

**SUPPLEMENTAL GUIDELINES FOR SUSTAINABILITY FOR NEIGHBORHOOD BUILDER HOMES  
JEMEZ VISTA  
MARIPOSA EAST**

The following *Supplemental Guidelines for Sustainability for Neighborhood Builder Homes* in The Jemez Vista subdivision ("*The Jemez Vista Guidelines*") are supplemental to the general **Mariposa Guidelines for Sustainability Builder Homes** (the "*Mariposa Guidelines*"). All the provisions of the *Mariposa Guidelines* apply to *Jemez Vista Guidelines* for Jemez Vista subdivision except as modified by these *Jemez Vista Guidelines*. *The Jemez Vista Guidelines* shall be an amendment to the *Mariposa Guidelines* for application to Jemez Vista subdivision.

*The Jemez Vista Guidelines* are additional to those requirements contained in the *Mariposa Guidelines* and the Community Charter for Mariposa Residential properties (the "Charter"). In the event of any conflict between the terms of *The Jemez Vista Guidelines* and the terms of the *Mariposa Design Guidelines* or "*the Charter*", the terms of the latter will control.

**ACCENT MATERIALS**

All accent materials, such as stacked or cultured stone, which are applied to the exterior of the home, must match or compliment the stucco color of the house.

**CITY AND PRIVATE PROPERTY**

Each builder is responsible for any damage done to city owned or private meter pads, curb, wheelchair ramps or any other city or privately-owned property located in The Jemez Vista subdivision.

**GARAGES**

Each home shall have garage(s) for not less than two (2) cars. Three (3) vehicle garage(s) maximum. Garage doors must have a combined width of less than 29'.

**HEIGHT RESTRICTIONS**

Single story residences are permitted on all lots in The Jemez Vista. Maximum building height for single story homes is 19.5' from the engineered pad elevation. Two story residences are not permitted on the following lots: Lots 15, 23, 24, 34, and 37-41. Maximum building height for two story residences is as stipulated by the *Mariposa Guidelines* (26').

**LANDSCAPING**

Plans for front yard landscaping must be in substantial compliance with the conceptual streetscape attached as "Exhibit A". All plants must be selected from the Mariposa approved plant list. Front yard landscape requirements are as follows:

**Trees**

2 per front yard minimum

1 deciduous tree – 2" caliper

1 tree must be either Pinon or Juniper – 4' height

**Shrubs & Wildflowers**

Minimum of 10, 5 Gallon

**Native Grasses**

Per Mariposa approved plant list; 8 minimum

**Groundcovers**

Cobblestone Accent - Not to exceed 10% of landscape area if used, no cobblestone accent required 7/8" Santa Fe Brown Gravel/Filter Fabric  
Santa Fe Brown Crusher Fines/Filter Fabric- Not to exceed 20% of landscape area maximum if used. Steel edging to separate gravels/fines  
2 minimum Boulders

**MINIMUM SQUARE FOOTAGE**

Each home must have at least 1,400 square feet of fully enclosed heated area, exclusive of garages and open porches and patios.

**PERIMETER WALLS**

Subdivision perimeter walls are built in accordance with the approved drainage plan for the subdivision and are to be altered only by Mariposa Community Association.

**SITE WALLS**

Party walls, including retaining walls behind the house will be constructed using CMU Block and will be painted or stuccoed the approved color of the community wall. All walls that are visible from the street will be stuccoed color to match the house. Builder must maintain the pad elevations as shown on the engineer's certified grading plan. Rear walls on Lots 1-15 and 16-22 shall be view walls constructed to match the view wall portions of the perimeter wall excluding the stucco, as depicted on "Exhibit B" attached hereto.

**STORAGE BUILDING (Unattached)**


Storage buildings must not exceed 10' in height from existing certified pad elevation. Storage building cannot be placed inside of a 5' side property setback or a 10' back property setback and shall be placed on the not less than 10' away from the residence or any adjacent or abutting lot. No storage building is allowed in front of any property. Storage buildings must be painted or stuccoed to match the residence and have roof materials that match the residence. The roof of the shed shall be a pitched roof (not barn style). Sheds shall not be A-frame style. Concrete tile roofing material or a composite material that closely resembles concrete tile, which will be subject to the review and approval of Founder on a case-by-case basis, is required for all storage buildings. Storage buildings shall not occupy more than 100 square feet of area.

Dated: October \_\_, 2020

Approved by Founder

Mariposa East, LP, an Arizona limited partnership  
By: ABQ-HVI Partners, L.L.C., an Arizona  
limited liability company  
Its: General Partner

By: Harvard Ventures, Inc., a Nevada corporation  
Its: Manager

By:   
Timothy P. Brislin, Vice President

**EXHIBIT "A"**  
**JEMEZ VISTA**  
**AT MARIPOSA**

**Minimum Landscape Standards, Front Yard Landscapes**  
**50' Lots**

**Trees:**

2 PER FRONT YARD (1 MUST BE DECIDUOUS 1 1/2" CAL) AND ONE MUST BE PINON OR JUNIPER, MIN. 4' HEIGHT

**Shrubs, Wildflowers, and Groundcovers:**

MINIMUM OF (10) 5 GALLON SIZE

**Native Grasses:**

PER MARIPOSA APPROVED PLANT LIST, NO MINIMUM

**Gravel, Groundcovers:**

- 7/8" SANTA FE BROWN GRAVEL / FILTER FABRIC
- SANTA FE BROWN CRUSHER FINES / FILTER FABRIC  
NO MINIMUM, BUT UP TO 20% OF LANDSCAPE AREA MAXIMUM IF USED.
- COBBLE STONE ACCENT  
NO MINIMUM, BUT NOT TO EXCEED 10% OF LANDSCAPE IF USED.

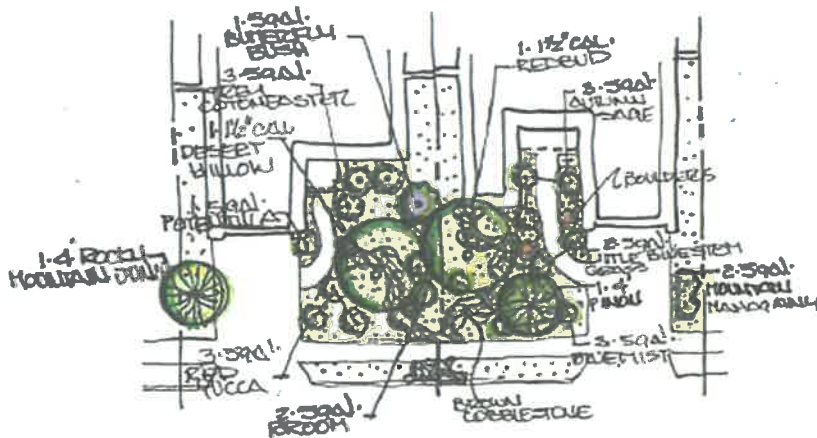
**Boulders:**

MINIMUM 2 BOULDERS

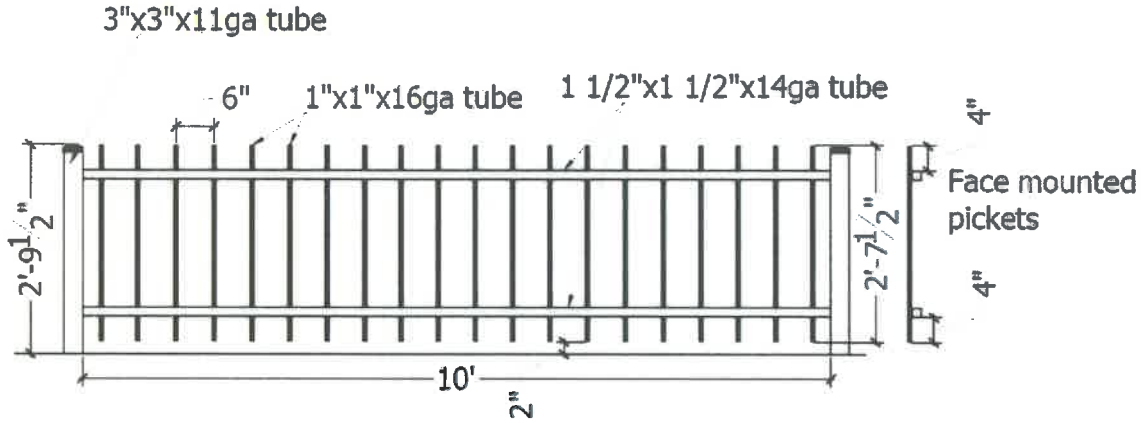
**Edging:**

EDGING MUST BE USED BETWEEN ALL 7/8" GRAVEL AND CRUSHER FINES.  
 COBBLESTONE WHEN USED, DOES NOT REQUIRE AN EDGE.

**All plants must be from the approved Mariposa Plant List.**




**EXHIBIT "B"**



Jemez Vista at Miraposa

APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

Drawn By: Doug Lang	Rev: 4-20-20
Checked By:	Job #
Title:	
Project: Jemez Vista at Miraposa	
	
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