

# MARIPOSA

NEW MEXICO

## Guidelines for Sustainability

Neighborhood  
Builder  
Homes

*A High Desert Community  
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NEW MEXICO

*A High Desert Community*

When complete, Mariposa may be home to 18,000 or more residents. Mariposa will be, in the truest sense of the word, a community – one that contributes to the character of the surrounding region. However, it takes more than good architecture to make a community work and thrive. It takes good governance and foresight about how people live, work, and gather together. It takes an awareness of our impact on the environment, an understanding of the importance of resource conservation and a deep concern for the natural world.

Overlooking Rio Rancho, and the neighboring communities of Bernalillo and Albuquerque, the views from Mariposa encompass both the lights and energy of these urban centers and the natural wonders of Central New Mexico. Breathtaking panoramic views of the Jemez and Rio Grande Valleys, Mount Taylor, Jemez, Sangre de Cristo and Sandia Mountains are available from the community. The wonder of these unspoiled vistas is matched by the dramatic landscape within the community. Soft, rolling grasslands dotted with piñon and juniper contrast with a spectacular escarpment that cuts through the center of the community, affording awe-inspiring views of the remarkable high desert landscape below and beyond.

The underlying difference between Mariposa and other community developments is an understanding of the importance of the land. The stark beauty of the property may be one of the greatest draws to living at Mariposa. Development at Mariposa must be respectful of the land, have an appreciation of the high desert landscape and a willingness to preserve and conserve the natural resources that give the site such value. Through land preservation and restoration, green building standards, water conservation and reuse, wildlife and plant habitat enhancement, and a comprehensive system of governance to ensure the successful implementation of these components, residents of Mariposa will be able to enjoy the natural wonders of Mariposa for generations.

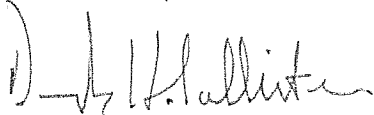
As stewards of this special land we are committed to the vision of a community conceived, designed and built to preserve nature's intricate balance. Careful stewardship will guide the planning, development and continued existence of Mariposa. Stewardship begins with the owner of the land, High Desert Investment Corporation, and our vision and commitment to making the best of the land – environmentally, socially and economically.

High Desert, as the Master Developer, and each individual builder/developer and owner will become a "partner" and important representative of Mariposa in our quest to achieve the vision for our community. These Guidelines for Sustainability will help ensure that all builders/developers and owners will be responsible for helping achieve the vision.

Our goal – an integrated and sustainable community that honors its New Mexican roots and natural habitats while providing a place that will endure.

We encourage you to fully read these guidelines, ask questions, adhere to the requirements and thoughtfully consider the recommendations, as you also become a steward of this special place.

Welcome to Mariposa New Mexico.



Douglas H. Collister  
President

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Douglas H. Collister  
President





## INTRODUCTION TO MARIPOSA

*A resource as precious as the land which comprises Mariposa demands utmost sensitivity. Years of exacting analysis, planning, design and exhaustive review were applied to determine the feasibility of integrating an active community within this delicate desert ecosystem.*

*The mandate set for Mariposa is to achieve “sustainable development.” Sustainable development is a concept defined by the United Nations Commission of the Environment as achieving stability for both physical and social systems by meeting the needs of current generations without compromising the ability of future generations to fulfill their needs.*

*At Mariposa sustainability means design and construction in ways that are intended to preserve the resources, ecosystem and natural beauty of the property. Development will respect nature. A large percentage of the land will remain untouched in order that the rich habitats for plants and animals may continue to thrive. The arroyos will remain in their natural state with only the vegetation enhanced to increase the wildlife habitat.*

*Conservation systems are designed to yield improved quality of life and sustainability. Water harvesting and conservation goals will contribute to a continuing and plentiful supply of quality water. The application of design shall strive to enhance the visual and air quality at Mariposa through sensitive siting of homes and buildings, landscaping, use of lighting and construction standards. In addition, an extensive network of trails and pedestrian connections are planned to encourage fewer automobile trips within the community.*

## **PRESERVING THE VISION**

*The prescription for designing and building a community which will truly be sustainable are set forth in these Guidelines. The criteria are provided as a starting point for the builder, homeowner and High Desert to collaborate in preserving the vision for this remarkable community. Our goal is to make Mariposa one of the most desirable places to live in the Southwest — a community that balances the needs of the homeowner with a concern for the future of environment.*

## **ROLE OF THE FOUNDER**

*The Founder, pursuant to the Declaration of Covenants, Conditions, and Restrictions, will review all applications for new construction at Mariposa and to administer these Guidelines for Sustainability for Neighborhood Builder Homes ("Guidelines"). Each proposed development site plan, building design and landscape design will be evaluated for appropriateness and compliance with the objectives of these Guidelines. The Founder will review and approve all plans and applications for development and new construction at Mariposa by developers, professional builders and production homebuilders in accordance with these Guidelines.*

*After construction has been completed, the Founder, in accordance with these Guidelines, will administer any proposed modifications or additions to builder homes.*

## **HOW TO USE THESE GUIDELINES**

*This document is structured for easy review and reference. It begins by introducing the design objectives for Mariposa and describes the approach to site planning, architecture, landscaping and sustainable living. It defines the steps for review and approval of projects and homes within Mariposa and presents the procedures to be followed during construction. All properties in Mariposa are also governed by the Community Charter for Mariposa Residential Properties (the "Charter), the Bylaws of the Mariposa Community Association Inc. and the Articles of Incorporation of the Mariposa Community Association,, Inc. (the "Articles of Incorporation"). The owners, builders and developers are responsible for any*

*restrictions and requirements listed in any recorded Supplemental Declarations or Guidelines for their property.*

## **MARIPOSA GUIDELINES FOR SUSTAINABILITY – NEIGHBORHOOD BUILDER HOMES**

*These Guidelines are separated into various sections for convenience. However, they should be read completely to fully comprehend the intent. The Guidelines are divided into the following sections:*

*Site Planning*

*Landscape*

*Architecture*

*Sustainable Living*

*Residential Wiring*

*Procedures for Plan Review*

*Construction Regulations*



## **SITE PLANNING**

*Site Planning at Mariposa is the melding of a number of design and land planning principles, which will allow the vision for this exceptional community to become a reality. Commitment to conservation, preservation and the enhancement of the natural environment is balanced with sensitivity to the economy and efficiency of contemporary building and construction.*

## **SITE PLANNING PHILOSOPHY**

Mariposa consists predominantly of high desert pinon-juniper, and interspersed grassland and sagebrush habitat. Water is scarce, with an annual precipitation of approximately 8", and under story vegetation is limited. Development in this environment must be carefully sited, with considerations of existing conditions, scale, architectural detail and orientation taking precedence in the planning and design process.

The Site Planning section of the guidelines, require careful consideration of the integration of buildings with their surroundings so as to minimize intrusion and impact on the environment. This section will introduce concepts to enhance energy efficiency, use storm-water runoff beneficially, minimize grading and site damage, preserve the night sky, preserve open space, preserve cultural resources and sites and respect for the environment.

## **CULTURAL SITES**

Mariposa lies in a region rich in human history, with occupation stretching back nearly 10,000 years and spanning the development and arrival of numerous peoples, cultures, and technology. When the Spanish conquistadors entered the region, they recognized the sophisticated cultural developments found in the large Pueblo villages, and in their narratives commented on extensive agricultural fields and food surpluses, geographically vast trade and information networks, and complex social and religious organization. The arrival of the Spanish in the northern Rio Grande sent the region into a new trajectory of cultural development that continues today.

All of Mariposa has been surveyed for cultural resources. Field scientists, walking transects across the entire site, conducted a full pedestrian survey of the area. Over the course of the Mariposa Survey, numerous archaeological sites were recorded. The majority of the Mariposa Survey sites are lithic scatters much like those documented by other surveys on northern Ceja Mesa. The occurrence and distribution of these sites has been used to help guide the establishment of open space and conservation areas within Mariposa. Agreements have been reached with the New Mexico State Historic Preservation Office and Army Corp of Engineers to allow development of Mariposa with the appropriate strategies to mitigate unavoidable impacts to cultural resources within the project area.

The land plan and platting for all of Mariposa have avoided or fully investigated known cultural sites, thus no additional cultural investigation should be necessary for any construction activity within a Neighborhood. However, if any cultural sites are found during construction you are required to immediately inform the Founder and discontinue construction in that specific area.

## **GRADING AND DRAINAGE**

### ***Requirements and Recommendations:***

- 1. Each Neighborhood will have a master grading and drainage plan that must be approved by the City of Rio Rancho and the Founder.**
- 2. Upon completion of construction of the grading/drainage infrastructure of the Neighborhood, the developer's engineer will certify what was constructed is in substantial conformance with the aforementioned approved master grading/drainage plan.**
- 3. The certified plan must be reviewed and accepted by the Founder.**
- 4. The finished pad elevation and drainage pattern of each lot within the Neighborhood will be established by the Engineer Certified and Founder Accepted plan.**
- 5. No changes to the finished pad elevation or drainage pattern of any lot is allowed.**

6. No weep holes or drainage pipes can be added to a completed wall unless a revised drainage and grading plan, prepared by a professional engineer, is submitted and approved by the Founder.

## **PARKING**

*Design Objective:* To allow each resident adequate parking while minimizing the impact of the parking areas.

**Requirements and Recommendations:**

1. Each lot shall contain an enclosed garage, either attached or detached from the home structure capable of parking two vehicles.
2. No exterior storage of recreational vehicles, trailers, boats or other recreational equipment will be permitted on any lot.
3. A minimum of two (2) additional parking spaces must be provided on the lot to accommodate guest parking, unless otherwise approved by the Founder. In some cases guest parking may be provided elsewhere within the Neighborhood as part of the neighborhood design. On-street parking shall not be counted in satisfying this requirement.

## **DRIVEWAYS**

*Design Objective:* To minimize the visual impact of the paved surface area and to harmonize with the home and streetscape.

**Requirements and Recommendations:**

1. Driveways should be located so as to minimize their visual impact
2. No driveway entrance shall be designed as a "drive under" using beams or arches spanning the driveway, unless designed and constructed as an integral part of the house or garage.
3. No driveway entrance features are allowed.
4. Driveway widths and surface area should be minimized.
5. Only one driveway will be permitted for each lot.
6. Unless required or specifically approved, driveways will not be allowed off of major streets.
7. Exposed aggregate concrete, colored concrete, flagstone, pavers, brick or gravel are all encouraged driveway-paving materials. Each developer shall select one type of driveway material to be used throughout the neighborhood. Materials may be combined if approved by Founder.
8. Colored concrete should reflect the warm rich desert hues, be low in reflectivity and compatible with the surrounding natural environment.
9. Uncolored concrete may be used with approval of the Founder.
10. Sharing and "grouping" of driveways is encouraged.

## **SITE WALLS**

*Design Objective:* The Southwest has a tradition of using walls to enclose outdoor spaces and to extend building masses and living areas into the landscape. Mariposa seeks to apply this tradition without creating the harsh maze typical of many suburban developments. Where possible, view walls, low walls, and "no walls" are preferred to promote an open and inviting residential community and help preserve all residents enjoyment of the natural environment.

Southwestern walls are typically constructed with considerable mass and thickness. View walls at Mariposa include open picket structures, which may appropriately be called fences but are structurally supported by pilasters with sufficient mass to create wall like appearance.

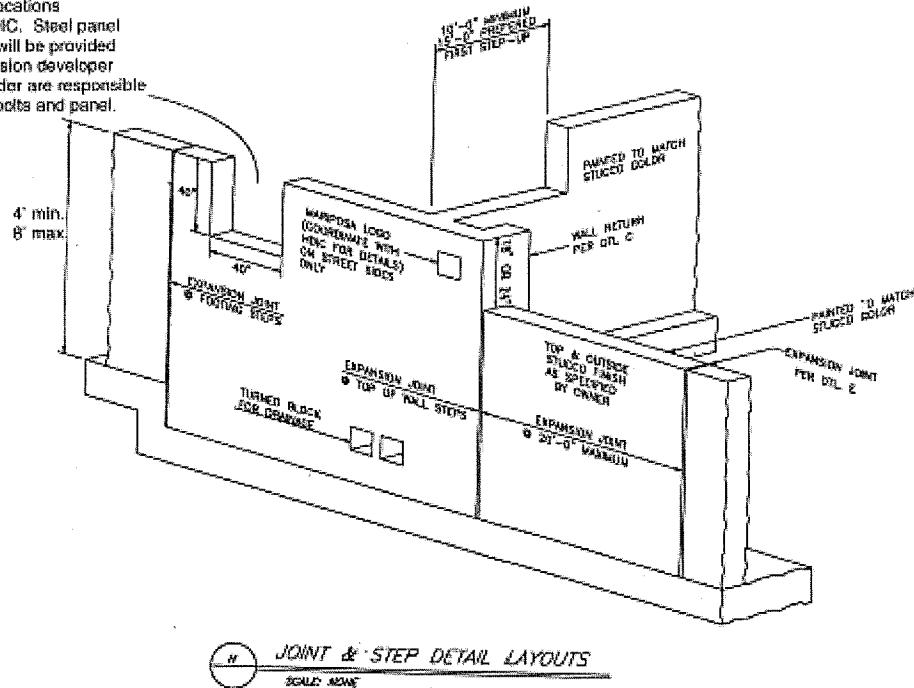
## Types of Walls

The walls shown here are designs, which will occur throughout the community. Any walls for builder homes should be influenced by the design characteristics of these walls.

### Definitions:

**Community Walls:** Community Walls shall conform to the standard design and specifications for Mariposa. Community Walls can be solid for privacy and screening or open to provide views to open space and other amenities.

Build 40"x40" opening for steel artwork panel at locations designated by HDIC. Steel panel and anchor bolts will be provided by HDIC. Subdivision developer and their wall builder are responsible for installation of bolts and panel.



### Definitions:

**Privacy/Party Walls:** Walls placed on or within the property to provide privacy and separation between homes and lots or to provide screening of less desirable views. Privacy/Party Walls enclose private space and may be attached to buildings. Party Walls are shared common walls.

**View Walls:** Walls, which provide security but allow views through to open space or other amenities.

**Retaining Walls:** Walls, which structurally create transitions between grade changes, integrate grade changes; integrate buildings with their site and which minimize the impact of grading.

### Requirements and Recommendations:

1. Community walls must be designed and built to the standard Mariposa specifications.
2. Community Walls cannot be modified after the original and accepted construction unless approved by the Founder.



3. Privacy and view walls should be designed to enhance the overall neighborhood theme, allow continuity in landscaping, and provide a visual amenity for the community. The exterior of Privacy Walls, where they face the street and are attached to the home must be of the same material and color as the home.
4. Party Walls must be the same color as the exterior of the Community Wall for the neighborhood. These walls may be either stucco or painted to match the Community Wall.
5. Consider using low walls and view walls to provide views from residences.
6. Privacy and Party Walls should be as low as possible with a maximum height of 8'-0" on interior of parcels without providing for terraced retaining walls.
7. Broken glass or other such material on top of walls is prohibited.
8. Privacy/Party Walls shall join Community Walls at the same top of wall elevation or lower.
9. Privacy or View Walls that are higher than Community Walls shall step down to the same top of wall elevation as community walls, at least 10 feet prior to point of connection, unless approved by Founder.
10. All exterior surfaces of Privacy or View Walls must be finished with a minimum of two coats of stucco or synthetic stucco, with medium sand finish on the public side. Privacy or View Walls may be detailed and finished to Community Wall standards or may be designed to be compatible with the building architecture. Only one design style will be allowed throughout a neighborhood.
11. No vertical additions or extensions will be allowed on top of any walls. No attachments are allowed, unless inset into the wall as a view wall and approved by the Founder.
12. All walls shall step, rather than slope, to accommodate grade changes.
13. To minimize wall lengths and open views to street landscape and open space, walls shall be stepped back at collector street corners and at corners adjacent to public open spaces.
14. Horizontal breaks, jogs, and variations in community wall heights are encouraged to minimize the monotonous corridor effect of long continuous walls along residential streets and open spaces.
15. Walls along both sides of walkways between residential lots shall match, be located and designed to make the walkway appear as open and spacious as possible. This can be accomplished by minimizing continuous wall lengths and through the use of view walls, low walls and railings along property lines, which do not require privacy.
16. Community Walls may be a maximum of eight (8) feet high and a minimum of four (4) feet on the exterior side of the wall, without terraced and landscaped retaining walls.
17. 40" x 40" openings in the Community Wall for artwork panel will be required as designated by High Desert Investment Corporation. The artwork panel and bolts will be supplied by H.D.I.C. and the neighborhood developer is responsible for installation.

## UTILITIES

*Design Objective:* To incorporate utility structures into the Neighborhood in a visually un-obstructive matter but allowing maximum efficiency of the service.

***Requirements and Recommendations:***

1. All electric service, telephone, fiber optic and cable shall be located underground, except at above ground connection points.
2. Electric meters, gas meters and all other utility connections to the home should be screened from sight to the extent utility companies will allow.
3. Whenever possible, the electric switch boxes should be placed on the opposite side of the street where the pedestrian access facilities, sidewalks, or trails are located.

4. In no instance shall switch boxes be located so that walkways must jog around them.
5. Where the placement of walls does not provide adequate space for the switch boxes, the walls shall be setback to provide the required clearances.
6. It is anticipated that all homes will have access to a fiber optic system, which has been designed on a community wide basis. All homes must comply with the wiring specifications for homes, which can be found in the Residential Structured Wiring Section of these Guidelines.
7. Fire hydrants shall be located in accordance with the City of Rio Rancho. It is not desirable for the fire hydrants to be located in the walkways or trails.
8. The roof-mounted appurtenances of the individual home should be screened from adjacent properties, streets and open space. Adjacent in this case means abutting. This includes skylights, coolers, and air conditioning units. Solar collectors, located on a flat roof must be located below the parapet. If on a pitched roof, must match the roof color.

## **WALKWAYS AND TRAILS**

*Design Objective:* Mariposa has created a community walkway and trail system that will connect Neighborhoods to each other, community facilities, public amenities, designated community open space and the Mariposa Preserve. Mariposa walkways and trails are intended to provide safe, functional, and aesthetically pleasing experience. These walkways and trails shall be provided within and between Neighborhoods as well as creating connections to allow all residents maximum pedestrian access throughout Mariposa.

### **Requirements and Recommendations:**

1. Developers of Neighborhoods are responsible for connection of walkways and trails within a neighborhood to the community walkway and trail system.
2. Where possible, walkways should be located and aligned to maximize views of surrounding natural features and community open space.
3. Curved walkways should be designed as sweeping curves that create visually appealing landscape forms. Abrupt and irregular curves and jogs should be avoided. Curved walkways should not be used in areas that are too narrow to allow a sweeping curve.
4. All walkways within the Neighborhood shall be a minimum of 4 feet wide.
5. All walkways must be designed, whenever possible, for handicapped accessibility. The design of wheelchair ramps at the street intersections should be in accordance with Founder approved specifications and comply with City or Rio Rancho requirements as well as the Americans with Disability Act. This does not apply to community trails.
6. Walkways and trail designs and colors must be approved by the Founder and will be used uniformly throughout the neighborhoods.

## **EXTERIOR LIGHTING STANDARDS**

### **Protecting Views of the Night Sky**

*Design Objective:* Views of evening sunsets, city lights, and the New Mexico night sky are among the most enjoyable features of living at Mariposa. Views can be ruined, however, by excessive light from streetlights and homes. In order to protect these valued views, Mariposa lighting standards focus on limiting the type and quantity of light from these sources. Careful attention to the selection of fixtures, which are shielded or filtered to minimize ambient light, is essential to preserving night views.

## **Types of Exterior Lighting**

### **Definitions:**

**Site Lighting:** Lighting mounted either on the ground on site walls or by other means for the purpose of providing safe passage around the improvements. Site lighting is also decorative accent lighting.

**Street Lighting:** Mariposa has specified a special street light for use in all neighborhoods within the community that minimizes light pollution.

**Building Mounted Lighting:** Lighting built into or attached to buildings on walls, ceiling, eaves, fascias or other locations for the purpose of providing general illumination, area illumination, security illumination or decorative illumination.

**Security Lighting:** Lighting intended to provide temporary bright general illumination of the area adjacent to a residence during emergency situations. Security lighting must be Fully Shielded (defined below) and directed downward on to the owners property. These fixtures must also be set motion sensitive only.

## **Shielding and Filtering Requirements**

Although proper shielding and filtering can dramatically reduce ambient light, care must also be taken in the selection of light sources.

### **Definitions:**

**Fully Shielded:** Outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane as certified by photometric test report.

**Partially Shielded:** Outdoor light fixtures shielded or constructed so that no more than ten percent of the light rays are emitted from the installed fixture at angles above the horizontal plane as certified by photometric test report, may not exceed 40 watts.

**Filtered:** Light rays may be emitted directly from the light source in a Filtered Fixture, if the light source is no greater than 25 watts (or equivalent), is filtered through a frosted, seedy/beveled or semi-opaque lens/filter and/or is covered with material or design, which allows only limited light to be emitted.

### **Requirements and Recommendations:**

1. **Submission for approval of lighting plans should include the following information:**
  - a) **Locations, types of illuminating devices, fixtures, lamps, supports, reflectors and other devices must be shown on plans.**
  - b) **Description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices and dimensions of the fixtures. The description may include, but is not limited to catalog "cut sheets" by manufactures and drawings.**
  - c) **Photometric data, such as that furnished by manufacturers, showing the angle of cut off or light emissions.**
2. **All exterior lighting must be located and oriented to minimize light encroachment onto adjacent properties, streets and open space.**
3. **An excessive number of fixtures, excess light levels, or glare will not be allowed. The number and location of all exterior light fixtures must be shown on plans reviewed and approved by the Founder. Specific fixtures and specifications must be submitted for review and approval prior to installation.**
4. **Exterior fixtures mounted on buildings shall be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade, and shall be, Fully Shielded,**

Partially Shielded or Recessed in ceilings or overhangs, unless approved by Founder or required by the City of Rio Rancho. This requirement also applies to lighting decks.

5. Only incandescent lamps with a maximum 40-watt total will be allowed unless otherwise approved by the Founder.
6. Up-lighting is not allowed unless shielded by a roof or eave.
7. If filtered light fixtures are proposed, the glass must be opaque or frosted in order to obscure the light source. Wattage will be limited to a maximum of a 25-watt total per fixture and the Founder may require lower wattage.
8. Security Lighting must be angled downward so that the light source is not visible from other properties or the street.
9. Circuiting and controls for Security Lighting must only be activated by heat or movement, so they are not continuous. Security Lighting may not be operated or used as general lighting.
10. Only one exterior light fixture is allowed per car bay on a garage.
11. Seasonal religious and holiday light displays are not covered by these guidelines. However, the Association may adopt reasonable time, place and manner restrictions for the purpose of minimizing damage and disturbance to property and other residents.
15. No lighting will be permitted in Natural Areas/Open Space or arroyo areas. Site Lighting must be confined to areas enclosed by walls, unless properly screened by landscaping and landforms (i.e. berms, rock outcrops), or be in the immediate vicinity of the main entrance, with the exception of walkways from the street to the front door. This lighting must be the minimum necessary for safe passage.
16. Site Lighting may be directed onto vegetation or prominent site features, such as boulders, but not on the building and must be approved by the Founder.
17. The use of solar landscape light fixtures and fluorescent fixtures are strongly encouraged to conserve energy.
18. The special Mariposa street light will be used for all streetlights within the community. Information and specifications on this fixture may be obtained from the Founder.
19. Warm white and natural lamps are preferred to minimize detrimental effects.

### **Prohibited lighting**

The following lighting types are prohibited at Mariposa:

1. Metal Halide
2. Quartz\*
3. Mercury Vapor
4. Laser Light or similar high intensity for advertising or entertainment
5. Searchlights

\*For the purposes of these standards, quartz lamps shall not be considered an incandescent light source.

### **Street Lights**

Streetlights required by the City of Rio Rancho are to be placed at intersections and at the end of streets as well as other locations. Founder has no responsibility for or control over the placement of streetlights. Care should be taken when designing views taking these streetlights into consideration. The streetlights were specially designed using a dark bronze color to blend with the background; are shielded to hide the light source directing light downward; have sharp cut-off lenses to minimize light pollution.

## **SIGNAGE**

*Design Objective:* To make signage and address identification at Mariposa as unobtrusive and integral to the environment as possible. All signs at Mariposa must conform to a unified standard prescribed by the Founder.

### ***Requirements and Recommendations:***

1. Only *one* "For Sale" and/or resale sign placed on the lot must be of the standard sign size (not to exceed 4' X 4') unless approved by the Founder.
2. Owner may install address identification. Address numbers must be integrated into building walls, freestanding walls or, on mailboxes. Numerals may not exceed 6 inches in height and must be of materials and colors that harmonize with the building design. Address identification must be positioned so it is easily visible from the street.
3. Banners or other sign material attached to structures are not allowed.
4. Banners, flags and balloons are not allowed on any "For Sale" or open house signs.
5. On a model home site or complex up to three flags, no higher than 18 feet, may be allowed with Founder approval.
6. One sign per model home is allowed and must be approved by the Founder prior to installation.
7. One construction sign is allowed per lot, which must be removed upon completion of the house. Supplemental signs such as financing, subcontractors, interior designers, pool contractors, landscape contractors, or supplier are not allowed.

## **MAILBOXES**

Each neighborhood will include a cluster mailbox, which must meet the design and location criteria of the U.S. Postal Service and the Founder. The Founder encourages the use of low landscape materials or view walls to help screen these units while still providing security and safety for the residents who use them.

## **BASKETBALL GOALS AND BACKBOARDS**

### ***Requirements and Recommendations:***

1. Basketball goals may be installed with approval of the Founder (either permanent or temporary) unless specified otherwise in the Neighborhood Supplemental Declaration and/or Guidelines.
2. Developers are encouraged to provide a basketball goal with the neighborhood park for the use by the residents. If such a basketball goal is provided, the Founder may not approve individual goals within a reasonable distance of the common basketball goal.
3. Basketball goals/backboards should be located as close to the house/garage as possible to reduce the visible impact.
4. Founder may require landscaping for additional screening.

## **ANTENNAE AND FLAGPOLES**

### ***Requirements and Recommendations:***

1. Special care should be taken to locate antennae or satellite dishes of any sort, in areas that minimize the visibility from neighboring lots, common areas, streets, or public areas.

2. No satellite dish larger than 24 inches in diameter is allowed. No vertical antennas are allowed, unless fully screened by parapet walls. The view of dish satellites from adjoining lots, open space or streets must be minimized by siting and or screening.
3. The Founder must approve permanent and temporary flagpoles. Flagpoles may not be higher than the highest point on the house, adjacent to the flagpole location (excluding chimneys) and must be located in close proximity to the structure.
4. Decorative flags, balloons, beacons or banners are not permitted on any lot except as may be approved by the Founder for special events.

## **SERVICE YARDS**

### *Requirements and Recommendations:*

1. All garbage and trash containers, clotheslines, mechanical equipment, and other outdoor maintenance and service facilities must be screened by walls from other lots, streets, common areas, or public spaces.

## **UNDER SLAB DUCTS**

### *Requirements and Recommendations:*

1. To avoid potential problems with water entering under slab ducts it is encouraged that consideration be given to eliminating under slab ducts, or making under slab duct work impervious to water.

## **UTILITY METERS AND MECHANICAL EQUIPMENT**

### *Requirements and Recommendations:*

1. All utility meters and exterior equipment must be painted to match the building color and/or be screened with a wall or landscaping material.
2. It is strongly encouraged that utility meters and exterior equipment be placed in a location that does not interfere with the front elevation of the residence.
3. All exterior mechanical equipment (roof or ground mounted) must be screened from view of the street, open space and adjacent properties, as determined by the Founder.
4. The Founder must approve the location of all exterior mechanical equipment and screening prior to installation. Every effort should be made to show the location and screening on all plans at the time of submittal.
5. Any changes to approved location or screening of mechanical equipment, must be approved by the Founder.

## **RADON GAS PROTECTION**

### *Requirements and Recommendations:*

1. Although there has been no indication that significant amounts of radon gas are present in the soil of Mariposa, Founder recommends that a competent professional test each building site for the presence of radon gas.
2. If a determination is made that a radon gas ventilation system is needed, the design professional should be made aware of this and include it in the design of the residence.

## LANDSCAPE

*The goals of the landscape design for Mariposa are ensuring an aesthetically pleasing landscape which maintains the existing character of the site while minimizing water use for irrigation; increasing the habitat available to wildlife; and producing s fewer allergens than an unplanned landscape with similar quantity of plant material. To achieve these goals, vegetation used at Mariposa must be predominantly native plant material. To maintain the existing character of the site, native plants will be drawn from plant communities, which are found, on the property or in the region. Plant communities are groups of plants that thrive within similar sun, soils and water conditions. Dominant plant communities will be expanded with particular emphasis on those containing large shrubs and trees. Some plant materials found on the site, while native to New Mexico but not indigenous to Mariposa, will be considered inappropriate for certain areas within the community. This planting concept at Mariposa will help blend new construction gracefully into the existing landscape.*

## MARIPOSA LANDSCAPE

### *Requirements and Recommendations:*

1. Developers are required to provide a streetscape plan to be used as the basis for all of the front yards with the Neighborhood and the Founder must approve this plan. Landscape concepts for the entries and along exterior community walls will be designed and constructed by the Founder. Also a Neighborhood Private Open Space/Park plan must be approved by the Founder, which includes but not limited to the designs of play areas and outdoor spaces, that include central recreation and landscape amenities, such as a Neighborhood basketball goal or fountain.
2. The Developers/Builders must install the landscaping in the front yard of each house in accordance with the approved streetscape plan.
3. Traditional Blue Grass and other similar turf are not allowed in visible areas and cannot be used in the front or side yards unless behind a courtyard wall or solid gate, but can be used in the rear yard.
4. As will be shown on the streetscape plan, there will be no limit using Buffalo Grass, Blue Grama Grass and other native grasses in front yards.
5. The streetscape plan must show the minimum number, size, variety and general location of native plants and trees required for the front yard.
6. All plant materials in public areas, front and side of homes, must be from the Mariposa approved plant list.
7. Plant materials, which are not on the approved Mariposa plant list, will not be allowed in the public areas of the lots but may be planted in limited quantities and type in the rear and side yards, with approved by the Founder, as long as they are placed behind a wall.
8. Views of non-native materials from adjacent properties, streets and open space must be minimized. This may require maintaining a specific height restriction of non-native plant materials.
9. Gravel, rock, crushed or decomposed granite or other such material as well as wood chip or other similar mulches or groundcovers should not be the prominent feature of the front yard landscaping at plant maturity. These ground cover materials should not be the focus or principal elements of the landscape plan but, if used, should be an accent.
10. All aspects of Common Area landscaping are to be maintained by the Mariposa Community Association.
11. After completion of the initial landscaping, any modifications or additions by the property owner must be submitted to the Founder for approval.
12. Plants on the prohibited list may not be planted anywhere in Mariposa

## THE PLANT COMMUNITIES OF MARIPOSA

*Design Objective:* A native plant palette has been developed to ensure that landscapes within the development are consistent with the aesthetic of the Master Plan, water conservation objectives and wildlife conservation goals. Use of a plant palette that is dominated by native plants will establish a sense of place and belonging for the developed properties at Mariposa. The adjacent arroyos will remain in their natural state.



**Requirements and Recommendations:**

1. There are two plant communities in Mariposa, the developed areas and the arroyos. The developed areas include the landscaped areas of the lots, parks and common areas.
2. The major arroyos on the site shall be maintained in their natural state. If disturbances are caused by roadway, drainage or utility construction, replanting with plants from the native palette is required.

**PLANTING GUIDELINES**

*Design Objective:* Care should be taken to protect existing plants at Mariposa where practical.

**Requirements and Recommendations:**

1. Although not required, it is hoped that Developers/Builders will protect existing and significant plants by designing around or transplanting them.
2. Competent professionals should be consulted prior to transplanting any natural materials.
3. All projects and yards must be maintained in a neat and attractive condition. The minimum requirements include replacing dead or dying plant materials, weeding, watering and general clean up.
4. All plantings outside of the community wall in the streetscape common area must be from the approved Mariposa Plant List. Oasis or non-native planting may be installed but only behind the walls of the property.
5. Landscaping in front yards and all common areas shall be completed with all irrigation and trees installed, shrubs and grass planted within two months of completion of building construction.
6. The use of buffalo grass or other approved native grass turf is encouraged when appropriate.
7. All landscaping materials installed in Mariposa must comply with the following minimum size standards.

<b>Vegetation Type</b>	<b>Min. Size Standards</b>
Deciduous Trees	2" caliper (standard) or 8' height (mulit-trunk)
Evergreen Trees	8' Height
Shrubs	5 gallon
Groundcovers	1 gallon

**APPROVED PLANT LIST**

*Design Objective:* The Founder has deemed the plants included in the following list to be indigenous to and compatible with the Mariposa environment and requires their use.. Any species not on this list may not be planted or installed at Mariposa without written approval from the Founder.

<b>Common Name</b>	<b>Scientific Name</b>
<b>Trees</b>	
Arizona Walnut	Juglans major
Arizona White Oak	Quercus arizona
Austrian Pine	Pinus nigra austriaca
Bigtooth Maple	Acer grandidentatum
Box Elder	Acer negundo

Bristlecone Pine  
 Chitalpa  
 Chokecherry  
 Desert Willow  
 Eastern Redbud  
 Emory Oak  
 Escarpment Live Oak  
 Fragrant Ash  
 Gambel Oak  
 Gray Oak  
 Hackberry  
 Hawthorn Species  
 Hoptree  
 Limber Pine  
 Mexican Elder  
 Netleaf or Common Hackberry  
 New Mexico Locust  
 Oklahoma Redbud  
 One-seed Juniper  
 Pinon Pine  
 Prarie Flameleaf Sumac  
 Purple Robe  
 Quaking Aspen  
 Rocky Mountain Maple  
 Rocky Mountain Juniper  
 Scotch Pine  
 Shrub Live Oak  
 Smoke Tree  
 Soap Tree Yucca  
 Southwestern White Pine  
 Velvet Ash  
 Vitex  
 Wavyleaf Oak  
 Western Redbud

Pinus arstata  
 Chiltaipa Tashkentensis  
 Prunus virginiana  
 Chilopsis linearis  
 Cercis canadensis  
 Querous emoryi  
 Quercus fusiformis  
 Fraxinus cuspidata  
 Querous gambelli  
 Querous grisea  
 Celtis occidentalis  
 Crataegus sp.  
 Ptellea trifoliata  
 Pinus flexilis  
 Sambucus mexicanas  
 Celtis reticulata  
 Robinia neomexicana  
 Cercus reniformis  
 Juniperus monosperma  
 Pinus edulis  
 Rhus lanceolata  
 Robinia ambigua  
 Populus tremuloides  
 Acer glabrum  
 Juniperus scopulorum  
 Pinus sylvestris  
 Quercus turbinella  
 Cotinus  
 Yucca eiata  
 Pinus stroblformis  
 Fraxinus velutina  
 V. angus-castus  
 Quercus undulata  
 Cercis occidentalis

### ***Shrubs***

Algarita  
 Algerita  
 Antelope Bitterbrush  
 Apache Plume  
 Austrian Copper Rose  
 Autum Sage  
 Beargrass  
 Big Beargrass  
 Bigleaf Sage  
 Bluemist Bluebeard  
 Broom Dalea  
 Brownspine prickly pear  
 Buffaloberry  
 Butterflybush  
 Chamisa  
 Cherry Sage  
 Chokecherry  
 Cholla  
 Cinquefoil (potentilla)  
 Cliff felderbush  
 Cliff-rose  
 Club cholla  
 Compact Oregon Grapeholly  
 Coralberry  
 Creeping Oregon grape  
 Curl Leaf Mt. Mahogany  
 Desert Broom  
 Desert Ceonothus

Mahonia trifoliolata  
 Berberis haematocarpa  
 Purshia tridentata  
 Fallugia paradoxa  
 Rosa foetida bicolor  
 Salvia greggii  
 Nolina texana  
 Nolina Microcarpa  
 Artemisia tridentata  
 Caryopteris x clandonensis  
 Psorothamnus scorparius  
 Opuntia phaeacantha  
 Shepherdia canadensis  
 Buddeia alternifolia  
 Chrysothamnus nauseosus  
 Salvia greggii  
 Prunus vigernana  
 Opuntia imbricata  
 Potentilla fruticosa  
 Fendlera rupicola  
 Cowania mexicana  
 Opuntia clavata  
 Mahonia aquifolium "compact"  
 Symphoricarposorbiculatus  
 Berberis repens  
     Cercoparpus ledifolius  
     Baccharis salicina  
     Ceanothus greggii

Desert Prickly Pear	<i>Opuntia engelmannii</i>
Dunebroom	<i>Parryella filifolia</i>
Dwarf Butterfly Bush	<i>Buddleia davidi nanohensis</i>
Dwarf Chamisa	<i>Chrysothamnus depressus</i>
False Indigo	<i>Amorpha fruticosa</i>
Feather Dalea	<i>Dalea formosa</i>
Fernbush	<i>Chamaebatiaria millefolium</i>
Four Wing Saltbush	<i>Atriplex canescens</i>
Fringe Sage	<i>Artemisia frigida</i>
Gardner's Saltbush	<i>Atriplex gardneri</i>
Golden Current	<i>Ribes aureum</i>
Green Sotol	<i>Dasyirion leipphyllum</i>
Greenleaf Manzanita	<i>Arctostaphylos patula</i>
Greyleaf Cotoneaster	<i>Cotoneaster glaucophylla</i>
Hedgehog cactus	<i>Echinocereus</i> spp.
Horehound	<i>Marrubium vulgare</i>
Joint Fir	<i>Ephedra torryana</i>
Lady Bank's Rose	<i>Rosa banksiae</i> "Lutea" or Alba'
Littleleaf Sumac	<i>Rhus microphylla</i>
Mariola	<i>Parthenium incanum</i>
Morman tea	<i>Ephedra viridis</i>
Mountain Mehogany	<i>Cercocarpus montanus</i>
Mugo Pine	<i>Pinus mugo</i>
New Mexico Agave	<i>Agave neomexicana</i>
New Mexico Olive	<i>Forestiera neomexicana</i>
Oregonillo	<i>Aloysia wrightii</i>
Perry's Agave	<i>Agave parri</i>
Persian Yellow Rose	<i>Rose foetida persica</i>
Pointleaf Manzanita	<i>Arctostaphylos pungens</i>
Prarie Sage	<i>Artemisia ludoviciana</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Red-Osier Dogwood	<i>Cornus stolonifera</i>
Rock Spray	<i>Holodiscus dumosus</i>
Rocky Mountain Zinnia	<i>Zinnia grandiflora</i>
Sand Cherry	<i>Prunus besseyi</i>
Scotch Broom	<i>Cytissus scoparius</i>
Seapweed	<i>Baccharis glutinosa</i>
Serviceberry	<i>Amelanchier alnifolia</i>
Shadescale	<i>Atriplex confertifolia</i>
Siberian Peashrub	<i>Caragana arborescens</i>
Silver Buffaloberry	<i>Shepherdia argentea</i>
Silverberry	<i>Elgangnus pungens</i>
Silverlace Vina	<i>Polygonum aubertii</i>
Smooth Sumac	<i>Rhus giebra</i>
Snowberry	<i>Symphoricarpos Albus</i>
Soaptree Yucca	<i>Yucca eiata</i>
Soaptree Yucca	<i>Yucca glauca</i>
Sotol	<i>dasyilirion wheeleri</i>
Spanish Broom	<i>Spartium junceum</i>
Spanish Dagger	<i>Yucca baccata</i>
Staghorn Sumac	<i>Rhus typhina</i>
Summer Broom	<i>Genista lydia</i>
Summer Broom	<i>Genista multibracteata</i>
Threadleaf Sage	<i>Artemisia filifolia</i>
Three Leaf Sumac	<i>Rhus trilobata</i>
Turpentine bush	<i>Ericameria laricifolia</i>
Utah Agave	<i>Agave utahensis</i>
Utah Serviceberry	<i>Amelanchier utahensis</i>
Wax Currant	<i>Ribes cereum</i>
Western Virgin"s Bower	<i>Clematis ligusticifolia</i>
Western Sand Cherry	<i>Prunus besseyi</i>
Winter Jasmine	<i>Jasminum nudiflorum</i>

Winterfat  
Winterfat  
Wolfberry  
Woodbine  
Woods Rose

### ***Herbaceous***

Angelita Daisy  
Autumn Joy Sedum,  
Rosy Glow, Cape B  
Beach Wormwood  
Blackfoot Daisy  
Blanket flower  
Blue Butterflies' Dwarf Delph  
Blue Flax  
Blue Spurge  
Blue-eyed Grass  
Bowles Mauve-walflower  
Bubblegum Mint  
Bush Morning Glory  
Bush Penstemon  
Butterfly Weed  
Cardinal Penstemon  
Catmint  
Chocolate flower  
Common Thyme  
Coral Mint  
Creeping Baby's Breath  
Curry Plant  
Dakota Verbena  
Dakota Verbena  
Desert Beardtongue  
Desert Marigold  
Desert Sage  
English Lavender  
Fern Verbena  
Firecracker Penstemon  
Garden Sage  
Garlic Chives  
Gaura  
Gayfeather  
Germander, creeping  
Giant Four-O'Clock  
Globemallow  
Golden Aster  
Hen-n-Chicks  
Hummingbird Mint  
Hummingbird plant,  
California Fuschia  
Indian Paintbrush  
James Penstemon  
Kinnikinnick  
Lady Bank's Rose  
Maximillian Sunflower  
Mexican Evening Primrose  
Mexican Hat  
Mexican Sage  
Mock Strawberry  
Moonshine Yarrow  
Narrowleaf Penstemon  
Nodding Onion  
Oregano  
Organ Mt. Primrose  
Ornamental Catmint  
Palmer Penstemon

Eurotia lanata  
Ceratoides lantana  
Lycium pallidum  
Parthenocissus inserta  
Rosa woodsii

Hymenoxys acaulis  
  
Sedum spp.  
Artemisia stelleriana  
Meibomia leucanthum  
Gaillardia spp.  
Delphinium chinensis hybrid  
Linum lewisii  
Euphorbia myrsinites  
Sisyrinchium bellum  
Erysimum linifolium  
Agastache cana  
Ipomoea leptophylla  
Penstemon ambiguus  
Asclepias tuberosa  
Penstemon cardinalis  
Nepeta mussini  
Berlandiera lyrata  
Thymus vulgaris/serpyllum  
Agastache rupestris  
Gypsophila repens  
Helichrysum angustifolium  
Verbena bipinnatifida  
Verbena bipinnatifida  
P. pseudospectabilis  
Baileya multiradiata  
Silvia dornii  
Lavandula angustifolia  
Verbena bipinnatifida  
Penstemon eatonii  
Salvia officinalis  
Allium tuberosum  
Gaura lindheimeri  
Liatris punctata  
Teucrium chamaedrys  
Mirabilis multiflora  
Sphaeralsia spp.  
Chrysopsis villosa  
Sempervivum  
Agastache rupestris  
  
Zauschneria californica  
Castilleja species  
Penstemon jamesii  
Artostaphylos uva-ursi  
Rosa banksiae "Lutea" or "Alba"  
Helianthus maximiliani  
Oenothera berlandiera  
Ratibida columnifera  
Salvia leucantha  
Duchesnea indica  
Achillea taygetea  
Penstemon angustifolius caudatus  
Allium cernuum  
Origanum spp.  
Oenothera organensis  
Nepeta mussini  
Penstemon palmeri

Paper Flower	Psilostrophe tagetes
Penstemon	Penstemon linarioides
Perky Sue	Hymenoxys species
Peruvian Verbena	Verbena peruviana
Pincushion	Dianthus simulans/tiny rubies
Pineleaf Penstemon	Penstemon pinifolius
Pink Chintz	Thymus praecos
Pitcher Sage	Salvia azures grandiflora
Plains Verbena	Verbena canescens
Powis Castle Wormwood	Artemisia aabrotanum
Purple Aster	Machaeranthera bigelovii
Purple iceplant	Delosperma cooperi
Purple Prairie Clover	Petalostemum purpureum
Pussytoes	Antennaria spp.
Rayed Cota	Thelesperma filifolia
Red Hot Poker	Kniphofia uvaria
Rocky Mountain/Desert Zinia	Zinnia graniflora
Rocky Mountain Penstemon	Penstemon strictus
Roman Wormwood	Artemisa pontica
Rosemary	Rosmarinus officianalis
Rue	Ruta graveolens
Russian Sage	Perovskia atriplicifolia
Santolina	Santolina chamaecyparissus
Scarlet Bulger	Penstemon barbatus
Scarlet Mint	Stephys coopicee
Serbian Yarrow	Achilas serbioa/milefolium
Siberian Iris	Iris siberica
Silver SpeedII/Birdseye/	Veronica incana/allioni/alba
Turkish Speedwell	cunefolia/filliformis/liwanesis
Silverleaf Groundsel	Senecio longilobus
Snow-in-Summer	Cerastium tomentosum
Soapwort	Saponia ocymoides
Starflower	Ipheon uniflorum
Sundrops	Caylophus hartwegii
Sunrose	Hellanthemun nummularlum
Sweet Sand Verbena	Aronia fragrans
Wasatch Penstemon	Penstoman cyananthus
Western Verain	Verbena wrghtii
White Evening Primrose	Oenothera caespitosa
White Yarrow	Achillea millefolium
Wild Marigold	Dyssodia acerosa
Wild Onion	Allium geyeri
Winecups	Callirhoe involucrata
Woody Veronica	Veronica pectinata
Woolly Lamb's Ear	Stachys lanata
Wooly Thyme	Thymus pseudolanuginosis
Wrights Buckwheat	Eriogonum wrightii
Yellow Evening Primrose	Oenothera missouriensis
Yellow iceplant	Delosperma nubigenum
Yerba de Mansa	Anemopsis californica

**Grass**

Alkali Sacaton	Sporobolus airoides
Ariba Western Wheatgrass	Pasoopyrum smithii
Black Grama	Bouteloua eriopoda
Blue Avena Grass	Helictotrichon sempervirens
Blue Grama	Bouteloua gracilis
Buffalograss	Buchloe dactyloides
Burro Grass	Scieropogon brevifolius
Bush Muhly	Muhlenbergiaporteri
Cheyenne Indian Grass	Sorghastrum nutans
Dwarf Feathertop	Pennisetum villosum

Galleta	Hilaria jamesli
Giant Sacaton	Sporoboluswrigii
Hairy Grama	Bouteloua hirsuta
Indian Ricegrass	Oryzopsis hymenoides
Little Bluestem	Andropogon scoparius
Mountain Muhly	Muhlenbergia montana
Redondo Arizona Fescue	Festuca arizonica
Regal Mist	Muhlenbergia capilaris
Ring Muhly	Muhlenbergia torryi
Sano Bluestem	Andropogon hallii
Sand Dropseed	Sporobolus cyrptandrus
Sand Lovegrass	Eragrostis tricores
Side-oats Grama	Bouteloua curtispindula
Silver Bluestem	Andropogon barbinodis
Spike Dropseed	Sporobolus contractus
Sporobolus cyrptandrus	Sand Dropseed

### Reclamation Seed Mix

The reclamation seed mix must be used to restore all Transition Areas disturbed during the construction process. The most appropriate seed mix is as follows:

Scientific Name	Common Name	Lbs/Ac
Bouteloua curtispindula	Sideoats Grama "Niner"	9.0
Bouteloua gracilis	Blue Grama "Hachita"	9.0
Hilaria jamesii	Indian Rice Grass "Paloma"	4.0
Oryzopsis hymenoides	Galleta "Viva"	
Sporobolus cryptandrus	Sand Dropseed	2.0
Muhlenbergia porteri	Bush Muhly	1.0
Fallugia paradoxa	Apache Plume	0.5
Ceritoides lanata	Winterfat	1.5
Chrysothamnus nausedsus	Chamisa	0.5
Verbena bipinnatifida	Fern Verbena	0.75
Aster Bigelovii	Purple Aster	0.5
Senecio longilobus	Thread leaf Groundsel	0.5
Sphaeralcea coccinea	Scarlet Globemallow	0.25
Baileya multiradaiaata	Desert Marigold	0.5
Linum lewisii	Blue Flax	0.5

### Prohibited Plants

These are plants, which will grow in the Albuquerque area, but due to inappropriate biological or visual characteristics, are prohibited from use anywhere on an Estate or Premiere Lot.

- All Palm Trees
- European Olive - Olea europaea, and Elaeagnus angustifolia
- Tamarisk or Salt cedar - Tamarix spp.
- Cypress - Cupressus and Chamaecyparis spp.
- Elms - Ulmus Pumila
- Mulberry - Morus Alba
- Narrow leaf Cottonwood - Populus Angustifolia
- Broadleaf Cottonwood - Populus Deltoides
- Valley Cottonwood - Populus fremonti 'Wislizeni'
- Poplar Cottonwood - Populus Nigra
- Ponderosa Pine -

## **WATER CONSERVATION GOALS**

*Design Objective:* Mariposa seeks to become a model for efficient water use in this arid New Mexican environment. The guidelines for landscaping, building design and construction are conceived to minimize consumption and encourage reuse. Mariposa will continuously promote consciousness about conservation and use, to assure that the water needs of the community and the region are realized. In order to meet the water conservation goals, the following policies for water use at Mariposa shall apply (see the Sustainable Living section of these Guidelines for more information and details on water conservation).

### ***Requirements and Recommendations:***

1. **No resident shall waste water through excessive watering or cause the flow of waste or excess water onto adjacent property, streets or open space.**
2. **Specific water conservation requirements and recommendations for the interior of the home are listed in the Sustainable Living section of these Guidelines.**
3. **No individual wells are allowed at Mariposa.**
4. **Irrigation and watering can not be conducted between 10:00 a.m. to 6:00 p.m. during non-freezing months or at the restricted times in accordance with the governing regulations.**

## **Landscape Irrigation**

### ***Requirements and Recommendations:***

1. **Irrigation system design with head to head coverage will be required for all non-native lawn areas.**
2. **Permanent overhead spray irrigation systems are prohibited on all lots.**
3. **Where irrigation of non-turf area is necessary, drip irrigation systems or bubbler systems should be used.**
4. **Temporary irrigation systems for non-turf areas are encouraged.**
5. **Irrigation systems shall be designed so that peak summertime lawn irrigation can be completed between the hours of 6 pm and 10 am or at restricted times according to governing regulations.**
6. **Pressure vacuum breaker (PVB) or reduced pressure backflow preventer (RP) is required for all residential irrigation as specified by the City Building Code**
7. **An electric, solid-state controller is required for all systems and shall be equipped with a master valve terminal and at least two fully independent programs.**
8. **All irrigated turf grass shall utilize remote electric control valves installed in valve boxes and shall comply with the City of Rio Rancho or Founder requirements where applicable. No manual valves are allowed.**
9. **In no case shall heads irrigating turf grass throw directly into a planting bed, foundation structure, parking lot, sign face, roadway, attached sidewalk, or walkway.**
10. **All turf within public right-of-ways shall be buffalo grass or approved native grasses.**

## **Pools and Water Features**

### ***Requirements and Recommendations:***

1. **Decorative pools shall be limited to three hundred (300) square feet in surface area. Sheet and cascade water features are preferred, and vertical jets with a vertical height greater than six feet are not allowed.**
2. **Swimming pools are limited in size to nine hundred (900) square feet.**
3. **Water fountains, or water features, can be located outside the courtyard area if it approved by the Founder. In no case shall it exceed six feet in height from the finished grade.**

## **Water Harvesting**

***Design Objective:*** Water harvesting at Mariposa refers to a number of techniques and collection systems, mostly passive, which collect and convey a portion of the storm waters generated from the developed portions of the Lot to natural or landscaped areas within the Lot. The use of water harvesting techniques provides a method of delivering moisture that might otherwise be lost, to enhance the growth of the native vegetation and landscaping (see the Sustainable Living section of these Guidelines for more information).

### ***Requirements and Recommendations:***

1. **The use of hidden roof top storage, cisterns, and other techniques for capturing and utilizing rainfall and natural drainage is strongly encouraged and may become a useful and attractive part of the drainage for the lot.**
2. **Above ground swales and ponds, if designed properly, can act as attractive water harvesting features.**



## ARCHITECTURE

*The objective for the architecture at Mariposa is to establish the highest standard of quality for the design of buildings and sensitivity to the environment. The architectural character of Mariposa should reflect the casual elegance of southwestern living. Southwestern character is derived from a wide variety of historic, geographic, cultural, climatic and thematic influences including Native American, Hispanic, Mexican, Anglo, and the experience of the American West, including recognition of the influence technology and industrialization have had on the region. The architecture of Mariposa should reflect the rich heritage of tradition in this special place we live.*

*Architectural character results from a composite of site, form, materials, colors and detailing. Care should be taken to closely adhere to the specific allowable architectural style selected, and not mix elements from various architectural styles.*

*Building in the stark, yet radiant beauty of this desert setting requires respect for this fragile environment.*

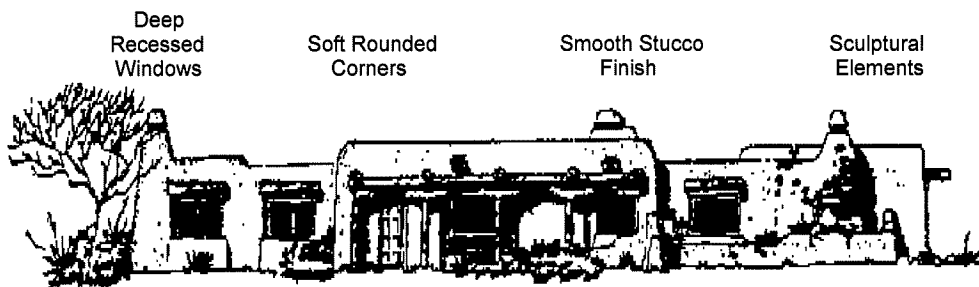
*A section of the Guidelines, entitled "Sustainable Living" at Mariposa details, among other things, the role architecture plays in sustainable building.*

## ARCHITECTURAL STYLES ALLOWED IN MARIPOSA

The possibilities of making a strong regional statement by combining past and present, old and new, guide the selection of the architectural styles at Mariposa. The following is a description of the approved architectural styles for Mariposa, with guidelines for how those styles should be applied. Other architecturally relevant styles may be considered and approved by the Founder.

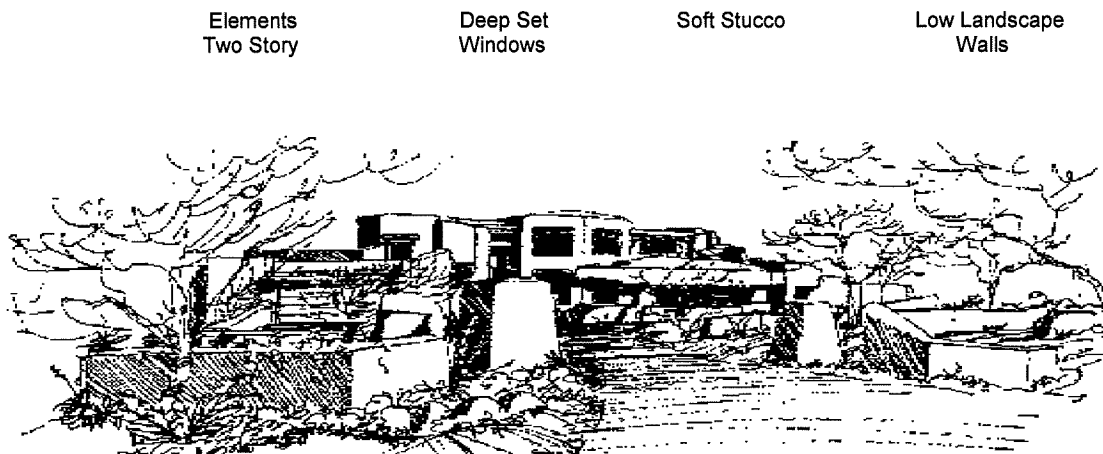
### Pueblo Style

Pueblo style is walled 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 deep-set doors and windows, dramatically recessed portals or patios, walled entry corners and edges, radius corners and edges, and is always finished in earth tone adobe. The pueblo style uses no arches or pitched roofs and relies exclusively on post and beam or bearing wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style.



### Contemporary Pueblo Style

Contemporary interpretations of pueblo style must be historically or stylistically based on the traditional pueblo or pueblo revival architecture, but with skill and sensitivity can successfully incorporate large glass areas and higher ceilings and walls, crisper lines, nontraditional geometric forms and may include combinations of stone and more contemporary materials without losing the sense of strength and mass of the thick adobe walls. This architectural style is often characterized by the absence of nonfunctional decoration and the lack of traditional pueblo decorative ornamentation or detailing.



## Territorial Style

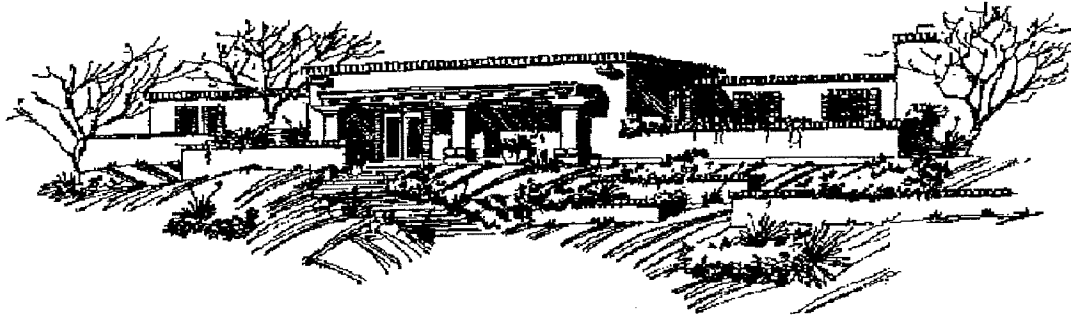
Territorial style is walled architecture, which simulates the low, flat roofed dwellings of territorial New Mexico, during a period when sawmills and brick kilns were first introduced into New Mexico. Brick copings, on the parapet caps, wood columns and decorative wood door and window casings, characterize the style. The territorial style uses no arches or pitched roofs and relies on post and beam and bearing wall construction. Stucco, brick or frame construction, means doors and windows may not be as deeply set, and the edges and corners are not as soft as in the Pueblo style.

Brick or Tile Caps  
on Parapets

Flat Roofs  
with Low Parapets

"Walled In "  
Courtyards

Low Landscape  
Walls



## Contemporary Style

Although contemporary architecture is a somewhat ambiguous label, at Mariposa it refers to buildings created today, whose interpretive art form may or may not be historically or stylistically based. Contemporary design embraces the modernist's exploration of technology and new materials and may result in buildings of lighter weight and often unusual or non-classical geometries. To make them more compatible with the Mariposa environment, contemporary style should incorporate set backs and overhangs, interesting use of windows and window setbacks, be carefully integrated with their sites and incorporate strong horizontal lines. With care, contemporary designs can be climatically derived, sensitively and indigenously structured while exploring non-classical and non-stylistic forms, geometries and spaces, and result in highly compatible, environmentally appropriate architecture. Contemporary architecture at Mariposa should reflect the timeless qualities that are always associated with great design and not rush to embrace fleeting fads.

Smooth Plaster Walls, Split Face Block or  
Stone, Colored Concrete

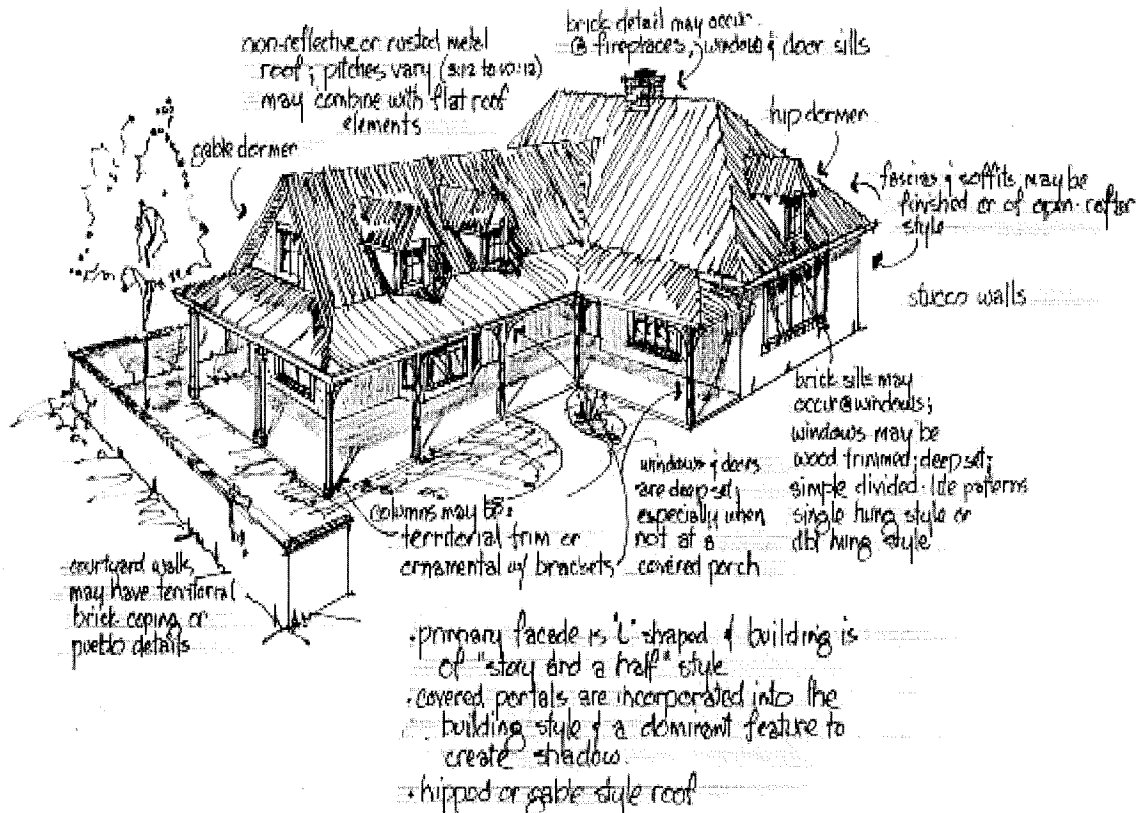
Multi-stepped Wood Fascia



## Northern New Mexico Style

Northern New Mexico style, as defined for Mariposa, is most notably characterized by the metal roof. Historically, the metal roof became the preferred method of protecting the exterior stucco surfaces of adobe and territorial facades of homes in the mountainous regions of our state. It is characterized by non-reflective gray metal roofs, hipped and/or gabled, and may include traditional dormers or gable end dormers. Pitches may vary from building to porch or from one roof plane to another; are not greater than 12:12 or less than 3:12 pitch. Column details may be territorial, have ornamental brackets or even have traditional pueblo round viga posts and corbels. Window details may be territorial or pueblo, but in all cases should be recessed not less than 2" from the exterior of finished stucco exterior wall. Bay windows may occur. Overhangs may be finished with fascias and soffits, or open rafter style, are not greater than 24", or 12" at dormers. Brick details may occur at chimney caps, door and windowsills and topping courtyard walls.

Historically, roof spans were much short than those employed today and as a result traditional northern New Mexico style homes kept very much to scale with the walls that supported them. Since spans of today's trussed roof buildings are greater and have a tendency to create a non-characteristic overstated roof, some flat roof areas with territorial brick parapets or soft rounded pueblo parapets may be used in conjunction with the metal roof. Alternatively, large spans may be broken up by varying plate heights so roofs do not overwhelm the structure.



## Spanish Colonial/Spanish Mission Style

Spanish Colonial and Spanish Mission styles, while characterized as uniquely different, have often been used in New Mexico with overlapping components.

The clay tile roofs that characterize this style are most often low slope, less than 6:12 pitch, primarily gable end style. Spans of the pitched areas are usually quite short, so varying plate heights for different roof planes is strongly encouraged to keep the character of the style from being overwhelmed by an out of scale roof. Pueblo flat-roof parapets may be used in combination with the tile roof areas to minimize the scale of roofed areas. Overhangs are typically open rafter or short with stucco detail. Gable-end features may include ornamental windows or round tile attic vents. Window placements are irregular and deep set; in all cases at least 2" back from the exterior wall surface. Fireplaces vary from top to chimney and caps are detailed. Ornamental windows with iron detailing are common, as are entry doors. Second floor porch rails and columns are most often wood.



## BUILDING HEIGHTS

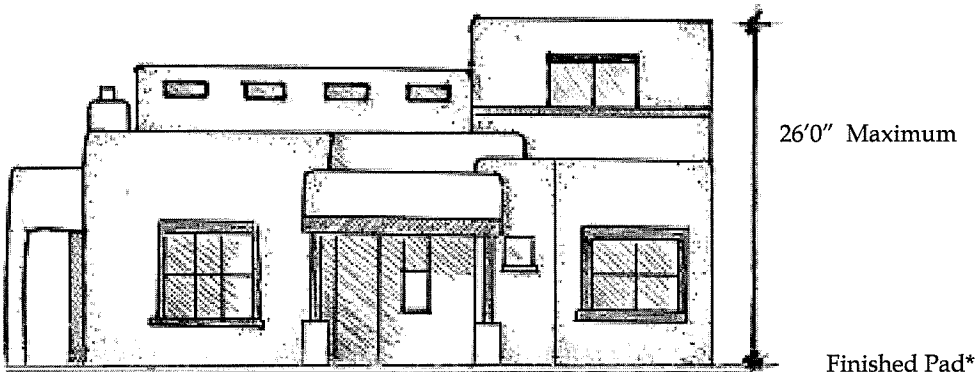
The topography and natural features of Mariposa are dramatically varied with ridges, arroyos and other elevation changes contributing immeasurably to the beauty and quality of the environment. Low profile buildings will minimize intrusion and impact and preserve views and the visual beauty of Mariposa. Therefore buildings should be as low as possible in order to integrate with their surroundings.

### *Requirements and Recommendations:*

1. The maximum overall building height shall not exceed 26' 0" measured from the Approved and Certified Finished Pad Elevation of each lot to the highest point on the structure, excluding chimneys. Pitched roofs are measured to the ridge.
2. The Finished Pad Elevation of each lot must be based on the Engineer Certified and Founder accepted Grading and Drainage Plan for each Neighborhood.

3. The elevation of the highest point on a proposed structure, excluding chimneys, must be indicated and identified as the highest point on all construction plans.
4. Pitched roofs may not exceed a five (5) inch in twelve (12) inch pitch.
5. It may be necessary to utilize flat roofs for portions of homes that have pitched roofs in order to minimize the span and visual impact of the pitched roof portion of the house. Spans of the pitched roof areas of northern New Mexico and Spanish Colonial/Mission styles are usually quite short, so varying plate heights for different roof planes may be required by the Founder to keep the character of the style from being overwhelmed by an out of scale roof.
6. Refer to the Building Massing section below and also the Roofs section.
7. Builders may not align more than 2 two-story homes adjacent to each other along the boundary of a neighborhood.

### ***Measurements Of Building Heights***



\*Finished Pad Elevation of each lot must be from the Founder accepted and Developer's Engineer Certified Grading and Drainage Plan for each Neighborhood.

## **BUILDING MASSING**

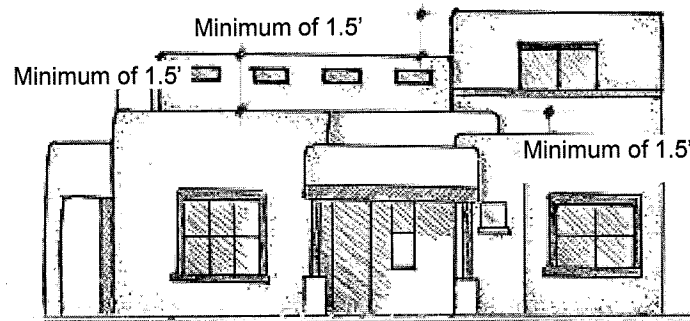
### ***Definition:***

A volume of enclosed space, which visually appears as a rectilinear form, consisting of a roof and at least 3 walls.

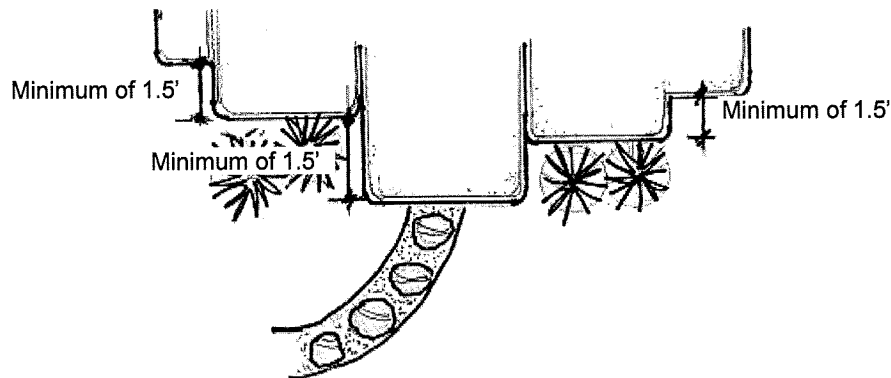
### ***Requirements and Recommendations:***

1. Building masses should be predominantly horizontal rather than vertical, yet should not create long unbroken elements.
2. Each building mass must be offset from adjacent masses by at least 1'-6" vertically and 1'-6" horizontally. Mass dimension must be labeled on all plans.
3. Each building must have at least 3 distinct masses visible from the sides facing streets, natural areas/open space and parks.
4. Drawing on the following page depicts Building Massing dimensions.

### **Vertical Building Massing**



### **Horizontal Building Massing**



## **BUILDING MATERIALS**

**Design Objective:** Exterior surfaces must be materials that harmonize with the natural landscape as well as provide an outer skin to withstand the climate extremes. 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. It should be noted that materials appropriate for one architectural style may not be appropriate for other styles and may not be allowed by the Founder. As an example: barrel tile roofs, while appropriate for Spanish Colonial style homes are not appropriate for any other architectural style. Materials are crucial to creating architectural richness and continuity throughout Mariposa.

#### **Requirements and Recommendations:**

1. On any single building, the materials for exterior application shall be limited in number, compatible with one another and in scale with the building.
2. Materials used for one architectural style may not be appropriate for other styles and may not be allowed by the Founder.
3. Siding materials shall extend down to finished grade to eliminate areas of exposed foundation.
4. The detailing of any elevations exposed to public view should be consistent with the front elevation.

5. These materials are appropriate for use as residential exteriors at Mariposa:
  - a) Exterior plaster or stucco-using a light to medium texture
  - b) Wood (fascia-stained or painted) as accents
  - c) Stone and cultured stone. However (if used) stone and cultured stone should become an integral part of the design and not simply applied on the face of the structure. Thus, the use of this material should wrap columns and distinct building masses
  - d) Rammed Earth
6. These materials may be used with approval of the Founder:
  - a) Ornamental iron
  - b) Concrete (including painted or dyed)
  - c) Oxidized copper and steel
  - d) Ceramic tile
  - e) Concrete columns
  - f) Glass block
  - g) Very dark or opaque glass
  - h) Brick (earth tones occurring at Mariposa)  
Split faced block (earth and landscape tones occurring at Mariposa)
  - i) Other materials may be considered for approval by the Founder
7. These materials are inappropriate and may not be used at Mariposa:
  - a) Exterior plaster of stucco using heavy textures, such as swirl or heavy trowel
  - b) Fixed fabric or plastic awnings
  - c) Exposed standard, colored concrete block or slump block

## BUILDING COLORS

*Design Objective:* Colors should reflect the warm, rich and often vibrant hues of the Mariposa desert, with accents of complementary tones that reflect the traditions of the region. The pre-approved building colors were selected to create a range of colors acceptable in the community. Due to the number and variety of colors to choose from, the color list is only a sampling of the colors permitted.

### *Requirements and Recommendations:*

1. Colors may be chosen from a set of pre-approved colors, established by the Founder. These colors have been carefully chosen for their compatibility with the natural environment, as well as their harmony with one another. Other colors, from this range, may be submitted to the Founder, for approval.
2. It is necessary to provide product color information, including manufacturer, color name, reflectivity percentage and product number to the Founder for approval.
3. Consider the use of darker colors for homes on the ridges and in more exposed locations and lighter colors for homes, which are not on the ridge and in less exposed locations.
4. In general, colors for roofing shall be darker in color and hue than the building's exterior walls.
5. All of the pre-approved colors have a "light reflective value" of 55 or less and may be used anywhere in Mariposa. Other colors may be submitted to the Founder for use on a specific lot, but they must also have a light reflective value of 55 or less and must fall within the general color range listed below.
6. A rendering or drawing of all building elevations depicting all proposed colors and locations must be submitted to the Founder for review. See "Procedure" section of these Guidelines.