

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

The following supplemental Guidelines for sustainability for Builder Homes in the Seasons Subdivision (the “Seasons 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 Seasons Guidelines for the Seasons subdivision except as modified by these Seasons Guidelines. The Seasons Guidelines shall be an amendment to the Mariposa Guidelines for application to the Seasons subdivision. The Seasons subdivision shall be subject to certain additional covenants, conditions, and restrictions pursuant to these Seasons Guidelines.

The Seasons 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 Seasons Guidelines and the terms of the Mariposa Guidelines or the Charter, the terms of the letter 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 31’.

**HEIGHT RESTRICTIONS**

Single Story Homes are permitted on all lots in the Seasons subdivision. The maximum building height for single-story homes is 19.5’ from finished floor. Maximum building height for Two-Story residences is as stipulated by the Mariposa Guidelines. Lots 15-16, 34-49, 70-71, 90-105, 144-145, 155-158 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 Trees)

**Shrubs**

6 minimum 5-gallon shrubs from approved plant list.

**Grasses**

6 minimum 1-gallon plants.

3 minimum 1-gallon plants in strip between curb and sidewalk.

**Groundcovers**

Cobblestone Accent – Not to exceed 10% of landscaped area if used. No cobblestone accents required. 3/4” tan gravel with filter fabric (Santa Fe Brown or equivalent)

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

Steel edging to separate gravel from fines. 2 minimum boulders.

**MINIMUM SQUARE FOOTAGES**

Each home must have at least 1,500 Square feet of fully-enclosed heated areas, exclusive of garages and open porches and patios.

**PERIMETER WALLS**

Seasons 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 24<sup>th</sup> day of March, 2023

Mariposa East, LP, an Arizona Limited Partnership

By: ABQ-HV1 Partners, LLP, An Arizona Limited Liability Partnership

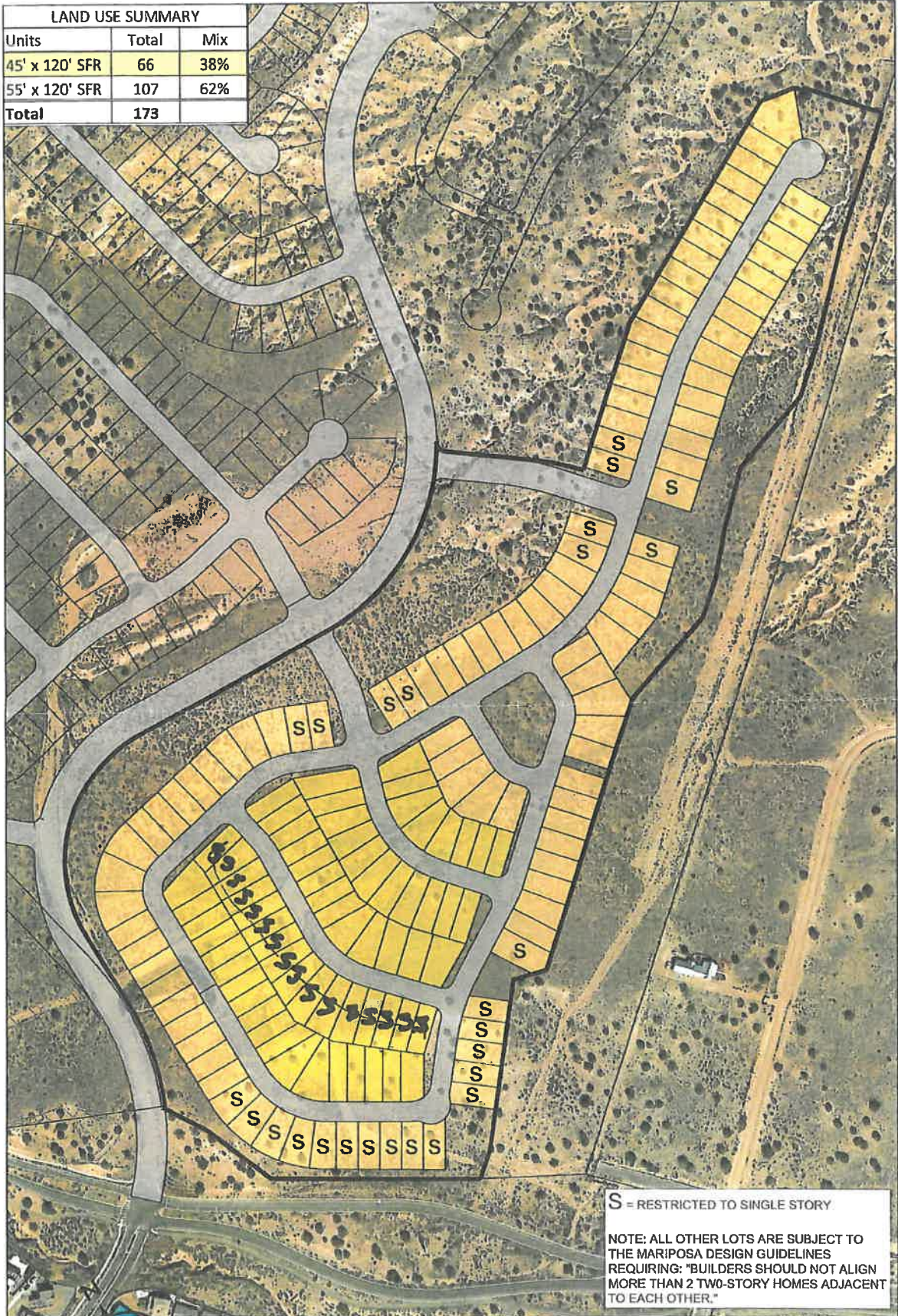
Its: General Partner

By: Harvard Ventures, Inc., a Nevada corporation

Its: General Partner

By:   
Name: Tim Borista  
Title: 

LAND USE SUMMARY		
Units	Total	Mix
45' x 120' SFR	66	38%
55' x 120' SFR	107	62%
<b>Total</b>	<b>173</b>	



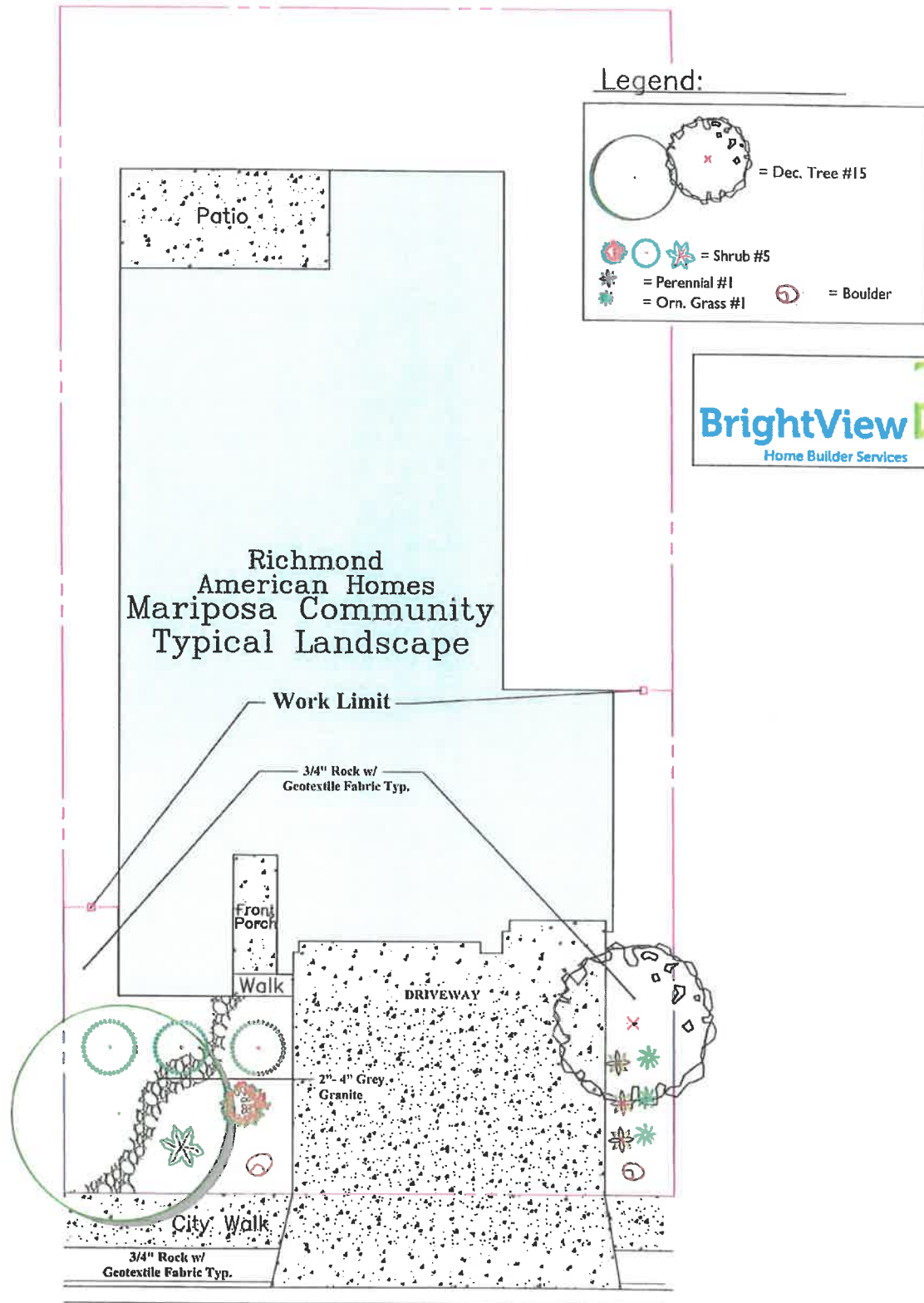
**S** = RESTRICTED TO SINGLE STORY

NOTE: ALL OTHER LOTS ARE SUBJECT TO THE MARIPOSA DESIGN GUIDELINES REQUIRING: "BUILDERS SHOULD NOT ALIGN MORE THAN 2 TWO-STORY HOMES ADJACENT TO EACH OTHER."



**MONARCH SUBDIVISION PHASE 1**  
**TRACT 1A-13A**  
**SINGLE STORY RESTRICTION EXHIBIT**

# Landscape Plan - Typical Interior



**Mariposa Community - Rio Rancho, NM**  
**Richmond American Homes**