


ATC/Journal 257583 CR

WHEN RECORDED, RETURN TO:
Ventana West LLC
ATTN: Tony Sciarrillo
10 Tramway Loop, NE
Albuquerque, NM 87122

DESIGN GUIDELINES
FOR
TRACT 7 and TRACT 8 (WESTERN SHADOWS)
VENTANA RANCH WEST



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VENTANA RANCH WEST COMMUNITY ASSOCIATION
ARCHITECTURAL DESIGN GUIDELINES FOR
TRACT 7 and TRACT 8S (WESTERN SHADOWS), VENTANA RANCH WEST
SINGLE FAMILY RESIDENTIAL UNITS

ADMINISTERED BY THE VENTANA RANCH WEST COMMUNITY
ASSOCIATION
DESIGN REVIEW COMMITTEE

It is the intent of the Declarant to adopt different design guidelines for multi-family and non-residential properties within Ventana Ranch West.

The Committee may, from time to time adopt, readopt, repeal, revise, supplement, and modify design guidelines. The Committee may grant variances from its design guidelines. The design guidelines may include landscape guidelines.

Initial design guidelines are as follows:

A. Landscaping:

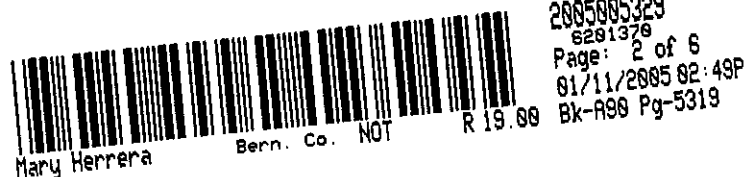
1. Landscaping: It is the responsibility of the homebuilder to install or provide a mechanism for the installation of all front yard landscaping within ninety (90) days of occupancy of any dwelling unit. This obligation cannot be transferred.

2. The minimum landscaping of the front yard is to consist of one of the following plans:

Plan A With Sod:

- a. A minimum of 20% of the front yard is to be sod.
- b. The remainder of the yard is to be landscaped with low and medium-use water use plants as established by the City of Albuquerque Water Use Ordinance such that when the landscaping is matured, the gravel/mulch constitutes no more than 40% of the visible ground area.
- c. Tree bark is not permitted as a ground cover except as permitted in planting beds and tree wells.
- d. At least one deciduous shade tree and one evergreen tree of at least 15 gallons, six (6) to eight (8) feet high shall be planted in the front yard. Trees must be nursery grown. Recommended trees are Desert

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Willow, Pinon, Arizona Ash, Chinese Pistache, Hoptree and Hawthorn. Additional trees from the city's plant list may be substituted.

Plan B Without Sod:

- a. A xeriscape landscape plan. It is required that no more than 60% of the yards in any one subdivision consist of the landscape Plan B.
- b. A minimum of eighteen (18) one gallon shrubs, wild flowers, or yucca.
- *c. A minimum of one palm yucca or Pinon or fifteen (15) gallon flowering tree.
- *d. A minimum of one six (6) to eight (8) foot Washington Hawthorn, River Birch, or seven (7) gallon pine.
- e. A combination of 3/4" crushed gray gravel with filter fabric or other weed barrier material and brown 3/4" gravel with filter fabric or other weed barrier material.
- f. One boulder with accent of oversized gravel.
- g. Steel edging between different colors of gravel is suggested.
- h. Tree bark is not permitted as ground cover except in planting beds and tree wells.

*One of these must be evergreen.

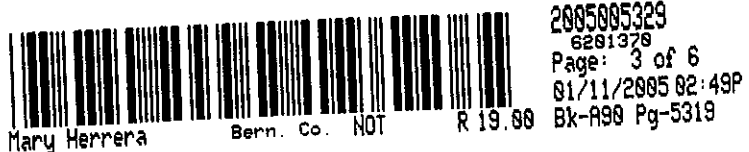
3. Red rock use is limited to accent only. White, green, blue or other bright colors of rock are not permitted.

4. Homeowners shall be responsible for maintaining gravel areas free from noxious weeds.

5. All landscaping shall be in accordance with the ordinance adopted by the City of Albuquerque. Lot owners are encouraged to implement water conservation measures initiated by the City of Albuquerque.

6. Grading and Mounding. Fine grading is a critical aspect of landscaping. Each lot has been graded such as all storm water will drain away from the house and most home sites are graded so storm water drains to the street in front of the house. It is extremely important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. Because of the difficulty and importance of maintaining

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individual lot drainage pattern and creating natural appearing mounding, it is recommended that a landscape professional be consulted.

7. Ornamentation. The addition of non-living objects in front and side yard residential landscaping such as drift wood, animal skulls, etc., is discouraged and will be permissible only after specific approval by the Design Review Committee.

8. Fountains. Fountains are not permitted in front yards except inside courtyard walls.

B. Flagpoles. Flagpoles are discouraged in residential areas but are permissible only after specific approval by the Design Review Committee. Homeowners are encouraged to use brackets mounted to the house or garage to display flags. Flagpoles are limited to a height of twenty-two (22) feet. Displayed flags must be maintained and not be torn or unsightly. The DRC will require that torn, discolored or damaged flags be removed and/or replaced. Homebuilders are allowed to use a maximum of three (3) flagpoles with a maximum height of twenty-two (22) feet in a subdivision on a temporary basis at Model Homes. These will be removed once the model homes are sold.

C. Recreational Equipment. Swingsets, pools, slides, gymnastic equipment and other recreational equipment are permitted in rear yards only. Such equipment is to be located a minimum of 5 feet from any perimeter wall.

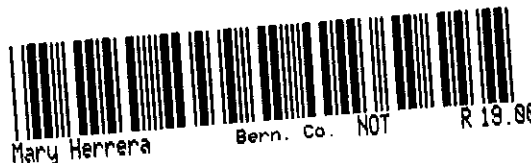
D. Exterior Lighting. Exterior lighting shall be located to minimize impact on adjoining lots or adjoining common areas. Ground mounted lighting should be directed downward as necessary to safely light walkways and residence entries. Light fixtures mounted on the residences shall be mounted no higher than 10 feet above the finished grade and should be screened to prevent direct light falling outside the subject lot.

E. Accessory buildings such as gazebos, trellises, storage buildings and pet houses shall be approved in writing by the Design Review Committee prior to construction or installation. Buildings are to be constructed with materials and colors to match or complement the features of the residence.

F. Conservation Features. Water conserving fixtures are to be installed in accordance with the City of Albuquerque ordinances.

G. Garages. All homes must have at least a two-car garage. Garages may not be converted to a living space unless a substitute garage is constructed which is approved by the Committee or a garage where at least two cars shall remain after diversion. No more than a three-car garage may face the street.

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H. Air Quality. All homes with fireplaces must have natural gas service to the fireplace to facilitate conversion of the fireplace to a gas fireplace if required by the city at a future date. Only one (1) wood burning fireplace per residence will be permitted.

I. Architectural Style. All houses must be constructed in an architectural style approved by the Design Review Committee.

J. Yard Walls. All yard walls shall be constructed of colored concrete blocks (La Farge, Inc. "Santa Fe Tan" or Utility Block Company "Coral"). Where such a yard wall has a surface facing a public street, the top of the wall and the face of the wall toward the street may be either "Santa Fe Tan" or "Coral" colored concrete blocks or a stuccoed surface the same color of the house or brick of the same color as the house. All yard walls must be a minimum of seven (7) courses in height from the top of footing. No wall may be altered without the written approval of the Design Review Committee.

K. Driveway Color and Materials. All driveways shall be constructed with concrete or paving block. Any color other than natural concrete or light brown shall require specific Design Review Committee approval.

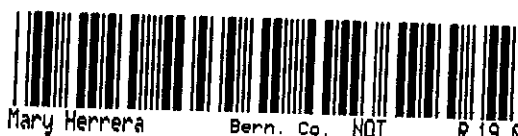
L. House Colors. House stucco and siding colors are limited to subtle earthtones.

M. Roof Colors and Materials. White or blue roofs and metal roofs are not permitted. When asphalt shingles are used, as a minimum only textured or dimensional (architectural tab) shingles with a twenty-five (25) year warranty will be approved.

N. Promotional and Advertising Signs of Builders on any Lot or Tract Within Ventana Ranch West. It is the policy of the Ventana Ranch West Design Review Committee not to encourage the installation of promotional and advertising signs of builders on any lot or tract; however, the Design Review Committee has established the following policy with regard to the number, size, color, design, message content, location, and type of signs that may be installed by the builders:

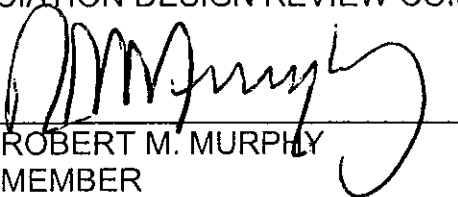
Size: A maximum allowance of 100 square feet at a maximum height from ground level to 14 feet for no more than two (2) signs.

Location: Signs must be placed a minimum of 10 feet from the property line of Paseo Del Norte Boulevard, Ventana West Parkway, Irving Boulevard and Ventana Ridge Road. Signs must be removed when 80% of the lots have houses or houses under construction.



Color, Design and message content: These items will be reviewed on an individual basis; however, the reference to Ventana Ranch West must be included in the message content.

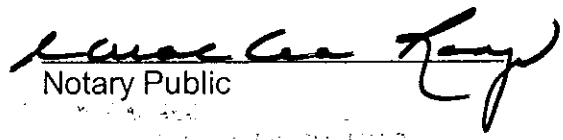
VENTANA RANCH WEST COMMUNITY
ASSOCIATION DESIGN REVIEW COMMITTEE

BY: 
ROBERT M. MURPHY
MEMBER

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Jan 10, 2005,
200__, by Robert M. Murphy, Member of the Ventana Ranch West Community
Association Design Review Committee.

My commission expires: 12/14/06


Notary Public


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