

BARRANCA DEL PUEBLO DESIGN GUIDELINES

These Design Guidelines apply to the development of a home and other improvements on your homesite at BARRANCA DEL PUEBLO or one of the Additional Lots covered by these Guidelines. The purposes of the Guidelines are to promote harmonious residential design, to protect and enhance property values, to encourage water and environmental conservation, and to implement the restrictive covenants that apply to the Development. They extend to such matters as height, color, massing, and building materials, as well as landscaping. The Design Guidelines are administered by the Architectural Control Committee ("Committee"). This Committee's job is one of assistance, helping you and your designer maximize your architectural and living experience at BARRANCA DEL PUEBLO.

We strongly urge that Owners wishing to build homes have their architectural designers and builders get in touch with the Committee prior to commencing the design phase of a residence so that these professionals may gain a complete understanding of the Design Guidelines. Contact should be initiated with Larry N. Brooks or Heidi Topp Brooks at (505) 821-0090, or Ronald D. Brown at (505) 883-1674.

It is also strongly recommended that each Owner retain competent professional services for planning and design. A thorough analysis and understanding of a particular Lot and the Owner's special needs, and the skill to translate these factors into building form, as well as the ability to convey to the Committee the concept and design of a proposed residence or other improvement, will help achieve a result that is pleasing to all concerned.

1. PRESERVATION OF THE ENVIRONMENT

In contrast to the usual methods of residential development, in which concern for the natural environment is subordinated to the desire to develop as efficiently and economically as possible, the Developers of BARRANCA DEL PUEBLO and Additional Lots have chosen to approach its planning from a more environmentally sensitive viewpoint. At BARRANCA DEL PUEBLO and Additional Lots, emphasis will be given to development that is planned to harmonize, blend and complement, rather than dominate, the natural environment.

The philosophy of these Design Guidelines is the sensitive integration of the lifestyle of man to the natural environment. The goal is the subtle blending of people, structures, and the built environment into a harmonious and esthetically pleasing residential neighborhood with emphasis on the preservation of major portions of the natural environment as a unifying visual theme throughout.

These Design Guidelines have been written to communicate this philosophy of development with sensitivity for the preservation and maintenance of the environment. These are minimum standards of design, justified in part by the climate, terrain, and the unique environment of the site. They provide direction in the planning, design, and construction of residential structures to ensure compatibility with that environment. The purpose of the Design Guidelines is not to create look-alike residential structures, but to ensure that designs are compatible with each other, the site, and the overall environment. No residence should stand so apart in its design or construction as to detract from the overall environment of the neighborhood. Creativity, innovative use of materials and design, and unique methods of construction are encouraged, so long as the final result is consistent with the Design Guidelines and this overall philosophy.

2. WATER ETHIC

In keeping with the development's concern for the natural environment, we encourage the conscientious consideration of water as a precious natural resource. Consistent with this water ethic and by the terms of the subdivision approval, no swimming pools are allowed in the subdivision. As a property owner, you can become a steward of our land and its resources. Here are some of the things you can do in planning your new home to conserve water:

1. Use low-flow plumbing fixtures.
2. Install drought-tolerant indigenous landscape.
3. Discontinue Irrigation once new plants have established themselves.
4. Minimize evaporation by installing a cover over your hot tub.
5. Install "instant" hot water heaters near points of use, or use a recirculating loop to insure that cold water is not wasted while waiting for hot water to arrive.
6. Consider using gray water for landscape use, as permitted by law.

3. ENERGY USAGE

We encourage the minimum usage of all non-renewable energies and encourage the adoption of appropriate passive-energy technologies and the utilization of renewable resources. These technologies include a wide variety of materials, hardware and systems such as insulation, timed thermostats and high-efficiency appliances. Most importantly, they involve developing a conscientious life style and adoption habits in daily living that minimize waste.

Good planning is essential in minimizing energy use and waste. The following are some of the factors your architect should consider in planning your new home:

1. Orient features of your home to take maximum advantage of the sun's heat in the winter.
2. Protect all glass areas exposed in summer with deep recesses, overhangs or other devices to minimize heat gain.
3. Properly distribute areas of thermal mass and properly locate high resistance insulation to help stabilize the interior's mean radiant temperature.
4. Consider the advantages and disadvantages of prevailing breezes.
5. Remember that you are designing for Taos, New Mexico! Study its climate and natural environment.

4. SITE DEVELOPMENT GUIDELINES

The existing landscape in this area is fragile and might take years to mitigate impacts to its site or vegetation naturally. Due to these concerns, the Committee has developed regulations intended to provide protection for the land and its vegetation.

As depicted on Exhibits "A" and "B", each Lot consists of the Natural Area and Building Envelope. The Building Envelope concept has been created to provide the maximum amount of long-term flexibility in siting your home and future additions, while preserving significant Natural Areas and "view corridors". No construction is allowed at any time outside of the Building Envelope.

Landscaping will be carefully controlled to integrate well with the Natural Area, utilizing a combination of indigenous and carefully selected non-indigenous plants. Finally, the goals will be for the appearance and character of all buildings and other improvements to harmonize with and enhance their natural settings, rather than contrast sharply with them.

Be creative in the design process. Plan to alter the site as little as possible from its original native condition, protecting existing watershed and drainage-ways wherever practical. Limit structures to the area on the site where drainage, soil and geological conditions will provide a safe foundation.

Typically, residences should be nestled into the land, remaining low, so as to be part of the site, rather than being perched on it, thus avoiding unnecessary height. Step buildings and improvements down slopes, using split and multi-level solutions wherever possible to follow existing contours and achieve a balance of cut and fill. When the construction is finished, the earth around the residence and site walls should lie against the walls as nearly as possible to the original angle of slope.

Consider the potential effect of future homes and improvements on neighboring and nearby Lots upon the views and privacy of your own home. Conversely, consider the impact of your home upon the views and privacy of your neighbors.

Give careful consideration to the daily and seasonal paths of the sun and take advantage of the site's potential for passive solar heating. Also consider the advantages of placing your garage, kitchen, pantry, and service areas in close proximity to one another and the desirability of morning light into the kitchen and breakfast areas.

Evaluate the daytime versus nighttime quality of your views and arrange your living spaces to correspond to these differences.

Position your driveway and garages so they do not dominate the entry experience of your home or significantly affect the views from your living and entertaining areas.

Carefully consider site drainage and building runoff. Avoid unnatural modifications of existing drainage. Avoid soil erosion and consider capturing roof runoff in a cistern for future use.

While the natural topography varies from Lot to Lot, the following general limitations will apply in the absence of special circumstances:

1. Cut and fill slopes may not remain exposed following completion of construction.
2. No change in natural or existing drainage patterns for surface waters shall be made upon any Lot that could adversely affect another Owner.

5. BUILDING ENVELOPE

An appropriate Building Envelope has been identified by the Developer for each Lot, based upon the natural features of the Lot, views, relationships to adjoining Lots, and topography. This area is designated on Exhibit "A" as the "Building Envelope".

Only under special circumstances will modifications to the Building Envelope be considered. Any proposed modifications will be rigorously examined by the Committee. The applicant must demonstrate that extraordinary circumstances exist to justify the modification and that the modification will not, in any respect, have material impact on another Lot (the Committee will have sole discretion in making this determination and assumes no liability from the applicant or the Owner of another Lot as a result of exercising its discretion).

The Building Envelope is the area of the Lot within which the entire Building Footprint (as hereinafter defined) and all improvements must be located, the unused balance of which must remain undisturbed Natural Area. The perimeter of the Building Envelope may not be fenced, walled, bermed, or otherwise identified by landscaping or any other means whatsoever.

6. BUILDING FOOTPRINT

The "Building Footprint" is the portion of each Lot within the Building Envelope in which all improvements must be built and the only area in which alterations to the existing landscape may occur, as approved by the Committee.

The Building Footprint shall be proposed by the applicant as the minimum area necessary to complete the proposed building, landscaping, and utility improvements. Before any conceptual planning is done, the Owner and/or his Architect may discuss the building and the Building Footprint with a designated representative of the Committee.

During construction, the Building Footprint must be flagged (see Construction Regulations, paragraph 20). Other than this temporary construction flagging, the perimeter of the Building Envelope may not be fenced, walled, bermed, or otherwise identified by landscaping or any other means whatsoever.

Early consideration should be given to any future expansion or building needs so that an adequate Building Footprint can be provided within the Building Envelope.

Any such future considerations shall appear on the preliminary design submittal, if possible.

All future improvements, including changes in the Building Envelope, must be approved by the Committee.

The Committee may require reduction or reconfiguration of the proposed Building Footprint if, in its opinion, doing so would protect, preserve or enhance the Natural Area without unduly impeding construction.

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7. TRANSITIONAL AREA

The “Transitional Area”, as depicted on Exhibit “B”, is that part of the Building Envelope that lies between the Natural Area and the wall of a residence or improvement, and is visible from adjacent properties.

8. PRIVATE AREA

The “Private Area,” as depicted on Exhibit “B,” is that part of the Building Envelope that is, for the most part, not visible from adjacent properties because it is hidden behind walls or structures.

9. PARKING SPACES

Each residence shall contain parking space within the Lot for at least two automobiles. These two spaces may be, but are not required to be in an enclosed garage that is either attached to or detached from the main structure of the residence. A minimum of two additional parking spaces should be provided on the Lot to accommodate guest parking. Non-impervious surfacing materials must be used for infrequently needed parking spaces. Except for special events, no on-street parking will be permitted for residents’ or their guests’ vehicles.

10. DRAINAGE AND GRADING

Site drainage and grading must be done with the goal of minimum disruption to the Lot. Surface drainage shall not drain to adjoining Lots or open spaces, except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off-site soil erosion on open spaces. It is the intent of these Design Guidelines to discourage excessive cut and fill, and no grading may be done outside the Building Envelope.

Structures, roads, driveways or any improvement should be designed with the objective of fitting the existing contours of the site as nearly as possible, with minimal excavation.

Carefully evaluate the erosion potential and safety of the site based upon the percentage and direction of slope, soil type, and vegetation cover. When a change in the drainage way within a given Lot is absolutely necessary, avoid right-angle diversions and create a positive drainage in a logical and natural manner. Minimize soil erosion in disturbed areas through the use of plant materials or other erosion protection approved by the Committee.

Natural drainage ways occur in certain places in BARRANCA DEL PUEBLO and Additional Lots and should not be obstructed. Structures and other improvements should be sited to avoid these washes, although they can be sited at the edge of an arroyo, provided they are approved by an engineer and the County of Taos.

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

11. DRIVEWAYS

Entrance driveways shall be located so as to minimize their visual impact on important natural features of a Lot and to minimize disruption of the existing landscape.

Bomanite concrete, exposed aggregate concrete, flagstone, cobblestone, stabilized earth, or native gravel are all approvable driveway paving materials. Feature strips of separate materials and special aggregates in exposed aggregate concrete will be reviewed on a case-by-case basis. Use of non-impervious materials on driveways is encouraged.

12. PRIVATE AREA WALLS

In keeping with the philosophy of this development, no Lot may be enclosed by a perimeter wall, fence, berm, or otherwise identified by landscaping or any other means whatsoever. The location, height, and materials of all walls must be reviewed and approved by the Committee.

13. NO SWIMMING POOLS

No swimming pools are allowed in the subdivision.

14. ADDRESS IDENTIFICATION

As required by the Covenants, each Owner shall provide for an individual address identification device within the Road and utility easement or within each Owner's Lot. The Committee shall provide each Owner with the architectural design and placement location of the individual address identification device. Maintenance and repair of these items shall be the responsibility of the Owner. No additional address signage detached from the residence will be permitted, except one temporary construction sign showing the address.

15. LIGHTING

The goal to maintain a predominance of undisturbed high desert extends to nighttime as well as daytime views. Lighting must conform to the requirements of the Taos County Land Use Regulations and the Dark Sky Ordinance. In order to preserve the dramatic vistas of the night sky, which will tend to be obscured by excessive local lighting, the Committee has established the following guidelines for residential site lighting:

“Site lighting” means lighting mounted on the ground, in trees, or on site walls, or by other means, for the purpose of providing safe passage to or around the improvements, or as decorative accent lighting.

“Building-mounted lighting” means lighting built into or attached to buildings on walls, ceilings, eaves, fascias, or other locations for the purpose of providing general illumination, area illumination, security illumination, or decorative illumination.

“Security lighting” means lighting intended to provide bright general illumination of the area adjacent to a residence during emergency situations.

1. Site lighting must be directed onto vegetation or prominent site features and not upon the building.
2. Building-mounted lighting must be directed downward away from adjacent Lots, streets, and open spaces.
3. All exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.
4. Only incandescent lamps with a maximum wattage of 75 watts will be allowed unless approval is received from the Committee.
5. No lighting will be permitted in Natural Areas, or outside of areas enclosed by patio or building walls. Site lighting must be confined to the driveway and areas enclosed by walls or be in the immediate vicinity of the main entrance.
6. Security lighting, which by its nature is bright and of a general nature, will be permitted only with the understanding that it will be used only in emergencies. Its separate circuiting and controls shall be shown on the final plan submittal.
7. Up-lighting will generally be disallowed, as will an excessive number of fixtures or excessive light levels and glare. Please refer to the provisions of the Taos County Dark Sky Ordinance.

16. BUILDINGS

A. Building Heights. The terrain of the property covered by these guidelines is varied, with changes in elevation making absolutely uniform applicability of height restrictions for residences both inadvisable and impractical. These Design Guidelines are intended to discourage and/or prevent any residence or other structure that would appear excessive in height when viewed from a street or other Lot and/or which would appear out of character with other residences because of height. Consequently, despite the maximum heights generally permitted, as hereinafter specified in the following subparagraph, the Committee may disapprove a proposed residence or other structure if, in the Committee's opinion, it would appear excessive in height when viewed from a street, or other Lot, and/or would appear out of character with other residences or be prominent because of height, even though the proposed residence or other structure may comply with said maximum height restrictions.

Residences may be sited partially below grade. The maximum height of any building mass of a residence on Lots 1 through 13 of Barranca del Pueblo may not exceed 18 feet, exclusive of chimneys and vent pipes. The maximum height of any building mass of a residence on Lot 14E of the Elmer and Carol Garcia Subdivision and Tracts A and B may not exceed 27 feet (or County height limitations), exclusive of chimneys and vent pipes, PROVIDED HOWEVER, that the Committee has the discretion to approve or disapprove a structure for the reasons stated in the preceding paragraph.

Retaining walls and other walls not directly supporting a building structure, shall not exceed 8 feet in height, measured from the lowest natural grade adjacent to the wall. The appearance of such walls over 6 feet in height must be softened by landscaping with trees or large shrubs. Screen walls, as

depicted on Exhibit “B”, may not exceed 8 feet in height, measured from natural grade in the manner described above for retaining walls.

B. Building Sizes and Architectural Design. All residences and Lots covered by these guidelines are hereby restricted to residential dwellings for single-family-residential use with a minimum of 2,000 square feet of enclosed heated living area and exclusive of carports, garages, basements, and non-enclosed porches or patios. Guesthouses, if any, must be a minimum of 800 square feet.

C. Building Masses. In order to enhance the concept of predominance of the environment, building masses should be predominantly horizontal, rather than vertical, yet not create long unbroken elements.

Unless otherwise approved by the Committee, each residence shall be composed of at least three visual building masses whose heights differ by at least 2 feet. Height of each mass shall be measured from the highest adjacent natural grade at each building mass. While it is anticipated that building masses will follow natural site contours, nothing in these Guidelines shall prohibit residences with a single floor level, provided the building height and massing and grading guidelines are met.

D. Building Colors. Covenants on the property require that the residences be plastered or stuccoed in an “adobe-type” texture and color, or have accents or portions of buildings faced with natural stone. Exterior paint and material colors shall not exceed a value of six(6) and a chroma of six (6).

In keeping with southwestern styles, accent colors on front doors, window sashes, and other incidental elements may be allowed as long as, in the opinion of the Committee, the accent does not overwhelm the building’s basic color or create a visual distraction from the street, adjacent Lot, or Common Area. No paint colors on such items shall have a LRV greater than 35%.

E. Roofs. Since roofscapes form an important part of the visual environment, they must be carefully designed. In keeping with our goals of visual harmony and sensitivity to the predominant southwestern styles, the Committee discourages pitched roofs in favor of flat or parapetted types.

If within Lots 1 through 13 of Barranca del Pueblo pitched roofs are proposed, they must comply with the following:

1. Maximum slope of 1 in 12.
2. No ridges or peaks against the skyline (abutting parapet or wall must be higher than sloped roof).
3. No tile roofs.
4. No asphalt or wood shingles.
5. Reflective roofing materials, including materials with high gloss finishes and bright untarnished copper, aluminum, galvanized steel or other metallic surfaces shall be textured or have a matte or non-

reflective surface treatment to reduce reflections.

Lot 14E of the Elmer and Carol Garcia Subdivision and Tracts A and B may have pitched roofs, but must comply with the following:

1. Maximum slope of 9 in 12.
2. Ridges or peaks against the skyline must not be offensive to neighboring properties.
3. No tile roofs.
4. No asphalt or wood shingles.
5. Reflective roofing materials, including materials with high gloss finishes and bright untarnished copper, aluminum, galvanized steel or other metallic surfaces shall be textured or have a matte or non-reflective surface treatment to reduce reflections.

Roof-mounted mechanical equipment is prohibited on any roof unless, in the judgment of the Committee, it does not adversely affect views from streets or other Lots. When permitted, such equipment must be screened from view from streets, other Lots, and Common Areas.

F. Materials — Exterior Surfaces. Exterior surfaces must generally be of materials which harmonize with the natural landscape, as well as provide an outer skin which will withstand the climate extremes. Stabilized adobe block, stucco and stone (as an accent or a portion of a structure) are three such materials, and their use is strongly encouraged.

Specifically prohibited are: metal siding, opaque glass, vinyl and plastics, brick or brick veneer, reflective materials, and other materials whose appearance, in the judgment of the Committee, is inappropriate for this community. Glass may not be mirrored. The use of wood is allowed as an accent, but an all-wood exterior surface is prohibited.

Avant garde or highly contemporary styles and materials are also strongly discouraged and may be rejected by the Committee in its sole discretion.

G. Building Projections. All projections from a building, including, but not limited to chimney caps, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways, shall be visually integrated into the overall design and generally match the color of the surface from which they project, unless otherwise approved by the Committee in compliance with Building Colors and Accent Colors. All building projections must be contained within the Committee-approved Building Footprint.

H. Skylights and Windows. Skylights and windows are important sources of natural light and can be positive contributors of passive solar heat. They can, however, also be sources of undesirable

reflections and glare, particularly at night. Care must be taken in locating, positioning, and sizing of all windows and skylights. Mirrored surfaces or any treatments that change ordinary glass into a mirrored surface are prohibited.

Windows must generally be recessed into the outside wall to both protect and shelter the glass, as well as give an appearance of substantial wall thickness, strength, and durability. Skylights must be either tinted bronze or gray, not white or clear, and they cannot be located in a pitched roof unless they are not visible from other Lots, streets and Common Areas.

I. Patios and Courtyards. Patios and courtyards are encouraged and should be designed as integral parts of the residence so as to maximize the enjoyment of the climate and capitalize on the views of and from the Lot. By properly orienting these outdoor spaces, breezes can be captured or deflected, sun can be controlled, and privacy can be maintained.

J. Solar Applications. Passive solar applications, or the orientation and design of the residence for maximum winter solar heat gain, will reduce the winter heating needs and are encouraged. Insensitively positioned solar collectors can cause excessive glare and reflection and can be approved only if they are integrated into the structure or landscaping and are not visible from neighboring properties.

K. Screen Walls. Screen walls, as depicted on Exhibit "B", should be a visual extension of the architectural design of the residence. They may be used to separate the Private Areas from the rest of the Building Footprint and as screening for parking and service areas. They may not be used to delineate property lines. The colors of walls must conform to the same color standards of these Design Guidelines. Finish materials on all building walls and screen walls must be continued down to finish grade, thereby eliminating unfinished foundation walls.

L. Guesthouses and Guest Suites. Such structures may be attached or detached but should be in the same architectural style as the residence and should be visually related to its by walls, courtyards, or major landscape elements. Any guesthouse must comply with all zoning regulations and be built within the Lot's Building Envelope.

M. All equipment appurtenant to underground facilities, such as surface-mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall be painted colors with a LRV of less than 35% or otherwise screened from view from the adjoining properties.

17. FLAGPOLES

Free-standing flagpoles are not allowed on any Lot. The displaying of a flag is permitted, however, if the flag is hung from a pole bracket mounted on the residence or suspended from a roof overhang.

18. NO VISIBLE STORAGE TANKS

All fuel tanks, water tanks, or similar storage facilities shall either be shielded from view by walls or structures or located underground with all visible projections screened from view. Use and/or construction shall comply with all applicable codes and ordinances.

19. LANDSCAPE GUIDELINES

The goal of BARRANCA DEL PUEBLO is to preserve the beauty and character of the property's natural landscape. Toward this end, we have established the Building Envelope concept to minimize the disturbance of what exists there today, and further, we have established guidelines to control what can be added in the future.

The native grasses, trees, and sagebrush shall be preserved as the predominant ground cover in Natural Areas, as well as along roadways, etc. The use of cultivated grasses will only be allowed in the Private Areas of a residence where it cannot be viewed from other Lots or Common Areas.

A. Natural Areas. Areas required by the Guidelines or determined by the Committee to be designated as Natural Areas must continue in their natural state as a permanent feature of the landscape.

The intent is that the Natural Area on a Lot be free from any improvements and any scars resulting from construction. As long as the vegetation and land surface are not permanently damaged, it is possible to clean and trim in Natural Areas to enhance recuperation.

B. Allowable Plants for Natural Areas and Transitional Areas. Plants used in these areas must be among those that would be considered native to this specific climate and area.

C. Private Areas. The Private Area is the least restrictive in terms of what plants, shrubs, and trees can be planted therein. The Private Area includes, for example, a courtyard or atrium or the area behind a wall where non-indigenous plants would be appropriate despite their increased watering needs. The Private Area may be designed as a mini-oasis which may be as lush and varied as desired by the Owner; however, non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited, and all plants that are visible from a street or from an adjacent Lot must be approved by the Committee. The size of grass lawns or gardens within Private Areas should be limited, keeping in mind the severe water limitations imposed by Taos County. Views of grass lawns located with the Private Areas shall be avoided.

D. Transitional Areas. Upon completion of construction, this area must be replanted to match the adjacent Natural Area in appearance. An irrigation system, carefully designed to avoid overspray or runoff onto the Natural Area, may be installed to maintain the transitional planting until it has become established.

E. Prohibited Plants. Avoid use of species with characteristics that are potentially destructive to the Natural Areas and indigenous plants by reason of profuse and noxious pollen, excessive height, weed-like characteristics of excessive growth, high water demands, and similar traits. The Committee will determine what plants are prohibited on a case-by-case basis. Under no circumstances is it permissible to plant any prohibited plant in BARRANCA DEL PUEBLO or Additional Lots covered by these Guidelines.

F. Protecting and Preserving Plants. Care should be taken to protect all native plants and trees. We recommend that reasonable efforts be made to transplant all significant and transplantable materials that are to be disturbed or destroyed by construction on a Lot. It is recommended that competent professionals be consulted prior to transplanting any natural materials.

20. CONSTRUCTION REGULATIONS

In order to assure that the natural desert landscape is not unduly damaged during construction, the following Construction Regulations shall be made a part of the construction contract documents for each residence or other improvements to be built on a Lot. All Builders and Owners shall be bound by these Regulations, and any violation by a Builder shall be deemed a violation by the Owner of the Lot.

A. Governmental Requirements. All applicable governmental laws, ordinances and regulations must be strictly observed at all times. This includes any applicable dust-control laws, ordinances, or regulations that may require the submission and approval of a dust-control plan for construction.

B. Construction Trailers, Portable Field Offices, Etc. Any Owner or Builder who desires to bring a construction trailer, field office, or the like to a Lot covered by these Guidelines shall first apply for and obtain written approval from the Committee. To obtain such approval, the Builder/Owner shall submit the proposed locations of the construction trailer or field office, with the portable toilet, and the trash receptacle noted thereon. Such temporary structures must be within the Building Envelope and shall be removed upon completion of construction.

C. Fencing. To protect the Natural Area of the Lot from damage due to construction operations, flagging shall mark the Building Footprint as approved on the final plans. The flagging shall follow the alignment of the Building Footprint, shall have a single entrance located at the driveway entrance, and shall be maintained intact until the completion of construction. The construction trailer (if any), portable toilet, construction material storage, and dumpsters must all be contained within the flagging. In special cases, the Committee may allow materials to be stored outside the flagging when approved in advance by the Committee.

D. Debris and Trash Removal. Builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be frequently removed from each construction site and not be permitted to accumulate. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent their being blown off the construction site. Builders are prohibited from dumping, burying, or burning trash anywhere on BARRANCA DEL PUEBLO or Additional Lots. During the construction period, each construction site, or the route to and from the construction site, shall be kept neat and clean and shall be properly policed to prevent it from becoming a public eyesore or affecting other Lots or any open space. Unsightly dirt, mud, or debris from activity on each construction site shall be promptly removed and the general area cleaned up.

E. Sanitary Facilities. Each Builder shall be responsible for providing adequate sanitary facilities for its construction workers. Portable toilets or similar temporary toilet facilities shall be located only within the area approved by the Committee.

F. Vehicles and Parking Areas. Construction crews shall not park on or otherwise use other Lots. Private and construction vehicles and machinery shall be parked only within the Building Envelope or within areas designated by the Committee. All vehicles shall be parked so as not to inhibit traffic. Each Builder shall be responsible for its subcontractors and suppliers.

G. Conservation of Landscaping Materials. Builders are advised that the Lots and Common Areas of BARRANCA DEL PUEBLO and Additional Lots contain valuable native plants and other

natural features, such as boulders and topsoil, which should be absolutely protected during construction.

H. Excavation Materials. Excess excavation materials must be hauled away from BARRANCA DEL PUEBLO and Additional Lots and properly disposed of.

Restoration or Repair of other Property Damages. Except within the Building Footprint and areas within the Building Envelope approved by the Committee, damage and scarring to any property, Common Area, or other Lot, including, but not limited to roads, driveways, utilities, vegetation, and/or other improvements resulting from construction operations, will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly, and any expenses are those of the Builder; in the event of default by the Builder in meeting these obligations, the Lot Owner who has retained the Builder shall be responsible.

J. Miscellaneous and General Practices. All Owners will be absolutely responsible for the conduct and behavior of their agents, representatives, builders, contractors, subcontractors, and suppliers while on the premises of BARRANCA DEL PUEBLO and Additional Lots covered by these Guidelines. The following practices are prohibited.

1. Changing oil on any vehicle or equipment on the Lot or at any other location within the covered property.
2. Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment anywhere but the location specifically designated within the Building Envelope for that purpose by the Committee.
3. Removing any rocks, plant material, topsoil, or similar items from any other Lot within lots subject to these Guidelines, including other construction sites.
4. Using disposal methods or equipment other than those approved by the Committee.
5. Careless disposition of cigarettes and other flammable material. At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.
6. Careless treatment or removal of protected plant materials or plants not previously approved for removal by the Committee.
7. Bringing pets, particularly dogs, onto the construction site by construction personnel, unless confined at all times on a leash.
8. Playing of radios or other audio equipment loud enough to disturb neighbors.
9. Use of horns by catering trucks. Also, trash generated by the purchase of items from these trucks and from construction practices should be contained and disposed of properly. Repeated problems with these requirements could result in the trucks being denied admittance to the property.

K. Construction Access. The only approved construction access during the time a residence

or other improvement is under construction will be over the private road and approved driveway for the Lot, unless the Committee approves an alternative access point.

L. Dust and Noise. The Builder shall be responsible for controlling dust and noise, including music from the construction site.

M. Construction Signage. Temporary construction signs shall be limited to one sign per Lot not to exceed 6 square feet of total surface area. The sign shall be free-standing within the Building Envelope, and its design and location shall be subject to the review and approval of the Committee. A sign containing the street address may also be posted within the Building Envelope.

N. Daily Operation. Daily working hours for each construction site shall be from 30 minutes before sunrise, but not earlier than 7:00 A.M. to 30 minutes after sunset, but not later than 7:00 P.M., unless other hours are designated in writing by the Committee.

Exhibit B

