

**SUPPLEMENTAL GUIDELINES FOR SUSTAINABILITY**

**BUILDER HOMES**

**HIGH DESERT**

**THE CANYONS AT HIGH DESERT**

**UNIT 1 & 2**

**REVISED**

September 6, 2001

February 24, 2004

The following Supplemental Guidelines for Sustainability for Builder Homes in The Canyons at High Desert Village, Phase I, subdivision (the "Canyons Guidelines") are supplemental to the general High Desert Guidelines for Sustainability Builder Homes (the "Builder Homes Guidelines"). All of the provisions of the High Desert Builder Homes Guidelines apply to the Canyons Village except as modified by these Canyons Guidelines. The Canyons Guidelines shall be a part of the High Desert Builder Homes Guidelines for application to the Canyons Village. The construction of homes in the Canyons Village will be subject to the review of the Canyons Village Architectural Advisory Committee (the "CVAAC") and the New Construction Committee of the High Desert Residential Owners Association (the "NCC") as described below.

**Architecture**

The only approved architecture for the Canyons Village represents two general architectural styles:

Pueblo architecture, as described more fully in the Builder Homes Guidelines, is the most dominant style and reflects the historical, cultural, and climatic influences of this region. Characteristics of Pueblo architecture include rounded corners; deep recessed window and door openings; use of portal along elevations for shade and protection; multiple building masses along each elevation; and use of accent materials (wood, metal, stone).

Southwestern Contemporary style is a mixture of new and old influences from the region. The combination of materials (stucco, flat concrete roof tiles, stone accents), shapes/forms of the buildings, including possibility of pitched roofs, lighter earth tone colors, and building massing are the distinctive elements of this style.

**Building Colors**

Only the following Sonneborn stucco colors are approved:

Sandia  
Bark

Pueblo  
Torreon

Suede  
Tumbleweed

Acoma  
Paloma

If another stucco brand is used, it must match the approved colors exactly. Do not attempt to cross-reference the name of stucco colors with different stucco brands.

**Roofs**

**\* Revision 9/6/01 – to replace discontinued roof tiles**

Pitched roofs are allowed. The pitch ratio shall be no greater than 5:12.

Only the following flat concrete roof tiles are approved:

**DISCONTINUED TILES:**

Monier Lifetile #1SRCB-3233G	Monier Lifetile #1LSCS-0023	Westile- Western
Monier Lifetile #1LSCS-0024G	Westile-Burnt Cedar	Westile- Buckhorn
Westile-Burnt Chestnut	Westile-Belgard	

**REPLACEMENT TILES AS REQUESTED BY RUTLEDGE AND APPROVED BY THE NCC (9/6/01):**

**WESTILES**

032370 Walnut Shake	032357 Kao Wood
032148 Saguaro Blend	032172 Estrella Blend
032176 Mesquite Blend	032218 Timber Wood
032112 Aje	

**Walls**

All exterior walls within the Village must be constructed with coral split faced block, except the front elevation wing walls which are visible from the street. The front of these walls must be stucco that matches the residence stucco and color.

**Trim**

All exterior trim features must be painted to match the building stucco color.

**Gutters and Roof Drains**

All gutter, or other similar roof drain systems, must be painted to match the building stucco color. Scuppers or canales on Pueblo styled homes may be authentic styled features, of wood or copper.

**Windows**

**\* REVISION 2/24/04 – to add wood window colors as follows:**

Slate Blue	Gull Gray	Harvest Cranberry	Sage Green
White	Brown	Sandstone	Evergreen

### **Address Numerals**

All numerals positioned on a residential property to denote the address must be made from one of the following: 1) Brass; 2) Iron (black or rusted).

### **Concrete**

All exterior concrete flat work in front yards (driveways, public sidewalks, lead walks and porches) must be colored Adobe (Davis Colored Concrete). The concrete finish work must be one of the following: brushed, stamped, or salt finish.

### **Landscaping**

All landscaping plans for areas visible from the street must be reviewed and approved by the CVACC and the NCC. The plans must be in compliance with the conceptual landscape plan (dated 3/11/99) approved for the Canyons Village and must flow from lot to lot. This landscaping must be installed no later than two months after completion of construction of the home. Grass turf will be allowed in the front yard of a residence as long as the total amount of grass turf does not exceed the limitations set forth in the applicable City of Albuquerque ordinances.

### **Procedures for Approval and Modification of These Supplemental Guidelines**

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

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

1. One complete set of plans, including but not limited to, foundations, floor plans, elevations, details, specifications (including complete exterior finish schedule), site plan, landscaping plans and grading/drainage plans showing the location and finished grade of the structure or improvement on the lot.

2. Within 10 days of receipt of the plans, the CVACC will communicate the results of its review in writing to High Desert Investment Corporation (“High Desert”) and the NCC, or Modification Committee (“MC”), of the High Desert Residential Owners Association, Inc. The communication will specifically indicate whether or not the proposed structure complies with (i) the Builder Homes Design Guidelines; (ii) the Canyons Guidelines; and (iii) any supplemental covenants relating to the Canyons Village. The proposed structure or improvement will then be subject to the review by the NCC or MC as set forth in the Declaration of Covenants, Conditions, and Restrictions for High Desert Residential Properties (the “Declaration”) and the Builder Homes Guidelines; provided, however, that the NCC and MC may rely on the review of the CVACC in its review for and determination of compliance.
  
3. The following Rutledge Investment, Inc. home plans are approved for construction in the Canyons Village by the NCC and do not need to be submitted again to the NCC, provided there is not a substantial deviation in a plan: 1) Presidential; 2) Parkwood; 3) Pinnacle; 4) Prestwood; 5) Palace; 6) Phoenician; 7) Princeton; 8) Palisade; 9) Presidio; 10) Pavillion.
  
4. The review by the CVACC will be in addition to, and will not in any way affect or abridge, the review and approval process by the NCC or MC as set forth in the Declaration and High Desert Builder Homes Guidelines.

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 /s/  
 Approved  
 Chair of the NCC

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 2/24/04  
 Date

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 /s/  
 Approved  
 Chair of the CVACC

\_\_\_\_\_  
 2/24/04  
 Date