

Rancho Valencia DESIGN STANDARDS

Introduction

These Design Standards establish criteria for designing and creating a harmonious neighborhood, which will have its own unique "sense of place". The goal is to make Rancho Valencia a desirable place to live, a neighborhood, which balances the needs of the homeowner with a concern for the Rancho Valencia Community as a whole.

This document is to be used by homeowners, lot owners, designers, and builders. It describes the design objectives for Rancho Valencia and prescribes the requirements for site planning, architecture, materials and landscape architecture that apply to new construction and future alterations or remodeling. Owners should review the Declaration of Restrictions, Covenants, and Conditions for Rancho Valencia Subdivision (the "CC&R's"), the Articles of Incorporation of the Rancho Valencia Homeowner's Association, Inc. (the "Articles of Incorporation"), and the Bylaws of the Rancho Valencia Homeowner's Association (the "Bylaws").

The Rancho Valencia Homeowners Association (the "Association") is a non-profit corporation consisting of all Lot owners within the Rancho Valencia subdivision. A Board of Directors (the "Board") governs the Association. The Association is responsible for collection of fees, ownership and maintenance of all common areas, and enforcement of the CC&R's. The Rancho Valencia Design Review Committee ("DRC" or "RVDRC") performs architectural review and approval for all construction in Rancho Valencia, including new construction, alterations, additions and remodeling.

The design standards in this document are the criteria that must be met in order to build in Rancho Valencia. Neither Emil Kiehne and Sons, Inc. (the "Declarant"), the RVDRC, the Association, nor the Board shall be liable or bear any responsibility for any injury, damages, or loss arising out of the manner or quality of construction on any property within Rancho Valencia, or of any modifications thereto or for any failure to meet the stated objectives of the design standards. It is the Owner's responsibility to follow all applicable federal, state, and local building codes.

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A. DEFINITIONS

Rancho Valencia Park: The area defined as "Tract" on the Plat.

The Casitas at Rancho Valencia: Lots 71-150, as shown on the Plat

The Villas at Rancho Valencia: Lots 1-70, as shown on the Plat

The Haciendas at Rancho Valencia: Lots 151-181, 198-250, 270-310, 336-356, as shown on the Plat

The Estates at Rancho Valencia: Lots 182-197, 251-269, 311-335, 357-378, as shown on the Plat

Association: The Homeowner's Association as established by the Articles of Incorporation and provided for in the Bylaws.

Building Height: The maximum height of improvements is defined in the subsection headed Building Height.

Building Mounted Lighting: Lighting built into or attached to buildings on walls, ceiling, eaves, fascias, or other locations.

Built Square Footage: All enclosed building spaces including garages, but not including open-aft porches or portals, patios, or deck areas.

Construction Area: During construction, the area within the lot disturbed by the construction of the proposed improvements. The contractor shall maintain the Construction Area in a secure, neat, and clean manner avoiding unsightly stockpiles of debris and/or construction materials. The front yard area and the side yard area (when the side yard area faces a street) must be landscaped in accordance with the approved landscape plan upon completion of the building.

Corner Lot: Any lot that abuts more than one public right-of-way. Homes built on Corner Lots shall be deemed to "front" on the right-of-way on which the home has a smaller dimension, subject to possible re-designation by the DRC upon the request of the owner of any such home.

Declarant: Emil O. Kiehne and Sons, Inc.

Declaration of Restrictions, Covenants, and Conditions (CC&R's): The document which provides the legal requirements and regulates these Design Standards, which was filed for record with the Valencia County Clerk, as they may be amended from time to time.

Engineered Pad Elevation: Elevation of building pad for any lot within Rancho Valencia as established in the approved, certified Grading and Drainage Plan on file with the Village of Los Lunas prepared by GND Engineering, LLC.

Floor Area Ratio (FAR): The ratio of Built Square Footage to the area of the lot.

Plat: The subdivision plat of Rancho Valencia, recorded October 25, 2006, in Book J, at Page 734, of the records of Valencia County, New Mexico.

Remodel: The act of renovation, improvement or modification of a home in any manner.

Square footage: Minimum heated space within the home.

Security Lighting: Lighting intended to provide illumination of the area adjacent to a residence for security purposes.

Site Lighting: Lighting mounted either on the ground, in trees, on site walls, or by other means, for the purpose of providing safe passage around the improvements.

B. ARCHITECTURAL STYLES

The objective of these Standards is to establish standards for the design of homes in Rancho Valencia. These Standards shall apply to new construction as well as remodeling of an existing structure. The Standards that follow are meant to allow for creativity by providing specific and general descriptions of the nature of the traditional New Mexico and other allowable styles and to provide for the use of different styles in the same neighborhood. However, no house should stand so far apart in its design as to disrupt or detract from the visual harmony of the community.

Traditional New Mexican styles, as described in the following paragraphs, are allowed in Rancho Valencia. In addition, the RVDRC will consider, may allow other styles; provided, however, that any such other styles complement the traditional styles within the subdivision in terms of color, materials, proportions, massing and other architectural features.

All homes must be Pueblo Revival, Spanish Mission, Old World, Contemporary Pueblo style, or Southwest or Santa Fe style. Below are described characteristics of the different styles. While these characteristics are typical, it is not the intent of these Standards to prohibit a certain amount of individual expression and creativity as long as the overall look of the house contains the characteristics of one of the styles listed below and adheres to the Standards. The RVDRC retains the right to approve or deny any aspects of the design on a case-by--case basis.

In the case of a remodel of an existing home, the existing architectural style shall be matched. Any alteration of the exterior of an existing structure shall require the written approval of the RVDRC. Routine maintenance of existing structures shall not require RVDRC approval.

Pueblo Revival Style

Pueblo style is walked architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the "Pueblo Revival" buildings of historic Santa Fe, Pueblo style incorporates recessed set doors and windows, dramatically

recessed portals or patios, walled entry courtyards, radius corners and edges. The Pueblo style traditionally uses flat roofs and relies extensively on post and beam or bearing wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style.

Spanish Mission Style (Pitched Roof Pueblo)

A more contemporary pueblo style that incorporates a pitched roof is allowed. For use of the pitched roof style, however, the house must incorporate pueblo style elements so that the house will blend with the southwestern theme of the subdivision. The pitch ratio for this combination will be no greater than 6:12.

Contemporary Pueblo Style

Contemporary interpretations of the Pueblo style incorporating large areas of glass and innovative massing can be designed to be in harmony with more traditional residences. Pitched roof forms will not be allowed in this style. Courtyard walls extending the overall appearance of the residence are part of this style. The percentage of glass area to wall area, without prior written approval of the RVDRC, shall not exceed 30% in this style.

Old World Style

Features typically associated with Old World Style Architecture include rock or stone Facades and/or Accents, Arched and/or Vaulted elements, Courtyards, Barrel vaulted tile (not flat), Roof pitches which do not exceed 6:12, and a combination of flat and pitched roof components. Some or all of these features may be incorporated into an Old World Style House.

Southwest/or Santa Fe Style

Pitched roof usually 4:12 -- 6:12 pitch with barrel tile, stucco motif, reduced overhangs, rounded or square columns encompassing Spanish Colonial, and Mediterranean features.

C. ARCHITECTURAL AND DESIGN STANDARDS

1. Required Front Elevation Design Elements

For the Casitas at Rancho Valencia and the Villas at Rancho Valencia:

At least one (or more) of the following elements on the front elevation of home, in addition to natural stone address plaques.

1. Arched, modified arched, or curvilinear windows or transoms, or porch
2. At least one indented feature window
3. Bay window
4. Raised stucco trim around at least one window
5. Indented garage doors

6. 10% of home to have stone or tile trim on facade or courtyard wall or incorporated into front yard landscaping
7. Stucco columns
8. Approved window awnings, constructed of roofing materials and lumber.

For the Haciendas at Rancho Valencia:

At least two of the following elements on the front elevation of the home, in addition to natural stone address plaques:

1. Arched, modified arched, or curvilinear windows, transoms, or doorways
2. All front-facing windows and garage doors indented at least 4" (required)
3. Round or feature window accented with simple wrought iron "cross" design.
4. 12 x 12 tile or larger accent
5. Exposed vigas, trusses, or corbels
6. Arched, indented wall around garage doors accented with stone
7. Decorative Raised parapet wall in Pueblo style homes (similar to "The Alamo" design)
8. 20% stone or tile trim on home, around indented garage or windows or on courtyard wall in front of home
9. Turret, bell tower or similar roof design feature
10. Entry courtyard with wrought iron or rustic wood gate, optional arch above, optional niche in wall
11. Allowable columns or half columns as trim
12. Rounded wall on front elevation
13. Approved window awnings constructed of roofing materials like tile, and lumber.

For the Estados at Rancho Valencia

At least three or more of the following elements on the front elevation of the home, in addition to natural stone address plaques:

1. Arched, modified arched, or curvilinear windows, transoms, or doorways.
2. All front-facing windows and garage doors indented at least 4". (Required)
3. Round or decorated window/ with simple wrought iron "cross" design
4. Exposed vigas, trusses, corbels, canales, etc.
5. Decorative raised parapet wall, similar to "Alamo" design
6. 30 % of exterior of home, roof, or landscaping to include stone trim or Spanish roof tile accents
7. Turret or bell tower or other roof design element with variety of heights.
8. French doors with small balcony where permitted
9. Allowable columns
10. Entry courtyard with wrought iron or rustic wood gate
11. Cantera stone trim around windows or doors or window sills
12. Paneled garage doors
13. Stone trim around garage doors, windows, columns

14. Rounded wall on portion of front elevation
15. Window awnings made of rustic wood and tile on one or more windows

2. Building Massing and Size

For all of the architectural styles listed above, building massing is critical, especially for the street elevations. Building masses should be offset from the adjacent masses by an appropriate dimension to the size of the building and approved by the RVDRC. The front elevation must contain at least two building masses, of which two of the building masses must have at least a 1-foot vertical/horizontal offset. Deviations from the 1-foot minimum massing requirements in the Design Standards may be approved on an individual basis. A building mass is defined as a volume of space that usually appears as a rectilinear form, consisting of a roof and at least three (3) walls. The RVDRC has the right to require building massing on houses backing onto The Rancho Valencia Park.

- Minimum Built Square Footage for homes in The Casitas at Rancho Valencia is 1,300 heated square feet.
- The minimum Built Square Footage for the Villas at Rancho Valencia is 1,300 heated square feet.
- The minimum Built Square Footage for the Haciendas at Rancho Valencia is 1,700 heated square feet.
- The minimum Built Square Footage for the Estados at Rancho Valencia is 2,000 square feet heated space.

3. Building Height

- Building heights are restricted in order to help protect views within The Haciendas and the Estados at Rancho Valencia. A list that describes whether a lot can have a one- or two-story home and whether a flat-roof is required may be obtained from the RVDRC. In The Villas and The Casitas at Rancho Valencia, homes can be one- or two-story, flat or pitched, as desired by the builder.
- Homes or improvements on any lot shall not exceed twenty feet (20') for single-story. The maximum height allowed for two story homes is twenty-six feet (26') as defined by the Village of Los Lunas Zoning Code for building height. The height is measured from the engineered pad elevation to the highest point of the parapet or to the highest point on the roof, exclusive of chimney.
- For the Casitas, The Villas, and The Haciendas at Rancho Valencia, some architectural styles and landscaping packages have been pre-approved by the RVDRC. See the RVDRC for examples.

4. Roof Forms

Tar and gravel roofs are prohibited. Bituminous roofs, beige in color, are acceptable.

These forms are appropriate at Rancho Valencia:

- Flat or low-sloped roofs, 1/4" per foot to ____" per foot, with parapets or overhangs (all styles).
- Gable and hip roofs, no steeper than 6" per foot for Spanish Mission style.

These roof forms may not be used:

- Mansard.
- Domed or arched.
- Gambrel.
- Steeply pitched over 6" per foot.
- Hip dormers.

On flat roofs, vents, flashing, and similar appurtenances shall be painted or otherwise colored to match or blend with roof color. Roof-mounted equipment must be completely screened. New roof features such as skylights, chimneys, or solar equipment must be compatible with the design of the existing residence. The color of gutters must match the existing fascia or existing roof color, or be compatible.

5. Roof Materials

These roof materials are permitted;

- Any pitched roof must be non-reflective concrete or slate tile and of a color that blends with or closely matches the color of the soffit, fascia and house. Additional colors may be approved by the RVDRC on an individual basis.
- Built-up roofing (non reflective). Colors allowed shall be light tan for built-up roofing.
- Single ply membrane (low sloped only, non reflective, light tan or comparable color).
- Matte finish, variegated Clay or Concrete tile, mission barrel or S shapes in soft red and tan, terracotta, or natural colors.
- Shingles must be brown, beige, or golden tones. No gray tones.
- All roofing material shall be "Premium Grade" composition equal to or better than that used by the Declarant.

These building materials are not allowed:

- Wood/slate or shake shingles.
- Baked, enamel, high gloss finish Clay or Concrete tiles.
- Metal roofs.
- Roof colors of red, blue, or green. Only earth colors or terracotta colors will be allowed.

6. Building Setbacks

The arrangement and placement of homes close to or back from the street creates interesting different visual patterns and impressions of the street. The following setbacks are intended to

provide some structure to ensure visual integrity within the Rancho Valencia Subdivision while conforming to the Village of Los Lunas requirements. The setbacks are as follows:

Front yard setbacks:

- No house shall be constructed less than ten feet (10') from the front property line unless permitted by the Village of Los Lunas.
- The garage shall be constructed to ensure that a twenty-foot (20') minimum parking area exists in front of the garage.

Side yard setbacks:

- No house shall be constructed within five feet (5') from the side property line of a lot.

Rear yard setbacks:

- No house or landscaping or storage structure shall be constructed within fifteen feet (15') from the rear property line of a lot.

7. Columns

The following are appropriate column forms:

- Square stucco
- Round stucco
- Square wood
- Square wood, tapered
- Round vigas
- Tapered vigas
- Spiral vigas
- Traditional carved Spanish columns
- Round stone or concrete
- Stone-faced

The following column forms or materials are not permitted:

- Corinthian
- Ionic
- Egyptian
- Doric
- Pipe
- Lattice

8. Exterior Stairs

The location, material, and color of new exterior stairs shall be compatible with the existing residence. Pipe columns or metal stairs are not permitted.

9. Garages

- Each home must have no more than 3 garage doors and not less than 1 double garage door exposed on the front elevation.
- Each garage shall be maintained at all times as a garage and may not be converted to any other use without specific written approval from the RVDRC.
- There shall be minimum parking for 2 cars in driveway.
- Additional garage doors shall be offset in massing by at least 1 foot.
- Total width of all garage doors shall in no event exceed 36 feet. Garage doors shall be a maximum height of no greater than 9 feet. Garage doors shall be set back a minimum of 4 inches.
- Garages on the front of a residence may not be used as patios or porches and/or for entertaining, barbecues, etc.
- Garage doors shall be kept closed except during permitted uses.
- Treatments that draw attention to the garage door such as mirrored glass, or ornate decoration such as murals or stencils, etc., are not permitted.

10. Skylights

Skylights can be an important source of natural light and can be positive contributors of passive solar heat. They can, however, also be sources of undesirable glare, particularly at night, so electrical lights will not be permitted in skylights.

11. Materials and Pre-Approved Building Colors:

All homes must be finished with synthetic stucco. Subject to RVDRC approval, the only colored stucco finishes that will be allowed on homes are the following: (or RVDRC-approved equivalents)

- El Rey Candlelight # 90
- El Rey Sand #103
- El Rey Bamboo #105
- El Rey Buckskin #106
- El Rey Kokanee #108

- El Rey Cottonwood #115
- El Rey Adobe #116
- El Rey Suede #118
- El Rey Palomino #119
- El Rey Sandelwood #121
- El Rey Straw #122
- El Rey Hacienda #127
- Sto Flex Sandia #1616
- El Rey Cream #128
- El Rey Pueblo #130
- Sto Flex Mocha #1003
- Sto Flex Pueblo #1005
- Sto Flex Suede #1006
- Sto Flex Torreon #1601A
- Sto Flex Sandia #1616
- USG Oxbow Bluff (Building specialties)

If a brand of synthetic stucco is used other than El Rey, Ste or USG, the color must closely match one of the above colors and must be approved by the RVDRC. Additional colors may be approved by the RVDRC on an individual basis.

Stone and/or tile may be used as an accent feature.

Original Residence colors must remain, unless written permission to change colors is given by the RVDRC. Any color changes must be compatible with the neighboring residences and with the architectural style of the residence.

Accent Colors:

A variety of colors may be used to accent architectural features such as entries, window trim, facias, and other traditional southwestern architectural features. Colors must be complimentary to the exterior stucco color. Proposed color palette shall be reviewed and approved in writing by the RVACC.

Recommended Accent colors are: browns, beiges, dark forest green, dark terracotta, dark barn red, soft golden tan.

Accent Colors not permitted on the exteriors: white, off-white, and blue, bright green, bright reds, bright orange, yellows, etc.

Exterior elements and materials should be limited in number and be compatible with one another, while being in scale with the building. Care should be taken so that materials do not detract from the building's overall appearance or become visually complicated.

- On any single building, the materials for exterior application shall be limited in number, compatible with one another and in scale with the building.
- Siding materials shall extend down to finished grade.
- The detailing of any elevations exposed to public view should be consistent with the front elevation.
- Any exposed metal such as flues, fans, flashing, trim and the like shall be painted or otherwise treated so that glare and light reflection shall be minimized.

These materials are allowed for use as exteriors.

- Exterior plaster or stucco using a light to medium texture. Heavier textures are not permitted except in the Estatdos at Rancho Valencia.
- Wood fascias-stained or painted as accents.

These materials may only be used as accent materials on the exterior building surfaces with written approval of the RVDRC:

- Ornamental iron.
- Ceramic tile.
- Glass Block.
- Concrete, including painted or dyed.
- Very dark or opaque glass.
- Stained glass.
- Stone, flagstone, or cultured stone.
- Wooden shutters

Materials that may not be used in Rancho Valencia homes, fences, or landscaping:

- Brick
- Lava rock--red or black
- Basalt
- Other materials may be considered for approval by the RVDRC on a case-by-case basis.

12. Doors and Entryways

Doors and entrances should have simple, clean lines accentuating the building features.

- Exterior doorways and entryways should provide shade, depth, and a strong shadow-line. They should provide a focal point at the entryway.

- All exterior doors shall be set into the wall a minimum of four inches (4"); provided, however, that owners are encouraged to use a setback of greater than four inches where reasonably achievable.
- Any new or replacement doors must be compatible with the color and design of the existing residence.

13. Windows

Windows are a critical aspect to any residential facade.

- All exterior windows and frames of windows must be color approved by the RVDRC.
- "Pop outs" or stucco surrounds on windows shall be offset from the surface of the front facade by 2" and must be the same color of stucco.
- (No greater than 4"; no less than 2")
- Windows with earth-colored sashes or frames are appropriate, but must be approved by the RVDRC.
- Unanodized aluminum window frames or mullions are prohibited.
- Fabric and metal awnings are prohibited.
- Awnings made of lumber and tile roofing materials are permitted as long as the design and scale are compatible with the size of the window or door and the architecture of the residence.
- Any new windows, including greenhouse windows, patio or French doors, etc., must be compatible with the color and design of the existing residence. Changes to windows and doors--such as glass tinting and decorative front doors--must be compatible with the color and design of the existing Residence.

14. Elevated Decks/Covered Patios/Porches

- Decks shall be allowed above first floor roofs on two story homes. Second story decks are not permitted.
- Deck and patio support columns must have visual strength and size to give the appearance of substance.
- Elevated decks shall be of materials and colors integral to the main building and of the same architectural style as the house.
- Detail of the flashing and scuppers to handle drainage is subject to review. Sheet metal shall be painted to be compatible with residence.
- Undersides of elevated decks should be finished. No exposed framing is allowed if visible from public ways.

- Deck lighting shall comply with lighting standards in these Standards.
- Covered Porches are encouraged on the front of east-facing homes to capitalize on the views.

15. Outbuildings

The use of any trailer, motor home, boat, shack, tent, garage or any other outbuilding as a residence, either temporarily or permanently, is prohibited.

- The construction, erection, placement, assembly or maintenance of any outbuilding or storage building or other auxiliary building of any nature, permanent or temporary, detached from permitted improvements on the house, must be approved in writing by the RVDRC, and must be of similar architectural design as the house.
- Any storage or outbuilding built on any lot will be limited to one per lot, limited in size to 100 square feet total floor area and no higher than 10 feet in height from the lowest ground level to the highest peak of its roof, finished in materials matching those of the residence built on each such lot, painted using colors that match the residence built on each such lot, and built in compliance with all applicable zoning and building codes.
- No storage sheds will be permitted with a barn design or barn roof shape.

16. Screens And Shades

- Overhead screens, shade covers, patio roofs, and other similar structures shall be constructed of materials and colors to match or complement the architectural style of the building and must be approved by the RVDRC.

17. Basketball Hoops and Backboards

- Basketball hoops and backboards may not be installed on a Residence, but may be portable or may be installed on a structure independent of the Residence. The location must be approved by the RVDRC. Particular attention should be given to the privacy of adjacent Lots, as well as color and obtrusiveness of its location. The portable installation of such items may be subject to conditions imposed by the RVDRC. Portable basketball hoops may not be set up in streets or cul-de-sacs. No Basketball hoops are allowed in any form in the Estados at Rancho Valencia.

18. Mailboxes

- "Cluster-type" mailboxes will be used, subject to the requirements of, and in coordination with, the United States Postal Service and the RVDRC.

19. Mechanical Equipment

- Air conditioning/heating equipment may be installed on flat-roofed structures but must be screened from view from the street by parapets or enclosures that are an integral part of

the house, in The Villas and The Casitas. For The Haciendas and The Estados, air-conditioning equipment must be mounted on the ground.

- No air conditioning/heating equipment shall be installed on homes with a pitched roof profile in The Villas or The Casitas.
- Any other roof-mounted equipment shall be screened with materials architecturally compatible with the house in terms of material, color and design.
- Equipment that is ground-mounted shall be located within the side or rear yard and screened from the front and sides with materials architecturally compatible to the house in terms of material, color, design, and/or landscaping. A wrought iron gate shall be considered sufficient screening.
- Top of screen walls are to be the same height or higher than the equipment being screened.

20. Lighting Standards

Views can be adversely affected by excessive light from streetlights, and homes. Careful attention to selection of fixtures, which are shielded or filtered to minimize ambient light, are essential to preserving night views.

- Site lighting shall not have a total off-site luminance greater than 1000-foot lamberts; however, it shall not have an off-site luminance greater than 200 foot lamberts measured from the property line of any private property in a residential zone.
- With the exception of model homes, site lighting may not be directed upon the building.
- Only incandescent lamps with a maximum wattage of 75 watts will be allowed unless approved by the RVDRC.
- Up-lighting is prohibited, except as provided in this section.
- An excessive number of fixtures, or excess light levels and glare shall not be allowed.
- Soft Lighting of specimen plant materials is allowed and shall be achieved with hidden light sources. These include: surface mounted fixtures; lamps recessed in building sockets, overhangs and walls; lamps recessed in the ground; and lamps hidden by plant materials.
- Exterior fixtures shall be located and oriented to focus light inward to minimize light encroachment onto neighboring residences.
- Building mounted fixtures must be directed downward, away from adjacent Lots, and shall be no higher than the line of the first story cave or, where no cave exists, no higher than 12 feet above finished grade.
- Proper shielding and filtering, as well as care in the selection of light sources, shall be used to reduce ambient light.
- Warm white and natural lamps are preferred.
- No shiny brass or shiny nickel exterior lighting fixtures
- Recreation courts shall not have lighting.

The following lighting types may not be used:

- Metal Halide
- Quartz
- Mercury Vapor
- Laser light or similar high intensity light used for advertising or entertainment
- Searchlights
- Glass tubes filled with neon
- Colored landscape lighting
- Overly ornate light fixtures, such as Victorian globes or fixtures designed for commercial use which conflict with the overall design of the street scene.

Address plaques

- Address plaques shall be mounted on the garage area of home.
- The address plaques shall be of the standard Rancho Valencia design, as approved by the RVDRC.

21. Communication Equipment

Any satellite dishes, which measure up to 30" in diameter or height, may be installed with approval of the RVDRC, as to location and color. Any satellite dish that exceeds 30" in diameter or height must be screened from view of street or Residences, and installation is subject to the prior approval of the RVDRC.

22. Landscape

The objective of these Standards is to develop a built environment that is sensitive to the community's need for water conservation, but at the same time will result in an attractively landscaped subdivision in harmony with the Rio Grande Valley. Village ordinances regarding landscape materials, pollen, and water conservation shall be in effect for all lots within Rancho Valencia.

The restrictions set forth below are in addition to Village requirements. All front yard landscaping, and all side yard landscaping (if the home is on Corner Lot), must be completed by the builder no later than two months after completion of construction of the home, but in any event no later than the date of occupancy of the home.

a. General Standards:

1. *Landscaping.* The purpose of landscaping in private yards visible from streets such as front yards and corner side yards is to produce an attractive street appearance.

2. *Trees.* Trees installed by the original builder must remain unless the removal or replacement of the tree is approved in writing by the RVDRC.

3. *Thematic landscape features.* Thematic landscape features with overly distinctive colors, forms, or materials that establish an independent theme that detracts from the overall street scene such as mirror balls, birdbaths, pink flamingos, other statuary, red or black lava rock, unnatural colored stone, AstroTurf, waterfalls and fountains which are incompatible with the architecture, and split rail fencing are not permitted in private yards visible from streets.

4. *Landscaping not visible from the street.* Except for patio covers and gazebos, the top of all landscape features such as garden walls, fences, statues, sculpture, waterfalls, and fountains should be below the top of the perimeter wall or screened with landscaping to be invisible from surrounding streets, parks, Common Areas, and adjacent Residences.

5. *Completion of Landscaping.* Rear and side yards must be completely landscaped within nine months from completion of home construction of an owner-occupied lot, and within nine months of closing of sale of a completed home by Builder.

6. *Drainage.* Area drains which may be installed in private yards for adequate drainage to permit the plants to survive and to minimize the ponding of water. The drainage pattern established with the original grading of the Lot must be maintained. No drainage will be permitted onto Common Area slopes, landscaping, or adjacent Lots.

7. *Driveways.* All driveways and parking bays shall be constructed of natural colored concrete. Imprinted, natural-colored concrete will be allowed after approval by DRC.

8. *Use of Neighbor's yard.* The use of a neighbor's yard for construction access is not permitted unless the neighbor has given a written consent. The use of property owned and/or maintained by the Association for construction access is not permitted, unless the applicant signs a waiver of damage and posts a construction deposit in an amount determined by the DRC, for repair of damage to property owned and/or maintained by the Association. Any authorization for construction access by the Association must be in writing and must include a specific description of the access area.

b. Additional Landscape requirements for each area of Rancho Valencia

For The Casitas at Rancho Valencia and the Villas at Rancho Valencia, each front yard must be landscaped according to the following minimum requirements:

Not less than one - 2" caliper trees (B&B)

Not less than one 5-gallon tree

Not less than one 5-gallon shrubs.

Not less than three 1-gallon groundcover or wildflower

Not less than two - landscape boulders approx. 1 1/5 ft.-2 1/2 ft.

Slump rock, concrete, railroad tie, or stacked stone borders acceptable

Steel Headers (as required)
Santa Fe Brown or Desert Rose Rock Mulch (Grey rock shall not be allowed.)
Irrigation System w/automatic timer

For The Haciendas and the Estados at Rancho Valencia each lot must be landscaped according to the following minimum requirements:

Not less than two - 2" caliper trees (B&B)
Not less than two - 5-gallon trees.
Not less than three - 5-gallon shrubs
Not less than three- 1-gallon groundcover or wildflowers
Not less than four - landscape boulders approx. 1 1/2 -2 1/2 foot diameter boulders

Steel Headers (as required)
Santa Fe Brown Rock Mulch (Grey rock shall not be allowed.)
Irrigation System w/automatic timer

c. Trees:

Tree location shall be shown on the landscape plan presented to the RVDRC. No trees, which are expected to reach a height of greater than 15', shall be allowed in Rancho Valencia. In the event trees reach a height of greater than 15' the Homeowner shall be required by the RVDRC, at his/her expense, to "crop or trim" the tree to limit its height to no more than 15'. Unless approved in writing by RVDRC, no trees other than those set forth below shall be allowed in Rancho Valencia (any of which may need to be cropped).

Pinon
Desert Willow
New Mexico Olive
Purple leaf plum
Flowering pear

d. Materials

In addition to the requirements described above, lot owners are allowed to utilize the following approved accent materials:

Turf sod (in compliance with Village Water Conservation Ordinance)
Santa Fe Brown Crusher Fines/Arroyo Gravel (Max. 25% of total landscape area).
Oversize Gravel (Max. 25% of total landscape area).
River Rock (Max 25% of total landscape area)

e. Landscape Plan Approval

Plans for front yard landscaping must be submitted for approval, in writing, prior to the start of construction of landscaping to the RVDRC and must be compatible with the overall

subdivision streetscape and must conform to and meet or exceed the minimum standards as approved. Maintaining the minimum landscape standards for front yard landscaping is required. Replacement of plant materials shall not require RVDRC approval.

f. Grading and Drainage

Any landscape improvements made to the lot shall be designed in such a manner that the finished grading shall conform with the approved, certified Grading and Drainage Plan on file with the Village of Los Lunas prepared by GED Engineering, LLC. of the Rancho Valencia Subdivision, and must be approved by RVDRC.

23. Walls

a. Subdivision Walls

- The perimeter subdivision wall shall be concrete masonry unit (CMU) and will be installed and paid for by the Declarant. The wall height shall be no more than seven feet (7') and no less than four feet (4') as measured from the street side of the wall.

b. Site Walls

- Each house must have a rear wall and two sidewalls except where two lots share a common driveway. All rear walls shall extend the entire length of the property line. All sidewalls shall extend from the rear of the lot to at least within fifteen feet (15') of the rear portion of the dwelling to which the wall joins.
- Interior residential lot line walls shall be CMU and no more than six feet (6') in height. Wall planes facing out to streets shall be of CMU. Lots that border or side into the streets of the subdivision shall be the color of the perimeter wall of the existing subdivision. Typical wall will be five feet (5') high.
- All walls that are located on the common property line between adjoining lots shall be party walls that may not be removed by either property owner of the adjoining lots. All walls must be constructed from the elevation specified by the subdivision engineer and indicated on the grading plan of the Rancho Valencia Subdivision.
- No wall or fence may be erected on a lot that is closer to the street than the front of the dwelling on the lot, except for courtyard walls.

c. Courtyard Walls

- Courtyard walls are allowed within the front yard setback areas and shall be finished with the same type and color of stucco as the house. Wall height shall be as approved by the RVDRC and in accordance with Village of Los Lunas zoning requirements and shall not infringe on the clear sight triangle

24. Driveways

- Each residence shall include a driveway sufficient to park two (2) vehicles, so that a minimum of two (2) parking spaces is provided.
- Driveways shall be designed to minimize the visual impact of the paved area.
- There shall be no driveway entrance features.
- Carports are not permitted.
- Only one driveway shall be permitted for each Lot.
- Two homes may use a common driveway if homes are designed for rear garages to maximize views. Standard setbacks will still apply.

25. Combining Lots

With prior written approval of the RVDRC, two commonly owned and contiguous lots may be combined into a single lot for building purposes. The proposed reconfiguration of the Building envelope shall be submitted to the RVDRC for approval of the reconfiguration. The Reconfigured building envelope should, in most cases, span the common lot line. However, it is possible that such a location could negatively impact adjacent lots and therefore be unacceptable. For construction purposes under these Standards, combined lots shall be considered as one lot. However, for purposes of the Association dues and assessments, the combined lots shall be considered as separate individual lots. No combination of lots by replatting shall be allowed, unless approved in writing by the RVDRC. Such replatting shall not reduce dues or assessments, and such lots shall be considered separate for such purposes.

26. Other Site Features

a. Playground Equipment and Other Similar Amenities

- Located and constructed in such a way as to minimize negative impact on adjacent neighbors.
- Brightly colored elements shall be prohibited.

b. Service Yard

- All garbage and trash containers, mechanical equipment, and other outdoor maintenance and service facilities must be screened by walls or landscaping from other Lots, Common Area, streets, or public spaces.
- Portable storage sheds are not allowed unless specifically authorized in writing by the RVDRC.

27. Construction

The goal is to maintain safe conditions and a neat and clean appearance during construction and to assure timely completion once construction has commenced.

- Fill material must be spread and compacted when deposited.

- Builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall not be allowed to accumulate. Care shall be taken to assure that lightweight materials are covered to prevent their being blown off site.
- Creation of stockpiles must be approved by the RVDRC. Grading plans must include the location, size, erosion control measures, and length of time that they will remain.
- Stockpiles must be stored within the approved Construction Area.
- No cutting, filling or earthwork disturbance from construction vehicles shall occur outside of the approved construction area.
- The time period from the groundbreaking date to completion shall not exceed one year. Completion shall be considered the issuance of the Certificate of Occupancy and completion of all landscaping.

D. PROCEDURE AND ORGANIZATION

1. Amendment of Design Standards

The RVDRC may, from time to time, amend these Design Standards. All amendments, as may from time to time be adopted, should be appended to and made a part of the Design Standards. Each owner is responsible for obtaining from the RVDRC a copy of the most recently adopted amendments and revised Design Standards, and should inquire whether any amendments to the Design Standards have been adopted since their most recent printing.

2. Non-Liability of Design Review Committee and Declarant

Neither the RVDRC, any member thereof, nor the Declarant, or their respective successors or assigns, shall be liable in damages to anyone submitting drawings or specifications to them for written approval, or to any Owner or other person by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any drawings or specifications to the RVDRC. By submission of such drawings and specifications for approval, an Owner agrees that he/she will not bring any action or suit against the RVDRC, any member thereof, or the Declarant; and each owner, for himself, herself, his or her grantees, successors, and assignees hereby releases the RVDRC and all members thereof from any and all claims for damages arising from or out of the action or non-action of the RVDRC. Approval of a submittal shall not be deemed to be a representation or warranty that the Owner's drawings or specification or the actual construction of a residence or other improvement complies with applicable governmental ordinances or regulations. It shall be the sole responsibility of the Owner or other person submitting drawings or specifications to the RVDRC or performing any construction to comply therewith.

3. Right of Waiver and Variance

The RVDRC may waive or grant a variance to specific requirements or procedures contained in the Design Standards; provided, however, that any waiver or variance shall be consistent with the principles contained herein, and shall be in writing.

4. Commencement of Construction

Upon receipt of written approval from the RVDRC, the Owner shall satisfy all conditions thereof and commence the construction, reconstruction, refinishing, alterations, or other work pursuant to the approved drawings within nine (9) months from the date of such approval. If the Owner shall fail to comply with this paragraph, any approval given shall be deemed revoked unless, upon the written request of the Owner made to the RVDRC prior to the expirations of said nine (9) month period and upon finding by the RVDRC that there has been no change in circumstances, the time for such commencement is extended in writing by the RVDRC. The Owner shall, in any event, complete the construction, reconstruction, refinishing, or alteration of the foundation and all exterior surfaces of any improvement of his Lot within one (1) year after commencing construction thereof.

5. The Review Process

The review process is designed to provide adequate checkpoints in an effort to minimize time and money spent on residential designs, which do not comply with these Design Standards, or to the overall philosophy of Rancho Valencia. Each Owner is responsible for complying with the Design Standards, and all other applicable provisions of the CC&R's, as well as all the rules and regulations of any governmental authority.

The RVDRC will conduct reviews of projects during their regular meetings or at such other times, as they deem appropriate. Owners, Architects, or Builders shall have no right to attend any meeting, but they may be invited to attend by the Committee. The RVDRC will endeavor to respond in writing within 15 days of receiving a complete submittal. Results of reviews will not be discussed over the telephone. Any responses an Owner, or their agent, may wish to make in reference to issues contained in the RVDRC's notice following review of submittals should be addressed to the Rancho Valencia Design Review Committee in writing.

Upon receipt of a design review fee of \$_____ and two sets of the materials required hereby or by the CC&R's, the RVDRC will review the plans for conformance to these Design Standards and the CC&R's. In the event the RVDRC finds that any aspect of the plans is not in compliance with these Design Standards and CC&R's, it shall notify the applicant in writing, and in such event, a re-submittal shall be required. Upon determining that the required submittals have been received and are acceptable to the RVDRC, the RVDRC will provide a written approval to the Owner, along with one copy of the approved plans. The other copy will be marked as approved and be retained by the RVDRC. Approval of plans by the RVDRC does not relieve the applicant of responsibility for compliance with the Design Standards and the CC&R's, and the requirements of all governmental authorities.

6. Construction Process

Construction Permit

Securing of any and all construction and occupancy permits is the responsibility of the Owner and/or Builder. Construction shall be in accordance with the submittal approved by the RVDRC and in accordance with all applicable governmental rules and regulations.

Additional Construction and/or Exterior Changes

Any changes to the approved drawings must first be submitted for approval by the RVDRC. An additional fee may be charged in the discretion of the RVDRC.

Resubmittal of Drawings

In the event of disapproval by the RVDRC a submittal, a resubmission must follow the same procedure as the original submittal. The RVDRC in its discretion may charge an additional Design Review Fee in the event resubmission is necessary.

Work in Progress Inspection

The RVDRC may inspect all work in progress and give notice of non-compliance, if found. Absence of such inspection and notification during the construction period does not constitute either approval by the RVDRC work in progress or compliance with the Design Standards or the CC&R's.

7. Final Inspection

When construction is completed, a "Notice of Completion" and photographs of the completed improvements must be delivered to the RVDRC, for its use in determining if the improvements were constructed according to the approved drawings. The RVDRC will also inspect the improvements.

Upon completion of any residence or other improvement, the Owner/Builder shall give written notice of completion to the RVDRC. Within such reasonable time as the RVDRC may determine, generally not exceeding twenty (20) days from receipt of such written notice of completion, it may inspect the residence and/or improvements. If it is found that such work was not done in strict compliance with the approved submittal and the Design Standards, the RVDRC shall notify the Owner in writing of such noncompliance, specifying in reasonable detail the particulars of non-compliance, and the Owner shall remedy the same.

If upon the expiration of thirty (30) days from the date of such notification by the RVDRC, the Owner shall have failed to remedy such non-compliance, the RVDRC may take such action to remedy this non-compliance as is provided for in these Design Standards or the CC&R's including, but without limitation, injunctive relief or the imposition of a fine.

8. Non-Waiver

Any approval by the RVDRC of any drawings or specifications or work done or proposed, or in connection with any other matter requiring such approval under these Design Standards or CC&R's, including a waiver by the RVDRC, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval. Furthermore, should the RVDRC overlook or not be aware of any item of noncompliance at anytime during the review process, construction process or during its final inspection, the Owner is not relieved from compliance with these Design Standards, the CC&R's, and all other applicable codes, ordinances and laws.



Rancho Valencia

This is to certify that I have received a copy of the Rancho Valencia Design Principles and C,C, &R's.

Buyer

Date

Buyer

Date

Lot # _____