

**SUPPLEMENTAL GUIDELINES FOR SUSTAINABILITY
BUILDER HOMES
MARIPOSA
VISTA MANZANO**

The following Supplemental Guidelines for Sustainability for Builder Homes in the Vista Manzano subdivision (the "Vista Manzano Guidelines") are supplemental to the general Mariposa Guidelines for Sustainability Builder Homes (the "Mariposa Builder Homes Guidelines"). All of the provisions of the Mariposa Builder Homes Guidelines apply to the Vista Manzano subdivision except as modified by these Vista Manzano Guidelines. The Vista Manzano Guidelines shall be a part of the Mariposa Builder Home Guidelines for application to the Vista Manzano subdivision.

The Vista Manzano Guidelines are additional to those requirements contained in the Mariposa Guidelines and the Declaration of Covenants, Conditions and Restrictions for Mariposa Residential properties (the "Declaration"). The construction of homes in the Vista Manzano will be subject to the review of the Vista Manzano Architectural Advisory Committee (the "VMAAC") and The Mariposa Founder as described below. In the event of any conflict between the terms of the Vista Manzano Guidelines and the terms of the Mariposa Design Guidelines or Declaration, 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. All Accent materials must be approved by the VMAAC and Founder.

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 owned or privately owned property located in Vista Manzano subdivision.

FIREPLACES

One interior Wood burning fireplace per lot is allowed. A note to this effect must be included on all plan sets.

GARAGES

No more than 2 garage doors for vehicles. The 2 garage doors must have a combined width of less than 28' with a 25' front setback to garage.

HEIGHT RESTRICTIONS

Vista Manzano will be limited to single story residence. Maximum building height should not exceed 19' from engineers pad elevation.

LANDSCAPING APPROVAL

Plans for front yard landscaping must be approved prior to the start of construction of landscaping by the VMAAC and Founder and must be in compliance with the approved conceptual front yard landscape prepared by Hilltop Landscaping and attached as exhibit "A". The conceptual plan provides minimum planting requirements. All plants must be selected from the Mariposa approved plant list. The VMAAC and Founder will review the front yard landscaping only, but any proposed structures in the back yard must be submitted separately to the VMAAC AND FOUNDER for review and approval. All trees and plant materials in the front and back yards must be maintained by the property owner to be no more than 12 feet in height.

LIGHTING

No motion detector lighting will be allowed. Exterior light fixtures MUST BE approved by the VMAAC and Founder prior to installation. Only incandescent lamps with a maximum wattage of 40 watts, or low wattage compact fluorescent "pl" lamps will be allowed unless they are filtered, i.e. frosted, seedy or beveled glass, then each fixture can have only a 25 watt bulb or less. If the proper information is submitted, other lighting elements will be considered. Building mounted lighting must be directed downward and capped. Additional requirements are located in the Mariposa Guideline for Sustainability for Builder home.

MINIMUM SQUARE FOOTAGE

Each home must have at least 1,700 square feet of fully enclosed heating 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. Builders are not to modify or penetrate the perimeter walls for any reason without approval. However, a waiver may be obtained from the VMACC and Founder on a case by case basis.

SITE WALLS

Party walls, including retaining walls, behind the house will be constructed using CMU Block and will be painted or stuccoed approved color of the community wall (Fawn). All walls that are visible from the street will be stuccoed CMU block color to match the house.
Builder must maintain the pad

STORAGE BUILDING (Unattached):

Storage buildings must not exceed 10'-10" in height from existing certified pad elevation. Storage building can not be placed inside of a 5'-0" side property setback or a 10'-0" back property set back. No storage building allowed in front of any property.

WINDOWS

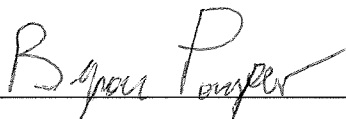
All exterior window frames must be Tan in color.

The review by the VMAAC will be in addition to, and will not in any way affect or abridge, the review and approval processes by The Founder as set forth in the Declaration and Mariposa Builder Home Guidelines.

Dated: January 25, 2007

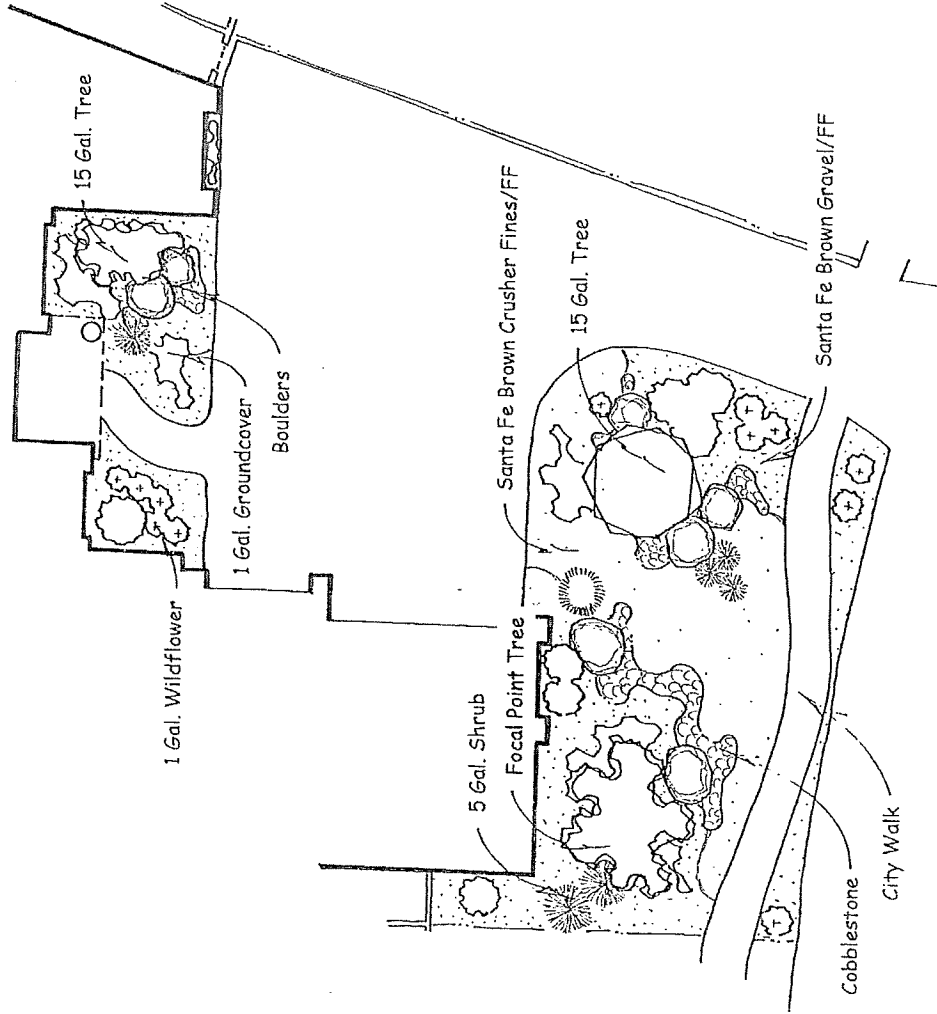
MESA VERDE DEVELOPMENT CORPORATION

a New Mexico Corporation

By: 

Name: Byron Pompeo

Title: Construction Manager



Total Landscape Area 1650 sq. ft.
 1 - 24" Box or 6'-8' Focal Point Tree / 1500 sq. ft.
 (1650 sq. ft./1500 = 1 Focal Point Tree)

Aspen, Chitalpa, Desert Willow, Escarpment Live Oak, Gambel Oak, New Mexico Locust, One-seed Juniper, Pinon Pine, Prairie Flameleaf Sumac, Rocky Mountain Juniper, Shrub Live Oak, Washington Hawthorn

1 - 15 Gal. Tree/750 sq. ft.
 (1650 sq. ft./750 = 2 15 Gal. Trees)

Aspen, Chitalpa, Desert Willow, Escarpment Live Oak, Gambel Oak, New Mexico Locust, One-seed Juniper, Pinon Pine, Prairie Flameleaf Sumac, Rocky Mountain Juniper, Shrub Live Oak, Washington Hawthorn

1 - 5 Gal. Shrub/160 sq. ft.
 (1650 sq. ft./160 = 10 5 Gal. Shrubs)
 From Approved Mariposa Plant List

1 - 1 Gal. Wildflower/80 sq. ft.
 (1650 sq. ft./80 = 20 1 Gal. Wildflowers)
 From Approved Mariposa Plant List

Groundcovers

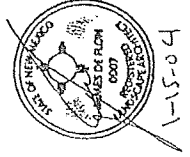
Cobblestone Accent (not to exceed 10% of total sq. ft. if used)

Santa Fe Brown Gravel/Filter Fabric

Santa Fe Brown Crusher Fines/Filter Fabric

Steel Edge to Separate Santa Fe Brown Gravels

All Plantings Shall Conform to the Approved Mariposa Plant List
 All Retainers Shall be Limited to Moss Rock or Boulders
 Up to 20% of the Landscaped Area May Be Lawn
 No turf allowed in front yard



Example of Typical Landscape & Calculations