

**SUPPLEMENTAL GUIDELINES FOR  
SUSTAINABILITY FOR NEIGHBORHOOD  
BUILDER HOMES  
THE PEAKS-MARIPOSA EAST**

The following *Supplemental Guidelines for Sustainability for Neighborhood Builder Homes* in The Peaks subdivision ("*The Peaks Guidelines*") are supplemental to the general **Mariposa Guidelines for Sustainability Builder Homes** (the "*Mariposa Guidelines*"). All of the provisions of the *Mariposa Guidelines* apply to *The Peaks Guidelines* for The Peaks subdivision except as modified by these *The Peaks Guidelines*. *The Peaks Guidelines* shall be an amendment to the *Mariposa Guidelines* for application to The Peaks subdivision.

*The Peaks Guidelines* are additional to those requirements contained in the *Mariposa Guidelines* and the Community Charter for Mariposa Residential properties (the "Charter"). In the event of any conflict between the terms of *The Peaks Guidelines* and the terms of the *Mariposa Design Guidelines* or "*the Charter*", the terms of the latter will control.

**ACCENT MATERIALS**

All accent materials, such as stacked or cultured stone, which are applied to the exterior of the home, must match or compliment the stucco color of the house.

**CITY AND PRIVATE PROPERTY**

Each builder is responsible for any damage done to city owned or private meter pads, curb, wheelchair ramps or any other city or privately owned property located in The Peaks subdivision.

**GARAGES**

Each home shall have garage(s) for not less than two (2) cars. Three (3) vehicle garage(s) maximum. RV garages are allowed, and if an RV garage is included it must be in addition to a two (2) car garage. Garage doors must have a combined width of less than 29'.

**HEIGHT RESTRICTIONS**

Single story residences are permitted on all lots in The Peaks. Maximum building height for single story homes is 19.5' from engineers pad elevation. Two story residences are permitted on the following lots: Lots 1-21 in Block 1, Lots 5-8 in Block 2, Lots 11-17 and 55-60 in Block 4, Lots 5-11 in Block 7. Maximum building height for two story residences is as stipulated by the *Mariposa Guidelines* (26').

**LANDSCAPING**

Plans for front yard landscaping must be in substantial compliance with the conceptual streetscape attached as "Exhibit A". All plants must be selected from the Mariposa approved plant list. Front yard landscape requirements are as follows:

**Trees**

2 per front yard minimum

1 tree must be either Pinon or Juniper – 6' height (approved variance to 8' minimum for these species only)

**Shrubs**

8 minimum 5 Gallon Shrubs

**Wildflowers / Grasses**

15 minimum 1 gallon plants (inclusive of gravel strip plants)

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

**Groundcovers**

Cobblestone Accent – Not to exceed 10% of landscape area if used, no cobblestone accent required  
7/8” Santa Fe Brown Gravel/Filter Fabric  
Santa Fe Brown Crusher Fines/Filter Fabric – Not to exceed 20% of landscape area maximum if used.  
Steel edging to separate gravels/fines  
Native grasses (per Mariposa Approved Plant list) – no minimum  
3 minimum Boulders

**MINIMUM SQUARE FOOTAGE**

Each home must have at least 1,300 square feet of fully enclosed heated area, exclusive of garages and open porches and patios.

**PERIMETER WALLS**

Subdivision perimeter walls are built in accordance with the approved drainage plan for the subdivision and are to be altered only by Mariposa Community Association. On lots where the Perimeter wall includes a view fence, Builders will re-paint the wrought iron portion of the view fence at the time of residence construction.

**SITE WALLS**

Party walls, including retaining walls behind the house will be constructed using CMU Block and will be painted or stuccoed the approved color of the community wall. All walls that are visible from the street will be stuccoed color to match the house. Builder must maintain the pad elevations as shown on the engineer's certified grading plan. Rear walls on Lots 28-32 and 34-42 in Block 4 shall be view walls constructed to match the view wall portions of the perimeter wall excluding the stucco, as depicted on “Exhibit B” attached hereto.

**STORAGE BUILDING (Unattached)**


Storage buildings must not exceed 10' in height from existing certified pad elevation. Storage building cannot be placed inside of a 5' side property setback or a 10' back property setback, and shall be placed on the lot in such a way so it is not less than 10' away from the residence on any adjacent or abutting lot. No storage building is allowed in front of any property. Storage buildings must be painted or stuccoed to match the residence, and have roof materials that match the residence. The roof of the shed shall be a pitched roof (not barn style). Sheds shall not be A-frame style. Concrete tile roofing material is required for all storage buildings. Storage buildings shall not occupy more than 100 square feet of area.

Dated: February 8, 2016

Approved by Founder:

Mariposa East, LP, an Arizona limited partnership  
By: ABQ-HVI Partners, LLLP, an Arizona limited liability limited partnership  
Its: General Partner

By: Harvard Ventures, Inc., a Nevada corporation  
Its: General Partner

By:   
Tim Brislin, Vice-President

# EXHIBIT A

## The Peaks at Mariposa

### Minimum Landscape Standards, Front Yard Landscapes

**Trees:** 2 PER FRONTYARD, OF WHICH ONE MUST BE DECIDUOUS,  
2" Cal., AND ONE MUST BE PINON OR JUNIPER, MIN. 6-8' HEIGHT

**Shrubs:** MINIMUM OF 8, 5 GALLON SIZE

### Wildflowers, Groundcovers:

MINIMUM 15, 1 GALLON SIZE, 3 OF WHICH MUST BE IN PARKWAY  
BETWEEN SIDEWALK AND CURB

### Native Grasses:

PER MARIPOSA APPROVED PLANT LIST, NO MINIMUM

### Gravel, Groundcovers:

- \* 7/8" SANTA FE BROWN GRAVEL / FILTER FABRIC
  - \* SANTA FE BROWN CRUSHER FINES / FILTER FABRIC
- NO MINIMUM, BUT UP TO 20% OF LANDSCAPE AREA MAXIMUM  
IF USED.

### COBBLE STONE ACCENT

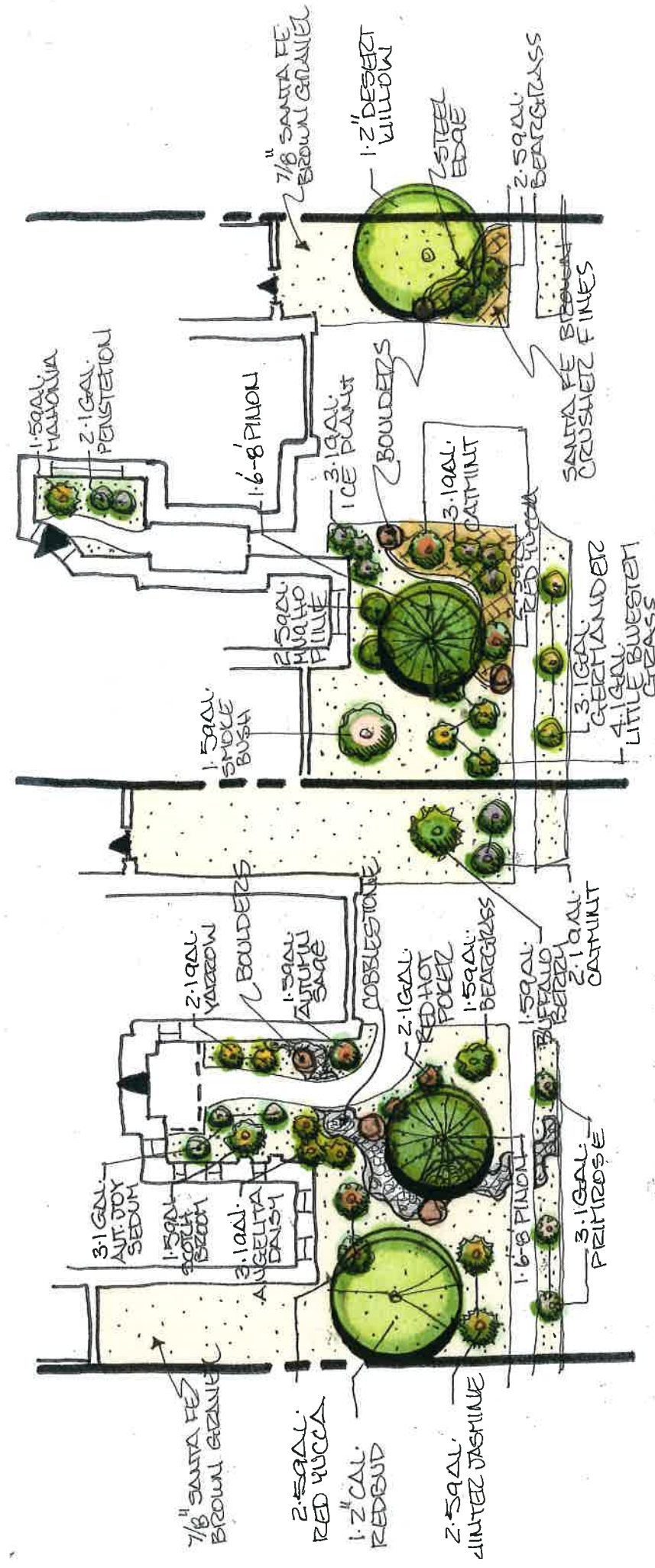
NO MINIMUM, BUT NOT TO EXCEED 10% OF LANDSCAPE IF USED.

### Boulders:

MINIMUM 3 BOULDERS

**Edging:** EDGING MUST BE USED BETWEEN ALL 7/8" GRAVEL AND  
CRUSHER FINES. COBBLESTONE WHEN USED, DOES NOT  
REQUIRE AN EDGE.

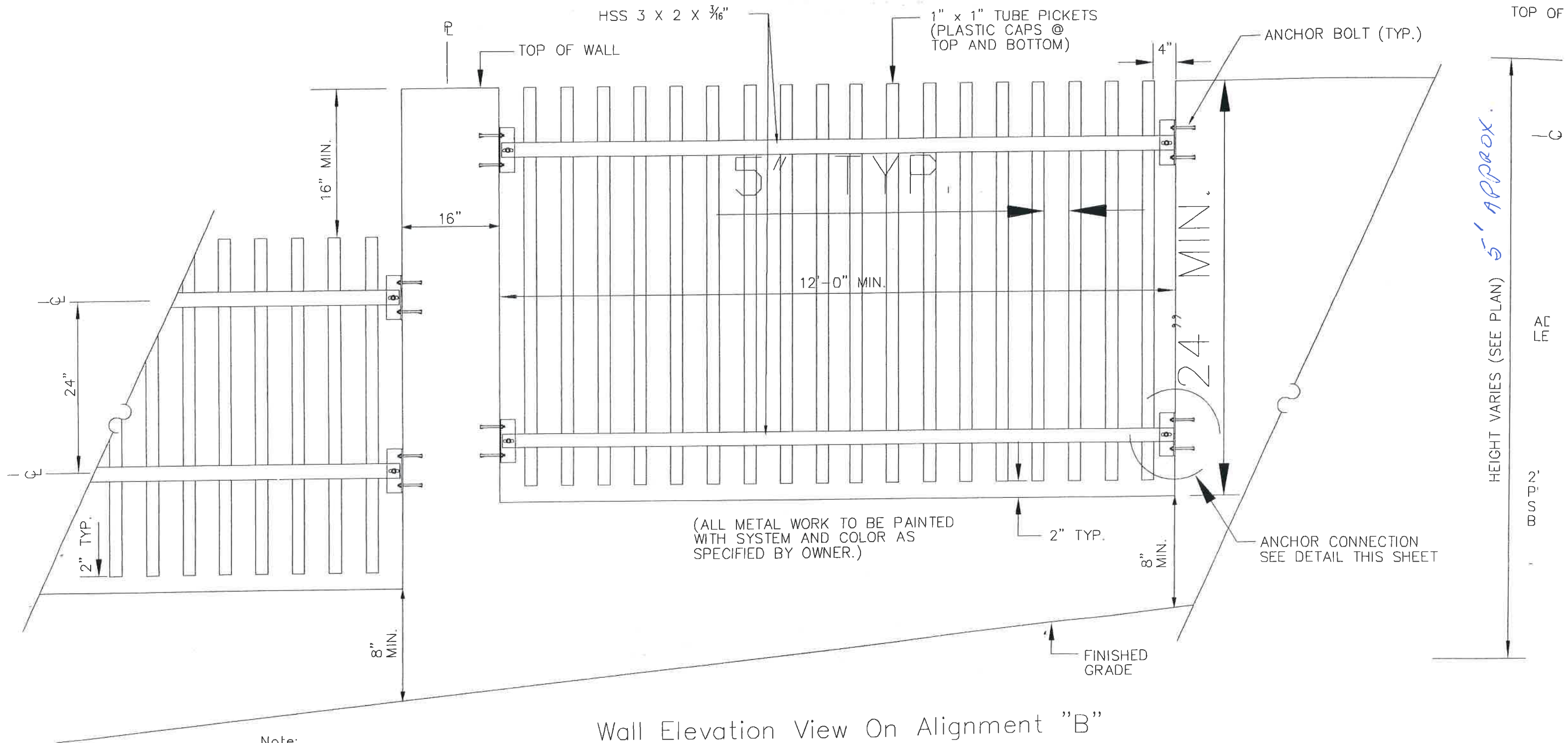
**All Plants must be from the approved Mariposa  
Plant List.**



Examples of Front Yard Streetscape

# EXHIBIT B

## View wall



Not to Scale