus*	
		Giant Sacaton	*Sporobolus wrighii*	
	Wheatgrass	Western Wheatgrass	*Pascopyrum smithii*	

DESERT ACCENTS (Agaves, Cacti, and Succulents)

	Agave	New Mexico Agave	*Agave neomexicana*	
		Perry's Agave	*Agave parri*	
		Utah Agave	*Agave utahensis*	
*		Ocotillo	*Fouquieria splendens*	tender, needs protected nook
		Big Beargrass	*Nolina microcarpa*	
		Beargrass	*Nolina texana*	
	Aloe	Red Yucca	*Hesperaloe parviflora*	
	Cactus	Hedgehog cactus	*Echinocereus spp.*	

*		Pincushion cactus	*Escobaria spp.*
	Cholla	Club cholla	*Grusonia clavata*
		Cholla	*Cylindropuntia imbricata*
	Prickly Pear	Desert Prickly Pear	*Opuntia engelmannii*
		Brownspine prickly pear	*Opuntia phaecantha*
	Sotol	Green Sotol	*Dasylirion leiophyllum*
		Sotol	*Dasylirion wheeleri*
	Yucca	Spanish Dagger	*Yucca baccata*
		Soaptree Yucca	*Yucca elata*
		Soapweed Yucca	*Yucca glauca*
*		Softleaf Yucca	*Yucca recurvifolia*

HIGH DESERT SEED MIXES

There are two seed mixes available to High Desert residents with different contents and purposes. The most appropriate seed mix is based on the intended use. Because some seeds may not be available in any given year, the contents of the seed mixes vary. Also some species may become invasive over time and would be removed from the mixes. For more information about how to purchase the seed mixes below contact the HDROA Property Manager.

$ Reclamation Seed Mix – this mix is intended for reseeding disturbed areas during construction and includes both grasses and shrubs.

Sample contents of the reclamation seed mix might include the following grass, wildflower, and shrub seeds:

Reclamation Mix

Scientific Name	Common Name	Pounds / Acre	Percent
Bouteloua curtipendula	Sideoats Grama "Niner"	9	22.78%
Bouteloua gracilis	Blue Grama "Hachita"	9	22.78%
Hilaria jamesii	Galleta "Viva"	4	10.13%
Sporobolus cryptandrus	Sand Dropseed	2.5	6.33%
Mulenbergia porteri	Bush Muhly	1	2.53%
Fallugia paradoxa	Apache Plume	0.5	1.27%
Krascheninnikovia lanata	Winterfat	1.5	3.80%
Ericamerica nauseosa	Chamisa	0.5	1.27%
Verbena bipinnatifida	Fern Verbena	0.75	1.90%
Aster Bigelovii	Purple Aster	0.5	1.27%
Senecio flaccidus	Thread leaf Groundsel	0.5	1.27%
Sphaeralcea coccinea	Scarlet Globemallow	0.25	0.63%
Penstemon Ambiguous	Bush penstemon	5	12.66%
Baileya multiradaiata	Desert Marigold	0.5	1.27%
Castilleja spp.	Indian paintbrush	1	2.53%
Oenothera pallida	Pale evening primrose	2	5.06%
Ratibida columnifera	Mexican hat	1	2.53%
		39.5	100.00%

$ Native Over-seeding Mix – this mix is intended for natural areas that may appear sparse so they need over-seeding, or for previously seeded areas. There are no shrubs in this mix although there are some sub-shrubs and more wildflowers.

Sample contents of the reclamation seed mix might include the following grass and wildflower seeds:

Overseeding Mix

Scientific Name	Common Name		
Bouteloua curtipendula	Sideoats Grama "Niner"	9	19.15%
Bouteloua gracilis	Blue Grama "Hachita"	9	19.15%
Hilaria jamesii	Galleta "Viva"	4	8.51%
Sporobolus cryptandrus	Sand Dropseed	2.5	5.32%
Mulenbergia porteri	Bush Muhly	1	2.13%
Verbena bipinnatifida	Fern Verbena	0.75	1.60%
Aster Bigelovii	Purple Aster	0.5	1.06%
Gaillardia grandiflora	Blanket Flower	10	21.28%
Senecio flaccidus	Thread leaf Groundsel	0.5	1.06%
Sphaeralcea coccinea	Scarlet Globemallow	0.25	0.53%
Penstemon Ambiguous	Bush penstemon	5	10.64%
Baileya multiradaiata	Desert Marigold	0.5	1.06%
Castilleja spp.	Indian paintbrush	1	2.13%
Oenothera pallida	Pale evening primrose	2	4.26%
Ratibida columnifera	Mexican hat	1	2.13%
		47	100.00%

References

For more information on the individual plants (height, width, light exposure, water use, and allergenic potential) refer to *The Complete How To Guide to Xeriscaping* booklet provided by the Albuquerque Bernalillo County Water Utility Authority (see back section) which is on their website. The *New Mexico Gardeners Guide* by Judith Phillips also has appropriate plant information. From Seed to Shade put out by PNM also has tree information. The High Country Gardens catalog is the source for many new plants, dryland bulbs, and cacti. Local information sources are more accurate for the High Desert area than eastern or California references.

Prohibited Plants

These are plants which will grow in the Albuquerque area but, due to inappropriate biological or visual characteristics, are prohibited from use anywhere.

	Common Name	Scientific Name	Reason
	All Palm Trees	*Various*	Too cold, not native
*	Boston ivy	*Parthenocissus tricuspidata*	Attaches to walls and destroys them
	Broadleaf Cottonwood	*Populus deltoides*	Prohibited by City of Abq
	Cypress	*Cupressus and Chamaecyparis spp.*	Prohibited by City of Abq
	Elm (Siberian)	*Ulmus Pumila*	Prohibited by City of Abq
	European/Russian Olive	*Oleo europaea, and Elaeagnus angustifolia*	Invasive
	Lombardy Poplar	*Populus nigra*	Poor quality tree
	Mulberry	*Morus Alba*	Prohibited by City of Abq
	Narrow leaf Cottonwood	*Populus angustifolia*	Prohibited by City of Abq
*	Pampas grass	*Cortaderia selloana*	Fire hazard, sawtooth blades
	Ponderosa Pine	*Pinus ponderosa*	Too tall, prefers higher altitude
	Tamarisk or Salt cedar	*Tamarix spp*	Invasive
	Tree of Heaven	*Ailanthus altissima*	Invasive
	Valley Cottonwood	*Populus fremontii "Wislizeni"*	Prohibited by City of Abq