10/04/2007

DESIGN GUIDELINES
THE CLIFFS AT PADRE SPRINGS

A primary purpose of The Cliffs at Padre Springs is to encourage sustainable design, construction and living, in part through the use of high-performance buildings. The Cliffs at Padre Springs is the first community to require all new homes to be designed to achieve a Build Green New Mexico® gold level.

The Cliffs at Padre Springs will emphasize the influence of the American West on the traditional architectural styles of the region. Each Owner should create a southwestern ranch ensemble, whether it is of traditional or contemporary design. The traditional pueblo style, predominant in northern New Mexico, emphasizes the use of more massive architectural elements, and the inclusion of other regionally appropriate styles will allow for a greater palate of style, massing and visual weight unique to The Cliffs at Padre Springs.

These Guidelines address issues of style, location of structures and sustainable design. These Guidelines may be amended from time to time at the discretion of the Design Review Committee. Therefore, prior to commencing design work, please confirm you are in possession of the most current version of the Guidelines

THE SUBMITTAL AND REVIEW PROCESS:

To initiate the review and approval process, and prior to preparing detailed drawings, the Owner and/or his or her architect or designer must meet on-site with a designated representative of the Design Review Committee to assess the building site and discuss the proposed residence. Questions regarding building requirements, interpretation of these Guidelines, or the design review process can be addressed at this meeting, and it is also an opportunity for the Design Review Committee representative to offer suggestions prior to the initiation of design. Although not required, a preliminary sketch plan of the home and site would be beneficial to discuss during the meeting.

It is required that a licensed architect or professional designer be used for all design work at The Cliffs at Padre Springs. The architect or designer shall submit a conceptual proposal to the Design Review Committee for initial review, prior to completing preliminary plans. Conceptual proposals should include sketches, floor plans and photographs as may best convey the intent of the proposed project. At that time the Design Review Committee may make suggestions and will also submit a written response within seven (7) business days to the architect/designer and to the Owner. The Design Review Committee's initial comments are not binding, and complete review will be made by the Design Review Committee and any professionals retained by it after full plan submittal. Full plan submittal shall also include a materials list showing compliance with any requirements of the Build Green New Mexico® gold level requirements.

Thereafter, the architect or designer shall submit complete plans in accordance with the

attached checklist.

A required study model shall show all structures and proposed improvements and clearly represent the relationship of all proposed improvements to the contours of the lot. The model shall accurately represent the proposed massing of all structures and roof forms, and it shall include all skylights. Contour lines must be accurately represented in three dimensions. Models shall be labeled with the Owner's name, architect or designer and Lot number, and should indicate which direction is north. Computer models are also acceptable, so long as they accurately represent the structures in a manner in which the presenter can show any view requested by the Design Review Committee.

Samples of all exterior materials and colors, window and glass specifications, and specifications for accent items, including color photographs of any exterior artwork, shall be submitted on an 18" by 24" board clearly marked with the Owner's name, architect or designer and Lot number, and shall include the material manufacturer's name, color and/or style or model number.

A architectural design review fee of $1,000 shall be submitted at the time of plan submittal. In the case of plans requiring significant revision or resubmittal, or extensive use of professionals for review, the Design Review Committee may require any additional review fees it deems necessary.

All design submittals are subject to interpretation and approval by the Design Review Committee at its sole discretion.

SITE DEVELOPMENT:

The natural terrain at The Cliffs at Padre Springs is fragile and may take years to recover from construction damage. Therefore, the creators of The Cliffs at Padre Springs have developed regulations to provide protection for the terrain during construction.

Each Lot contains a Building Envelope* which has been created to provide the maximum amount of long-term flexibility in siting homes and future additions, while preserving significant natural areas and view corridors.

Driveways, to the extent practical, will be winding, following the natural terrain. Arroyos and drainage ways, to the extent practical, are to be left free and unimpeded in their natural states. Natural terrain features such as slopes, ridges, knolls and rock formations must be carefully considered and, when possible, integrated into the development. Landscaping is to be

* All capitalized terms are as defined in the Declaration of Covenants, Conditions and Restrictions

carefully controlled to integrate with the natural terrain and should incorporate a combination of indigenous and carefully selected non-indigenous plants.

The Building Envelopes should be properly sited to protect mesa and cliff edges. However, regardless of Building Envelope location, no development of any sort shall be permitted within twenty five feet (25') of a mesa or cliff edge.

All cut and fill slopes shall be balanced so that no material is removed from, or imported to, the Lot. The Design Review Committee may approve a variance upon a showing of specific need for material removal or importation due to abnormally hilly Building Envelopes or driveways.

A substantial portion of the numerous existing archeological sites on the Property have been 'cleared' or protected by easements. However, individual Lot owners may be responsible for protecting archeological sites on their own Lots in accordance with County regulations.

Due to the sensitive nature of the landscape, significant fire protection measures shall be employed, as per County requirements. These measures are further detailed in the 'Wildland Fires Mitigation Strategy' report commissioned by the creators of The Cliffs at Padre Springs, the recommendations of which are required by the County. These measures include:

- 'Hammerhead' turn arounds at the end of driveways;
- Dedicated water tanks for fire protection: These tanks may be integrated with the water catchment system for filling purposes, but shall be dedicated to this use and not employed for landscape watering or other uses that will affect the ability to keep the tanks full;
- Residential sprinkler systems;
- Defensible space requirements.

The creators of the Cliffs at Padre Springs have paid particular attention to preserving substantial open spaces and sensitive lands. The following terms define those areas of special consideration, for which protection shall be considered by the Design Review Committee in its review of any construction or landscaping plans.

- *Sensitive Land* includes property along or near (within 25') the tops of significant hills, ridges, or mesas; property with slopes greater than 20% or slopes that have been determined to be unstable; property lacking significant tree cover; and property adjacent to significant drainage channels that drain more than 100 acres.
- *Significant Hills, Ridges, or Mesas* are defined as landforms that are highly visible from public or community road corridors and/or land forms that have side slopes greater than 20%.
- *Significant Tree Cover* is defined as the average tree cover typically found throughout The Cliffs at Padre Springs. Areas having less than 50% of the typical or average number of trees per 10,000 square feet are to be identified as Sensitive Lands
- *Unstable Slopes* are defined as highly erodible slopes with loose rocks, or slopes

identified as having soils with an unusually high shrink-swell capacity by the project engineer.

NATURAL AREA:

The Natural Area is that portion of a lot that lies outside of the Building Envelope. This area should remain, to the extent practicable, as undisturbed natural landscape. No improvements or construction shall be permitted outside the Building Envelope, except as required for the driveway and utilities. Only indigenous plants commonly found in the natural terrain of Glorieta may be used to re-vegetate the Natural Area.

BUILDING ENVELOPE:

Each Building Envelope in The Cliffs at Padre Springs is restricted to a maximum coverage that does not overwhelm the Lot and is sensitive to its neighboring properties. The Building Envelope is the portion of each Lot in which all improvements must be built. The Building Envelope is the only area in which alterations to the existing landscape may occur. The only improvements permitted outside the Building Envelope are utility runs and the driveway and its related features.

Careful consideration should be given to positioning structures in the Building Envelope for reasons of composing the most appropriate ensemble for the Lot and its Owner. To the extent reasonable, consideration shall be given to neighboring existing homes and home sites in order to maintain their sight lines, view corridors and privacy, as well as maintaining compatible building massing.

The Building Envelope may only be amended by approval of the Design Review Committee. The Building Envelope shall encompass the minimum area necessary to complete the proposed building, landscape, and utility improvements and its size and shape shall allow for access of all heavy equipment around the perimeter of all structures, as well as for the storage of all construction materials. All heavy equipment must be used and parked within the Building Envelope. The Design Review Committee may require reduction or reconfiguration of the proposed Building Envelope if, in its opinion, doing so would provide better protection of the Lot without unduly impeding construction.

Building Envelopes may be subject to restrictions that limit or prohibit buildings or improvements in certain areas. These may include, but are not limited to, maximum slope areas and areas not sewerable by gravity.

No part of any structure, Building Envelop, development or improvement on a Lot, including but not limited to driveways (except as required for site access), garage back-out areas, retention ponds, cisterns or other elements shall be allowed within the building setback area.

Except as may otherwise be provided on the Plat or in these Guidelines:

1. Minimum setbacks of buildings from Lot lines are 25 feet (front, rear and side yards). With the exception of the driveway as it first enters the Lot and immediately crosses the setback, this area shall remain in an undisturbed natural condition.

2. Minimum distance between buildings on adjacent Lots is 50 feet.

3. Minimum distance between main and accessory buildings on a Lot is 10 feet.

If it is necessary to conduct construction activities outside the approved Building Envelope (other than utility runs), the Owners of the lot may submit a boundary description of the proposed encroachment to the Design Review Committee. The Design Review Committee will permit construction outside of the approved Building Envelope only when construction is unreasonably difficult without encroachment beyond the Building Envelope. The construction area outside the Building Envelope must be returned as closely as possible to its original condition.

ANIMAL FACILITIES:

Facilities for permitted animals, such as doghouses, coops and runs, shall be designed in an attractive, safe and humane manner, in accordance with all County regulations. All animal facilities shall be within the Building Envelope, and all animals shall be fenced within the Building Envelope. Fencing shall be stuccoed masonry or split rail with diamond mesh, field fence or similar backing. No poultry net or other light gauge fencing is permitted. Coyote fencing shall be confined to runs, yards or storage areas of less than 1,000 square feet.

LANDSCAPING & SITE GUIDELINES:

All landscaping plans must be approved by the Design Review Committee and must be in compliance with all fire protection and other County requirements. The Committee shall evaluate each individual submittal for appropriateness for its Lot, and compliance with the Guidelines. The Committee's overall objective is to ensure that all homes harmonize with the environment and with each other.

General. The site should be altered as little as possible from its original native condition, and existing watershed and drainage ways should be protected wherever practical. Structures should be limited to areas on the Building Envelope where drainage, soil, and geological conditions will provide a safe foundation. A soil analysis must be obtained to assure proper foundation design. Owners shall evaluate the quality of both daytime and nighttime views and arrange the living spaces accordingly. Owners shall consider the potential impact future homes built on neighboring and nearby Lots might have upon their views and privacy, as well as the

impact of their home upon the views and privacy of their neighbors.

The daily and seasonal paths of the sun should be considered in order to take advantage of the area's potential for passive solar heating.

Residences should be nestled into the land, appearing to be low and part of the site. Buildings should not appear to be perched on the site, and should avoid the appearance of unnecessary height. When possible, buildings should be stepped down slopes so that the finished floor elevations are related to the existing contours. To achieve this goal, it is generally required to have an approximate balance of cut and fill; exceptions may be permitted so long as the residence appears to nestle within the site. Cut and fill slopes shall not be exposed following completion of construction, except in special circumstances as approved by the Design Review Committee. When the construction is finished, the earth around the residence and site walls should lay against the walls as near as possible to the original angle of slope.

Driveways. Driveways and driveway entrances should be located so as to minimize their visual impact on important natural features of a Lot and to minimize disruption of existing significant plants and trees, as well as arroyos or drainage ways. Driveways shall be a maximum of 16 feet wide at the property line and a maximum of 12 feet wide on the property except as approved for parking and turn around areas. Only one driveway entrance is permitted for each Lot. All driveway turnarounds, islands, parking areas and forks shall be located within the Building Envelope. Driveways may not be located within the 25-foot setback area except as they enter from the street. The location of driveway entrances within the 25-foot setback from an adjacent property line is allowed only when there is no reasonable alternate location.

Street Number Sign. Each residence may have one sign, no more than six (6) square feet in size, showing its address number. Other information, such as street name, Owner's names and house names are not permitted. Signs may be lighted by one light fixture not exceeding 30 watts, mounted on the sign as a down light. Signs must use the same materials and colors as the residence and must reflect its design character.

Parking. Each Lot must include at least a two car enclosed garage, which may be either attached or detached. At least two additional guest parking spaces must be provided, and if a guest house is constructed an additional space will be required. No on-street parking is permitted, except by written permission of the Homeowners Association for special events only. Guest parking shall, where practical, be located and screened to minimize visibility from other Lots, streets and public areas. Screening may be either plant materials or walls or berms be used, as required by the Design Review Committee. Screen walls shall be greater than 3 feet and less than 4 feet high. Screen walls that are also retaining walls must comply with both the screen wall and retaining wall requirements. Screen walls shall be located completely within the Building Envelope.

Utilities. Driveway design should provide adequate access to all utility meters and hook-up points, including those for water, electricity and telephone. Owners who wish to place the driveway in a location that interferes with any existing utility must bear the full cost of moving the utility. Whenever possible, utilities should be run underneath the driveway to minimize disturbance to the Lot.

Fences and Gates: Owners may not enclose the perimeter of their Lots. Owners may fully enclose the perimeter of their Building Envelope with stuccoed masonry or split rail fence. If Building Envelopes are fenced, gates must be installed for emergency access purposes that meet all state and local minimal egress dimensions and specifications.

Site Drainage and Grading. Site drainage and grading must be done with minimum disruption to the Lot. Surface drainage shall not drain to adjoining Lots or open spaces except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off-site soil erosion on open spaces.

It is the intent of these Guidelines to discourage excessive cut and fill, and other than the driveway, no grading may be done outside the Building Envelope. Cut and fill must not exceed a four horizontal to one vertical (4:1) slope. No fill shall be allowed that is steeper than 4:1 unless the natural grade of the area in question (as determined by the Design Review Committee) approaches this degree of slope. In circumstances where the Design Review Committee has allowed the slope to exceed 4:1, any cut or fill steeper than 3:1 shall be covered with an appropriate stone surface. Any alterations to arroyos with projected 100-year storm flows greater than 50 cubic feet of water per second will require approval by the Design Review Committee.

Structures, roads, driveways, and any improvements should be designed to fit the existing contours of the site as nearly as possible and should required minimal excavation. All culverts, bridges or other drainage structures must be finished with headwalls, wing walls, or other devices so as to prevent the erosion of slopes or soils and/or the exposure of the conduit or any unfinished structure. These structures may be finished in integrally colored concrete, moss rock, or stucco of approved color. Culverts must be a minimum of 18 inches in diameter and must be sized to accommodate the roadway drainage or site drainage shown on any drainage plans for The Cliffs at Padre Springs.

The erosion potential and safety of the site should be evaluated based on the percentage and direction of slope, soil type, and vegetation cover. When a change in the drainage pattern within a given Lot is necessary, right angle diversions shall be avoided and positive drainage shall be created in a logical manner. Soil erosion shall be minimized by the use of plant materials or other erosion protection approved by the Design Review Committee.

When driveways interest streets, existing road-shoulder drainage patterns shall be maintained. Any drainage damage that may occur from one lot to other lots or common areas because of a change in natural conditions will be the responsibility of the Owner of the Lot that caused the unnatural drainage flow. Approval of a drainage plan by the Design Review Committee does not make the Design Review Committee liable or responsible to the Owner or others with respect to the adequacy of the engineering or otherwise, but merely implies compliance with the intent of these Guidelines. Design Review Committee approval does not reduce or eliminate the obligation of the Owner to comply with all legal requirements and to be responsible for all damages arising from changes in natural conditions.

Arroyos and Drainage Easements. Natural drainage ways occur frequently throughout The Cliffs at Padre Springs and may not be obstructed. Structures and other improvements should be sited to avoid these washes, although they can be sited at the edge of an arroyo. The Design Review Committee recommends that bridges, buildings, and other improvements must be designed so as not to obstructed 100-year storm flows.

Some drainage easements may include arroyos with projected 100-year storm flows greater than 50 cubic feet of water per second. These easements are areas of special consideration due to the potential high-volume water flows and must remain unaltered and unobstructed except as approved by the Design Review Committee. When improvements near such easements are necessary, they shall be designed and constructed to bridge the easements. In such cases, the Design Review Committee may require a backwater flood analysis prepared and submitted by a New Mexico licensed civil engineer, at the Owner's expense, that ensures the safety and feasibility of the design.

In general, the surface drainage across a Lot must enter and leave the Lot in the same locations as it did before construction of improvements.

Plant Species. In general, only indigenous plants shall be used for landscaping within the Building Envelope. Non-indigenous trees may be suitable for shade, noise and dust control as approved by the Design Review Committee as part of a landscaping plan. Walled yards are not required to use indigenous plants, however, in no case may invasive species be used anywhere on the Property. Organic gardens are encouraged. Landscaping plans shall specify low or no pollen plants.

Water Catchment: All residences must have a rainwater catchment cistern(s) system for water conservation. The location and size of cistern(s) shall be indicated on the plans submitted for design review. Cisterns shall be entirely buried below grade. Each cistern shall provide for overflow into a retention pond or overflow pond. All other requirements pertaining to the design and approval of cisterns shall be per the current County of Santa Fe ordinance. Other water conservation methods, per the Design Review Guidelines, are encouraged.

Stormwater Detention. Stormwater shall be contained on site so that no more than historical off-site flows occur, or as otherwise required by the County, whichever is more stringent. Local ordinances require that on each Lot drainage shall be directed to flow into on-site water retention ponds and cisterns. The location and size of the retention ponds and cisterns on an individual Lot must be able to retain all the water that falls in the area of development. To ensure this, the Design Review Committee requires the detailed drainage plan to be certified by a licensed engineer or architect.

Fire Pits: Fire pits are not allowed. All fires shall be contained within constructed fireplaces (indoor or outdoor) or grills, enclosed except for front openings (a design with 2 front openings on opposite sides of the same fireplace is permitted).

Basketball Hoops. One basketball hoop and backboard may be installed at a residence when approved in advance by the Design Review Committee. Poles and backboards must, to the extent reasonably possible, be screened from other Lots, streets and public areas, and must be painted in a non-reflective color to blend with the surroundings. The installation of such items may be subject to other stipulations imposed by the Design Review Committee. Particular consideration will be given to the privacy of adjacent Lots, as wells as to color, obtrusiveness, and location. The basketball hoop and backboard must be removed when no longer utilized. Portable hoops also must be painted in non-reflective colors that blend with the surroundings and must be stored out of public view when not in regular use.

Swings and Children's Play Equipment. Swings and other children's play equipment may be installed at a residence when approved in advance by the Design Review Committee, and must, to the extent reasonably possible, be screened from other Lots, streets and public areas, and must be (or be painted to be) a natural, non-reflective color to blend with the surroundings. The installation of such items may be subject to other stipulations imposed by the Design Review Committee. Particular consideration will be given to the privacy of adjacent Lots, as wells as to color, obtrusiveness and location. The equipment must be removed when no longer utilized.

ARCHITECTURAL DESIGN

Styles: The predominant design influence at The Cliffs at Padre Springs shall be traditional architectural styles of the region, which shall include: 1) Ranch, 2) Northern New Mexico, 3) Pueblo and 4) Western/Rocky Mountain Contemporary. Territorial Style with brick coping at parapets is not an approved style of The Cliffs at Padre Springs.

In addition to the basic design guidelines regarding these styles, designs incorporating round or square hand hewn logs or timbers (with or without chinking), stone, wood siding and stucco, as well as eclectic combinations of those materials, are acceptable so long as the Owner takes care to minimize material use and maximize energy efficiency. A combination of styles

will be permitted only if the overall design presents a harmonious composition of massing, proportion, materials and quality of detailing; for example, a contemporary design using a mixture of historical and stylistic elements.

For interpretation of these styles as they pertain to The Cliffs at Padre Springs, see the outline of styles below for illustrations of basic stylistic approaches. The architect or designer is encouraged to research other reference materials as well.

The Design Review Committee may at any time adopt a style book or examples of preferred or suggested style elements.

GENERAL GUIDELINES FOR ALL STYLES:

1. Surface Material And Texture: Unless otherwise specified for the style, buildings shall be coated with mud plaster, stucco or related material that has a texture which simulates that of mud plaster. Buildings shall be finished with a finish color coat in an approved earth tone no later than the completion of construction, and may not be left with raw stucco or other unfinished finishes. The Design Review Committee retains the ability to determine if exterior materials are blended appropriately in terms of colors, textures and composition. At least two, and no more than four, different exterior materials are desired, except for pueblo construction in which case plain stucco exterior is desirable.
2. Color:
    a. Natural earth or vegetation tones are required. The Light Reflective Value for the walls of any structure is to be 40% maximum;
    b. Entries (wall areas below portals) may be emphasized by the use of off white or other neutral tones complementary to the predominant colors found in the area of the town. Window frames, door frames, and accent trim may be painted in contrasting accent colors reminiscent of the traditional turquoise designed to keep evil spirits out. Larger surfaces such as doors, columns, beams, and corbels shall be stained in natural wood tones or weathered wood tones;
    c. Painting of buildings with bold patterns, checks, and using buildings as signs is prohibited.
3. Solar Integration:
    a. The use of solar and other energy collecting and conserving features shall be required;
    b. Solar features, such as trombe walls, sunspaces, greenhouses and clerestories are best handled if they are integrated into the structure;
    c. Solar hardware such as collectors, especially water heating collectors, shall not appear to have been set on roofs, walls or the ground as an afterthought. They shall be built into and integrated into the overall building design;
    d. Solar features shall be hidden from public view by a screening device or disguise. Screening methods include: sufficiently high parapets, roof mounted apparatus, fences, berms, landscaping or buildings to block from public view, and ground

mounted apparatus;

e. The use of glass areas for collectors, trombe walls, greenhouses, or direct solar gain is acceptable, provided the percentage of glass on the south elevation does not exceed seventy five percent (75%) of the total wall surface;

f. Reflected glare on nearby Lots, Common Roads and Trails shall be avoided.

4. Mechanical Equipment:
   a. Exterior mounted mechanical and electrical equipment, vents, solar hardware and satellite dishes shall be architecturally screened and, in particular, roof mounted equipment shall be of a low profile to minimize the screening problem
   b. Awnings shall be reviewed on a case by case basis, but in no case are aluminum, plastic or bubble shaped awnings permitted.
5. Windows: All windows, whether a single pane or sash or a massing, whether joined by mullions, separated by pillars or otherwise presenting a visually singular mass greater than twenty-four (24) square feet of glazing shall use low reflectivity glazing. Windows must generally be recessed a minimum of 4 inches into the outside wall to protect and shelter the glass, as well as give an appearance of substantial wall thickness, strength and durability. Unless specifically approved by the Design Review Committee (as may be the case with more contemporary designs) all windows shall be recessed at least 4 inches from the plane of the glass to the exterior face of the wall.
6. Doors: Doors (including sliding glass doors) must be covered by a portal or other overhang, or be recessed into the wall at least 12 inches.
7. Glass Block: Unless otherwise approved by the Design Review Committee, glass block will be allowed on a limited basis only in those private areas in which additional natural light would be beneficial, such as bathrooms.
8. Garages: a Third car garage must be offset from the other two-car garage by a minimum offset of 18”or other means of differentiating the third car bay mass from the other garage bay mass, and an elevation with a different character and materials usage, is encouraged.
9. Flashing: Flashing shall be either painted to match the wall or roof color or shall be unsealed copper.
10. Hand-hewn Logs or Timbers at Walls and Roofs: Only hand-hewn logs or timbers are permitted. Mill finish logs, or logs with the bark still on are not permitted. Logs and timbers shall be a minimum of eight inches (8") in diameter. Owners are encouraged to utilize reclaimed/salvaged logs, timbers, beams, posts, etc. from old buildings, when possible and practical, in order to enhance the integrity and historical basis for their individual projects. Final determination as to the acceptance of these materials in the design of the project is at the sole discretion of the Design Review Committee.
11. Pitched Roofs: General guidelines for pitched roofs are as follows:
    a. Colors shall be muted, natural earth or vegetation tones found in the immediate area.
    b. A 12 in 12 roof pitch maximum and a 6 in 12 roof pitch minimum are required at the main roof elements. A minimum of a 1 and 12 roof pitch is acceptable at accessory pitched roofs (unheated space only) such as portal roofs, provided they

abut an architectural element or roof that is higher than the highest plane of that roof. Dormers are allowed.

c. Roof rakes at gables and sheds should extend beyond the vertical wall plane a minimum of 12" to create a shadow line.

d. All venting pipes on pitched roofs must be made of weathering steel or be painted to match the roofing material utilized. Placement should be in a location least visible from adjacent properties.

e. Satellite dishes and antennas should not be placed on pitched roofs; they should be screened on flat roofs by parapets, and on ground level they must be screened by yard walls. Satellite dishes and antennas should be painted to match the dominant wall finish color.

f. The unbroken roof ridge length may not generally exceed 65 feet on any mass of any structure.

12. Flat Roofs: General guidelines for flat roofs are as follows:

a. Where a flat roof, not contained by a parapet, is employed as a primary roof, its fascia should present a substantial depth.

b. Flat roofs may either be cantilevered with the face thickness equaling the roof structure or be a combination of roof sheathing plus flashing, fascia board(s) and structural members (roof joists and beams) employed at regular intervals to create "depth."

c. Flat roofs may either be captured by vertical parapets and/or wall masses or cantilever beyond the wall plane. In no case will exposed flat roofs be permitted to remain flush with the exterior wall plane. Cantilevered flat roofs shall extend beyond the exterior wall plane a minimum of 12" in order to create a shadow line and appearance of depth.

d. Fascias may be of any approved, low-reflective material which includes wood, weathering steel, unsealed copper or stucco that is properly detailed to resist cracking.

e. Mechanical roof vents on flat roofs that are within 8 feet of adjacent roof masses must be boxed into a false chimney mass or power vented in order to reduce the height of the vent stack. Visible mechanical vent stacks must be painted to match the dominant wall finish color.

f. Skylights are to be completely screened by parapets such that no part of the skylight extends above the horizontal plane of the top of the adjacent parapet. Houses that can be seen from higher ground will require higher parapets to adequately screen skylights.

13. Stain: Only penetrating stain is allowed on logs and timbers - medium to dark ranges. No solid body stains or paints are permitted.

14. Chinking: Only natural gray, earth colored, or no chinking allowed.

15. Stone: Stone must terminate on an inside corner. Only real stone is allowed, unless the faux material is submitted to and approved by the Design Review Committee in its sole discretion.

16. Trim: Door and window trim, flashing, wood siding, barge rafters and fascia boards at

upper portions of the building must have a non-obtrusive and minimally reflective color and finish as viewed from adjacent Lots, Common Roads and Trails.

17. Wood Siding: Great care shall be taken to insure stability and longevity of all exterior wood siding used in The Cliffs at Padre Springs. A preferred minimal thickness of one and a half inches shall be used. Owners shall be responsible for maintaining exterior wood siding.

18. Building Heights and Massing: Buildings shall respect the architectural traditions of Northern New Mexico. Specifically, building heights should promote an architectural style that is well integrated with the natural environment and help to avoid the creation of overbearing structures. A varied mix of massing is desirable in order to prevent continuous planes at the maximum height allowed. Thus, these Guidelines generally require a variety of roof heights for pitched and flat roofs in a well proportioned composition of design. The following requirements shall apply:

    a. The terrain at The Cliffs at Padre Springs is varied and unique, with hilltops, mesas, meadows, and valleys. These differences in elevation may cause an otherwise acceptable design on one Lot to appear excessive in height and out of character with its surroundings on another, even nearby, Lot. In such circumstances, the Design Review Committee may require that the height of specific parapets and/or roofs be decreased below the maximum allowable. It also may include recommendations for the inclusion of flat roof masses as well as the variation of roof ridges, pitches and roof elements.

    b. Unless otherwise indicated on the Plat, all residences have a 24 foot height restriction. This 24 foot height restriction pertains to the maximum height for the outer periphery walls as measured from the highest adjacent natural grade to the tops of the surrounding parapets or flat roofs.

    c. Generally, building masses with flat roofs that exceed 22 feet above the highest adjacent grade to that mass cannot comprise more than 33% of the heated area of the home. No masses over 16 feet are permitted on guest houses.

    d. In no case shall the overall height between the highest parapet or roof ridge of each approved freestanding structure and the lowest point of natural grade adjacent to that freestanding structure exceed 30 feet

    e. While it is anticipated that building masses will follow the natural site contours, nothing in these guidelines shall prohibit residences with a single floor-level provided the building height and massing requirements, as well as grading guidelines, are met.

    f. Portals, courtyard walls, or perimeter walls may be acceptable as lower mitigating building masses.

    g. In order to ensure that buildings blend with their surroundings, building masses should be predominantly horizontal rather than vertical, yet not create long unbroken horizontal elements. In keeping with this purpose, the Design Review Committee may require additional vertical and/or horizontal offsets, as well as other design elements, to help bring further character to the massing of the building. Buildings to which this applies include the main residence and detached

accessory structures such as guest houses, studios, barns and garages.

h. Generally, the masses of flat roof structures are to be broken vertically at a maximum of 16 feet, causing the facade to step up to the 24 foot maximum height limit.

i. Buildings should contain at least three (3) different roof elevations or masses separated by two foot (2') increments both horizontally and vertically. Buildings between 3,200 and 4,500 square feet of heated area must have at least four distinct building masses. At least three of the building masses must be visible in each building elevation. Accessory structures less than 1,200 square feet in heated area can have less than three distinct masses, subject to review by the Design Review Committee.

j. Any wall, portal, or elevation that, in the opinion of the Design Review Committee, is too plain in appearance may be required to be of a shorter wall length with more offsets vertically and/or horizontally. Generally, the exterior walls of the building should not have an unbroken horizontal length greater than 30 feet. The Design Review Committee may require the addition of buttresses, pilasters, windows, lintels, or other detailing to create interest and consistency in the design. No more than 20 cumulative feet of garage door (a single 16- to 20-foot door or two doors that are each 7 to 10 feet long) may be located in a single wall.

k. Full basements, below grade only, are allowed. Window wells are also allowed. Basements will not be calculated as part of the square footage calculation in establishing minimum square footages.

l. All principal residences shall be a minimum of 1,800 square feet of heated area.

19. Roof Decks: A roof deck is allowed provided that it does not create an appearance of a two-story residence. Each Lot may have only one roof deck, on either the residence or an accessory structure. A roof deck must not exceed 800 square feet, and the roof deck parapet must not be part of the highest mass of the residence. Access to a roof deck must be shielded from other Lots, roads, and public spaces. Umbrellas are prohibited, and other roof deck furniture and accessories must not be visible from other Lots, streets or public areas. Open railings may partially enclose a roof deck provided they are used on only a single side of the roof deck, being no less than 2 feet from a parapet corner, and have no single span of railing greater than 8 feet in length. The top of the railing must be at least 4 inches below the adjacent top of the parapet. Railings must be metal, and their design must be attractive and visually appropriate to the design of the house. Open railings must comply with government code requirements.

20. Related Walls: Residences and related landscaping may utilize walls that are not building walls, including walls used for screening, yard walls and retaining walls. Retaining walls are covered elsewhere in these Guidelines and are not covered by this section (such related walls, other than retaining walls, are sometimes referred to in these Guidelines by various names, including screen walls and yard walls). Related walls should be visual extensions of the architectural design of the residence. They may be used to distinguish private areas such as patios, and as screening for hot tubs, sun decks, guest parking, and

service areas. Walls may not be used to delineate the Building Envelope, or to delineate setbacks, property lines or driveways. Freestanding walls may not exceed 6 feet in height, while walls attached to, and visually integrated with, the residence may not exceed 8 feet in height. No continuous wall shall continue for more than 100 linear feet. Such walls should be varied with offsets and/or buttressing. Planters, curves and gates may also be introduced to enhance their aesthetic quality. Wall colors are subject to the same color standards described above. Finish materials of all walls must be continued down to finish grade, thereby eliminating unfinished foundation walls.

21. Mechanical Equipment: Due to the potential of noise pollution, outdoor mechanical equipment should be selected, designed, installed, placed and screened in such a manner as to reduce, or preferably eliminate, noise from traveling to other Lots, streets or public areas. Low sound output equipment is strongly encouraged. All outdoor mechanical equipment, such as air-conditioning condensers and generators, must be fully screened by walls from other Lots, streets and public areas, regardless of sound levels. If the Design Review Committee finds that outdoor mechanical equipment is creating an unacceptably high level of noise for other Lots, streets or public areas, the Owner is responsible for taking further sound abatement measures, including raising the height of the screen walls, adding screen walls, planting additional trees and/or plants, introducing sound-absorbing material to the interior of the equipment enclosure, and/or providing a sound absorbing cover for the equipment. Owners and designers should ensure that the design and placement of the mechanical equipment enclosure allows for regular access for maintenance personnel.

SPECIFIC STYLES GUIDELINES

Pueblo Style:

1. Materials: Generally the outside finish materials in Pueblo Style homes is stucco or stabilized mud plaster. Windows are doorways are bullnosed so that there are no trim materials other than the actual windows and doors themselves.
2. Buildings shall express a massive structural quality in appearance as opposed to a “curtain wall” appearance. Buildings over one story shall be designed to appear more as an aggregation of smaller “building blocks” rather than a single large box
3. Residences may be sited partially below grade; however, two-story structures are not allowed except under exceptional circumstances, as approved by the Design Review Committee. All residences must appear as single-story structures from all sides. If the applicant requests two stories, he or she must demonstrate that the additional mass created by the second story is not imposing and that it does not obviously appear to be a two-story structure. While full basements are allowed, they may not be used for garages.
4. Buildings shall be designed to be “wall dominated” so that building geometry is more defined by walls, and the roofs are visually less dominant in the overall design.
5. Wall thickness shall be reflected at door and window openings. Columns, lintels and other exposed structural elements should be scaled in a correspondingly massive manner.

6. Long, uninterrupted horizontal facades shall be avoided.
7. The use of parapets is strongly encouraged. Buildings should be topped by “flat” (moderately sloped) roofs obscured by parapets (firewalls). Dead flat roofs are not recommended. Parapets shall obscure the sloping roof surface on the front and side facades as proper drainage may allow. Alternative treatments should be consistent with the building style.
8. Building cantilevers or other visually and apparently unsupported structures are not acceptable.
9. A human scale should be achieved near ground level on larger buildings and along street facades and entryways through the use of elements such as portales, zaguanes, windows, doors, columns (usually round) and beams. Portales should provide a transition between the outside street and the building interior.
10. Courtyards and patios serve as protected enclaves of outdoor space which reinforce the sense of “plaza” and should be incorporated wherever possible.
11. Light And Shadow: Building masses should be arranged so that they cast shadows on each other and emphasize the contrast of light and shaded surface at corners.
12. Doors And Windows:
    a. Window shapes, arrangements and types should be reminiscent of those found in historic structures. Divided light windows are encouraged;
    b. The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade, except for solar features;
    c. In buildings constructed of masonry or adobe, recessed windows enhance the historic character and give the impression of greater wall thickness. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;
    d. Window openings or areas shall be bullnosed and framed by wood casings. Doors shall be wooden or a combination of wood and glass;
    e. Windows should be vertical in proportion;
    f. Skylights should not be visible.
13. Architectural Detailing:
    a. Detailing should be functional. Portales should provide protection from weather, canales should drain a roof area, and projecting vigas should reflect structural members within. Avoid "weaving" vigas. All exposed structural elements should express understanding of the traditional structural sense. Applied, nonfunctional structural elements (such as exposed viga ends where no viga beams are used for actual structural members) and other "applied" architectural details are not appropriate;
    b. Window and door moldings and exposed lintels are appropriate. Wood trim is minimal around window and door openings. A rounding effect or bullnosing should be used creating a transition from wall surface to window surface. Lintels above window and door openings are usually of wood;
    c. Portales should express exposed beams and columns with transitional devices such as corbels. Corbels may be ornamental.

Northern New Mexico Style:

1. Materials:
   a. Stucco or stablized mud plaster is the primary characteristic exterior finish.
   b. Painted wood trim and metal roofs offset the stucco. Light reflective values of painted trim shall be minimized.
   c. Board and batten vertical siding, as well as wood horizontal siding, at gable ends, is common.
   d. Stone, especially in foundation (stemwall) areas is also a common detail.
   e. If a secondary exterior wall finish material, not including glazing, is used, it shall be at least 15% of wall area and shall be used in such a way as the secondary material is aesthetically significant and meaningful. A maximum of four materials is allowed, not including glazing. The placement of these materials must be designed in such a fashion that they are visible from the majority of views to the house.
2. Massing/Scale:
   a. Buildings shall be designed to appear as single block, usually rectangular in shape;
   b. A human scale should be achieved near ground level on larger buildings through the use of scale elements such as porches, doors, windows, columns (usually square) and railings;
   c. Buildings should not appear to be paneled with either rows or stacks of panels. A single wall plane should dominate any elevation;
   d. Porches are encouraged and shall be designed to appear as "attachments" to the main portion of the building. Porches should provide a transition between the outside street and the building interior.
3. Roofs:
   a. Metal roof material is encouraged. Roof glazing, within the plane of the roof may be allowable, provided the total area does not exceed twenty percent (20%) of the roof area on any one elevation. Domed or pyramidal skylights are not allowed;
   b. Dormers are an essential stylistic cue and are strongly encouraged. Dormers may be employed to provide additional usable space in half-story areas. Dormer exterior walls should have wood shingles, horizontal wood siding or stucco. Dormer roofing material should be consistent with the building roofing material;
   c. Partial flat roofs may be employed.
   d. Flat skylights are acceptable.
4. Doors And Windows:
   a. Windows and doors may be topped by pedimented moldings and have wide wood borders.
   b. Windows shall be framed by wood casings. Doors shall be wooden or a combination of wood and glass.
5. Architectural Detailing:
   a. Porches should provide protection from the weather and be constructed of square or turned wood posts with simple detailing, using corbels where appropriate;
   b. Porch railings shall have balusters of turned or square wood and should terminate at simple top and bottom rails;

c. Shingles and horizontal wood siding or stucco may be used in gable ends and for dormers.

Ranch Style:

The ranch style is historically important style in combining the building methods and materials from available resources throughout the West. Due to the lack of large timber in the arid Southwest, a more diverse range of materials was often employed. Homesteads employed this diverse range of materials, finishes and building methods in an eclectic yet harmonious architectural theme. Ranch style buildings built in the Cliffs at Padre Springs should include a combination of exterior finish materials reflecting the traditional composition and detailing of all elements that would be consistent with this style of building.

Ranch style includes a combination of stucco and/or stabilized mud plaster, logs and timbers, wood siding, stone and pitched as well as flat roofs. A secondary exterior wall finish material, not including glazing, of at least 15% wall area shall be used in such a way as the secondary material is aesthetically significant and meaningful. A maximum of four materials is allowed, not including glazing. The placement of these materials must be designed in such a fashion that they are visible from the majority of views to the house.

Contemporary Style:

Contemporary styles in the Western vernacular are encouraged provided the architect upholds the highest standard of design at The Cliffs at Padre Springs in the spirit of the Design Guidelines. The definition of "Contemporary style" in relation to this Western vernacular is the modern adaptation of regionally appropriate architectural forms and materials. A particular emphasis on material finish and massing will be part of the Design Review Committee review.

Additionally, the intent of the guidelines for this style is to ensure that there is a balanced proportion of glass to solid mass. Variation of mass, color, texture and material should also be considered in the contemporary design. It is not acceptable to present a design in which the predominant material is glass. Therefore the following standards for contemporary style shall be met:

1. Contemporary style has no specific guidelines requiring either flat or pitched roof composition other than the general requirement that the design be of appropriate composition and massing and that it meet all other guidelines found herein.
2. Glazing is one of the most important elements in contemporary style design. Therefore, large areas of glass concentrated on one or two sides of the building, to capture important views or solar exposure, are acceptable providing that the following standards are met
   a. Glass curtain walls, or walls where glass is the primary wall plane material, shall only be employed where they are in compliance with the Design Guidelines' "Interior Lighting." The Design Review Committee may require screening of glazing and/or reduction of

glazing areas where it is deemed that excessive exposure to neighboring properties and public ways will create a conflict with the intent of The Cliffs at Padre Springs.

b. A sensitive combination of at least two exterior materials is required and a maximum of four materials is allowed. Logs/timbers, stone, stucco/mud plaster, vertical board and batten and horizontal wood siding are acceptable.
c. Roof elements may either be flat or pitched and/or a combination of both. See the discussion of massing and building heights.
d. Flashing shall be either painted to match the exterior wall color, match the pitched roof finish material or shall be unsealed copper.

LIGHTING:

The developer's philosophy of preserving the undisturbed high desert applies to both its daytime and nighttime appearance. The goal is to allow for the minimum lighting necessary to provide for safety, security, and the enjoyment of outdoor living, while not impairing the natural darkness of the desert sky.

Lighting shall comply with the Declaration of Covenants, Conditions, Restrictions and Easements, in addition to the below requirements and standards. All plans submitted for approval shall include a lighting plan. Owners are encouraged to meet LEED® and IESNA® standards for lighting, which will help ensure reduced resource use and reduced impact on night skies and nocturnal environments while providing adequate and pleasing lighting schemes.

Interior Lighting:

All interior light sources shall be directed or shielded so that neither the source of light, nor any direct light, is viewable from outside the building. Interior lighting effects may be visible from outside the building, but Owners are encouraged to minimize light disruption outside the building.

Exterior Lighting:

Even though light spilling from the interior spaces contributes to the lighting of the exterior and should be accounted for in the overall lighting design, "exterior lighting" as used here shall mean light sources that are located outside the home.

The submitted plans shall include an exterior lighting plan. Cut-off luminaires shall be employed, and no direct lighting shall be directed or visible outside the Building Envelope. Accent lighting is acceptable, but no footlights, wall-wash lights or similar lighting that highlights large portions of a structure are permitted. Exterior path lighting may mark paths or driveways, but shall not fully illuminate them. All County and State of New Mexico requirements shall be complied with.

SUSTAINABLE DESIGN:

It is recognized that some aspects of sustainable design best practices may conflict with one or more of the above Design Guidelines. Therefore, sustainable design requirements and initiatives shall be addressed as follows.

A sustainable design review fee shall be submitted at the time of plan submittal. The review fee will be determined by the Design Review Committee based on the actual cost of review, and will cover both initial plans and materials review as well as several site inspections, generally conducted at the time standard building code inspections are required, to ensure compliance with the sustainable aspects of Owners' designs. The Design Review Committee's approval of a plans shall indicate the required inspections, which shall be passed prior to moving on to the next phase of construction.

Permitted Sustainable Design Standards. The following sustainable design elements shall always be permitted, pursuant to an approved plan, so long as the plan is otherwise in conformance with these Guidelines.

- Photovoltaic Panels.
- Flat panel/evacuated tube solar hydronic or air collectors or trombe walls.
- Solar window walls, greenhouses or other passive solar oriented design features.

Required Sustainable Design Standards: All plans shall include a certification by a qualified individual that the project will have reasonable certainty of meeting the following standards. Upon completion of construction, the Owner shall provide the Design Review Committee with certification that the project has met these standards. If the project fails to meet these standards, the Owner shall meet with the Design Review Committee to discuss possible means of meeting the required standards. The Owner shall comply with any reasonable request of the Design Review Committee to take steps to meet the required standards. The Design Review Committee shall grant variances from the Design Guidelines where an Owner can satisfactorily demonstrate that there is no reasonable alternative to comply with the required standards.

- Build Green New Mexico® gold level rated.
- EPA Energy Star Qualified
- International Energy Conservation Code® (current edition)
- NMAC Title 14, Chapter 7, Part 6 (New Mexico Energy Conservation Code)
- All wood, except minor trim or decorative details comprising less than one percent (1%) of the combined interior and exterior wall area of the building, shall be certified by any organization listed in the Build Green New Mexico® *Model Green Home Building Guidelines* or shall be purchased from local suppliers who demonstrably practice sustainable forestry to the satisfaction of the Design Review Committee.
- All residences shall incorporate both passive and active solar elements into their design

in a functional and architecturally approved manner. There is no minimum standard for the specific solar energy component, but maximizing the area's abundant solar resources is strongly encouraged and will significantly help achieve the other standards.

- All residences shall incorporate provisions for grid-tie photovoltaic connections in a capacity equal to the electrical service capacity of the residence.

Encouraged Sustainable Design Standards: All construction on a Lot is encouraged to meet the following standards. The Design Review Committee shall work with Owners and shall give special consideration to plans incorporating the encouraged standards and shall not deny variances from the Design Guidelines where an Owner can satisfactorily demonstrate that there is no reasonable alternative, so long as the plans otherwise respect the intent of these Design Guidelines. In general, the higher level of sustainable design an Owner intends to achieve, the more consideration the Design Review Committee shall give to any requested variances that will make such achievement for feasible for the Owner.

- LEED® Silver or better
- 2 Green Globes® or better
- Carbon and energy neutrality achieved primarily through on-site efforts.
- Any other standard that is demonstrably equal to, or more rigorous than, the above.

Additional Suggested Sustainable Practices. The following practices are encouraged, when done in compliance with all New Mexico Environment Department and other applicable standards and requirements. Compliance with these recommended practices shall be given weight in reviewing any variance requests.

- Use of treated rainwater for domestic water purposes.
- Separate interior drain plumbing for grey water and waste water.
- Advanced treatment systems to permit use of waste water for irrigation purposes.
- Use of natural or recycled materials for insulation.
- Recycling of all wood, drywall and other scrap or surplus construction materials on site.
- Relocation or on-site recycling of any trees which are required to be removed.
- Use of efficient windows with insulated units, thermally broken frames and use of low-e glass where appropriate (low-e glass may reduced desired insolation on solar walls).
- Use of construction materials that are locally-sourced, recycled, low-toxicity, recyclable, reused and highly efficient, or any one or more of these factors.
- Use of low energy and water use appliances.
- Use of on-site native materials.
- Siting of structures so as to minimize the removal of larger, older trees.

Time for completion. The Design Review Committee may grant an extension of the twelve (12) month project completion deadline for the installation and connection of any renewable energy components. The extension shall be for no more than an additional twenty-four (24) months, and the Design Review Committee may require adequate assurances of

completion.

VARIANCES

Where in the case of proposed development it can be shown that strict compliance with the requirements of the Design Guidelines would result in extraordinary hardship to the Owner because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Design Guidelines, or where sustainable design best practices interfere with compliance with these Design Guidelines, an Owner may file a written request for a variance.

The Design Review Committee may approve the request upon proof that such a variance will not result in conditions injurious to health and safety. In no case shall any variation or modification be more than a minimum easing of the requirements. In granting variances, the Design Review Committee may require such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied of modified.