

**SUPPLEMENTAL GUIDELINES FOR SUSTAINABILITY
BUILDER HOMES
REDONDO – MARIPOSA EAST**

The following Supplemental Guidelines for Sustainability for Builder Homes in the Redondo subdivision (the "Redondo Guidelines") are supplemental to the general Mariposa Guidelines for Sustainability Builder Homes (the "Mariposa Guidelines"). All of the provisions of the Mariposa Guidelines apply to the Redondo Guidelines for the Redondo subdivision except as modified by these Redondo Guidelines. The Redondo Guidelines shall be an amendment to the Mariposa Guidelines for application to the Redondo subdivision. The Redondo subdivision shall be subject to certain additional covenants, conditions and restrictions pursuant to these Redondo Guidelines. Additionally, the Redondo subdivision shall have private streets and related private street improvements (the "Limited Common Areas") and shall be subject to a Benefited Property Assessment.

The Redondo 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 Redondo Guidelines and the terms of the Mariposa Guidelines or the Charter, the terms of the latter shall 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.

GARAGES

Each home shall have a garage for not less than two (2) cars and not more than three (3) cars. Garage doors must have a combined width of less than 29'.

HEIGHT RESTRICTIONS

Single story homes are permitted on all lots in the Redondo subdivision. Maximum building height for single story homes is 19.5' from finished floor. Two story homes are allowed on Lots 1 through 17, Lots 89 through 114 and Lots 22 through 35 only. Maximum building height for two-story residences is as stipulated by the Mariposa Guidelines. Lots 36 through 88 and Lots 115 through 135 are restricted to single-story residences to preserve view corridors (as shown on Exhibit A).

LANDSCAPING

Plans for front yard landscaping shall be in substantial compliance with the landscaping requirements of the Mariposa Guidelines and as attached hereto as Exhibit B. All plants must be selected from the Mariposa approved plant list. Further front yard landscaping requirements are as follows:

Trees

2 trees per front yard minimum. Minimum 2" caliper (not including street tree).

1 tree must be an evergreen species (Pinon, Juniper or Pine), minimum 6' in height (approved variance to 8' minimum outlined in Mariposa Guidelines for an evergreen species only).

1 street tree located between curb and sidewalk. Street tree to be Heritage Live Oak species only, 2" caliper and to be irrigated and maintained by homeowner.

Shrubs

8 minimum 5 gallon shrubs from approved plant list.

Grasses

8 minimum 1 gallon plants (inclusive of gravel strip plants)

3 minimum 1 gallon plants in strip between curb and sidewalk

Groundcovers

Cobblestone Accent – Not to exceed 10% of landscape area if used. No cobblestone accent required.

7/8" tan gravel with filter fabric (Santa Fe Brown or equivalent)

Tan crusher fines – Not to exceed 15% of landscape area if used. Not allowed on sloped areas.

Steel edging to separate gravel from fines.

3 minimum boulders.

MIMIMUM SQUARE FOOTAGE

Each home must have at least 1,700 square feet of fully-enclosed heated area, exclusive of garages and open porches and patios.

PERIMETER WALLS

Redondo subdivision perimeter walls are built in accordance with the approved design criteria of the Mariposa Guidelines and the approved grading and drainage plan for the subdivision and shall not be altered or modified by any homeowner. Any alterations shall be subject to approval by the Mariposa Community Association.

SITE WALLS

All side yard walls, back yard walls shall be constructed of CMU block and shall be painted or stuccoed the approved color of the community wall, pursuant to the Mariposa Guidelines. All walls that are visible from the street, including, but not limited to the house return walls shall be stuccoed color to match the house.

STORAGE BUILDING

Any Lot owner wanting a storage building on their Lot shall be required to have Mariposa Community Association approval of design and location. Generally, and not withstanding Association review and additional restrictions, storage buildings must not exceed 10' in height from the existing certified building pad elevation. Storage buildings cannot be placed inside of a 5' side property setback or a 10' rear property setback, and shall be placed on the lot in such a way so it is not less than 10' away from the resident on any adjacent or abutting lot. No storage building is allowed in the front of any property. Storage buildings must be painted or stuccoed to match the residence and be constructed of similar materials to the residence, including roof material. Storage buildings shall not occupy more than 100 square feet of area.

Dated and approved by Founder this ___ day of _____, 2018.

Mariposa East, LP, an Arizona limited partnership

By: ABQ-HVI Partners, LLP, an Arizona
Limited liability partnership

Its: General Partner

By: Harvard Ventures, Inc., a Nevada corporation
Its: General Partner


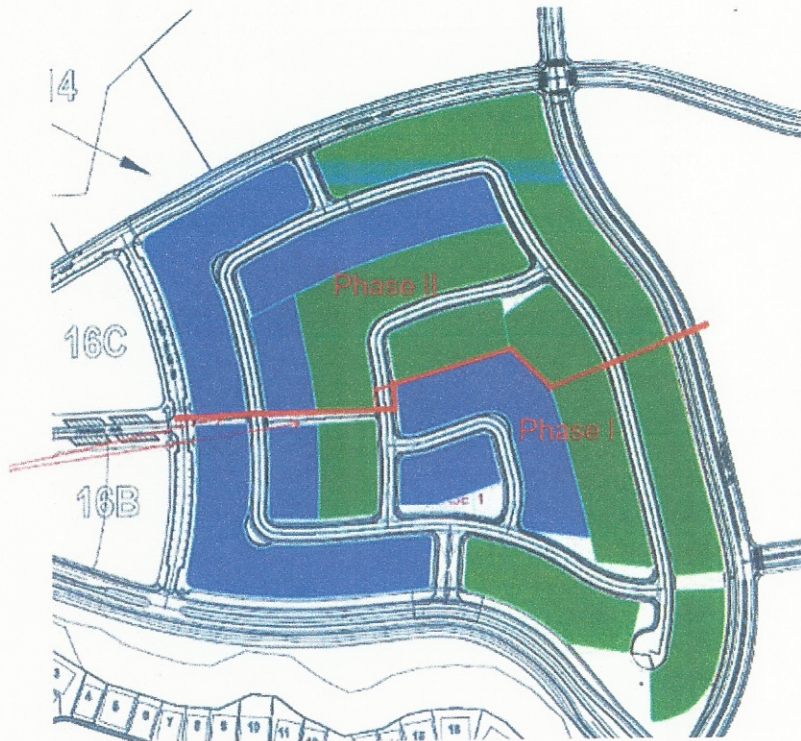
By: 
Name: Katherine L. Astrom
Title: Secretary/Treasurer

EXHIBIT A
Redondo Single Story Restricted Lots



PHASE 1 = 68 LOTS
4500' (55') = 31 LOTS (45%)
4000' (50') = 37 LOTS (55%)

PHASE 2 = 67 LOTS
4500' (55') = 26 LOTS (39%)
4000' (50') = 41 LOTS (61%)

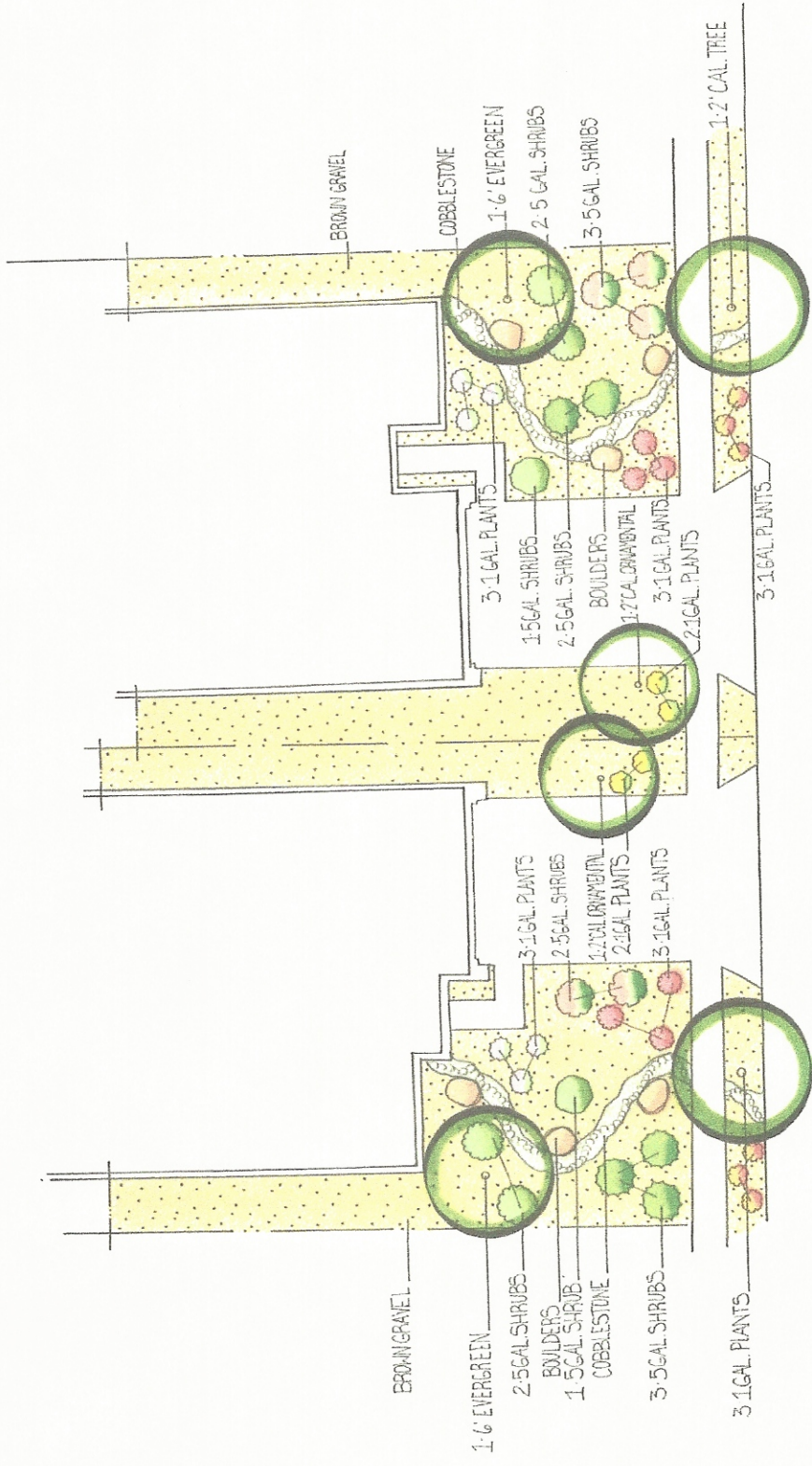
TOTAL = 135 LOTS
4500' (55') = 57 LOTS (42%)
4000' (50') = 78 LOTS (58%)

**Green Areas Restricted to
only Single-Story Homes**

EXHIBIT B

LANDSCAPING REQUIREMENTS OF THE MARIPOSA GUIDELINES

NOTE: ALL PLANTS TO BE FROM APPROVED MARIPOSA LIST
 LAYOUT & PLANTS TO VARY LOT TO LOT. NUMBERS &
 SQUARE FOOTAGE TO REMAIN THE SAME.



MARIPOSA
 STANDARD FRONTYARD PACKAGE

SCALE: 1/8" = 1'

