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ARTICLE 1

Architectural Review Committee

1. Architectural Review Committee (ARC):

These operating guidelines are being adopted in order to maintain the integrity and value of the Ancient Trails community. The Architecture Review Committee (ARC referred to as Architectural Review Committee in Declaration of Covenants and Guidelines, Ancient Trails Subdivision) will evaluate each request and make a decision to approve or disapprove based on the provisions of the Declaration of Covenants and Restrictions for and on the behalf of Ancient Trails Subdivision. The Architectural Review Committee is hereby formed and granted authority by Current Ventures to review, regulate and have jurisdiction over the application of these Guidelines within the Ancient Trails subdivision(s). Upon delegation by Declarant or upon expiration or termination of Declarant's right under this Article, the Association, acting through ARC, shall assume jurisdiction over architectural matters. The ARC, when appointed, shall consist of at least three, but not more than five persons who shall serve and may be removed and replaced at the Board's discretion. The members of the ARC need not be Members of the Association or representatives of Members, and may, but need not, include architects, engineers or similar professionals, who may be compensated in such a manner and amount if any as the Board may establish. ARC as referred to herein shall mean the representative(s) appointed by and/or to the Architectural Review Committee. No individual member of the ARC shall represent the authority of the Committee unless specifically authorized in writing to do so. Unless and until such times as Declarant delegates all or a portion of its reserved rights to the ARC or Declarant's rights under this Article terminate, the Association shall have no jurisdiction over architectural matters.

2. Owner/Members:

The terms "Owner" and "Member" are used interchangeably in this document and refer to the Member of the Ancient Trails Subdivision that owns the lot subject to these Guidelines.

Fees & Assistance:

For purposes of this Article, the entity having jurisdiction in a particular case shall be referred to as the "ARC." The ARC may establish and charge reasonable fees for review of applications and may at its discretion require such fees to be paid in full prior to review of any application. Such fees may include the reasonable costs incurred in having any application reviewed by architects, engineers or other professionals. Declarant and the Association may employ architects, engineers or other persons as deemed necessary to perform the review. The Board may include the compensation of such persons in the Association's Annual Operating Budget.

3. Review Fee/Application Forms:

Each submittal application shall have a specific one-time fee payable at the time of the initial submittal process. The ARC review fee is established at \$150. The ARC reserves the right to adjust the Review Fee as necessary at its sole discretion in order to accommodate overhead and operating costs associated with the Architectural Review Process.

4. Project Review Process:

Except as otherwise specifically provided in the Guidelines, no activities shall commence on any portion of Ancient Trails until an application for approval has been submitted to and approved by the ARC subject to expiration without objection of any reserved Declarant right of review and approval. Such application shall entail the following review and approval process and include the required plans and specifications showing site layout, structural design, exterior elevations, exterior materials and colors, landscaping, drainage, exterior lighting, irrigation and other features of proposed construction, as further detailed in Section 1.6: Required Submittal Materials herein. The ARC may require the submission of such additional information as may be reasonably necessary to consider any application.

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Project Review Process

Pre-application / Design Conference (No formal submittal required) Preliminary Design Development Submittal Construction Document Review Submittal (Refer to Required Submittal Materials) Approval (or Denial)

Preliminary Design Development Submittal shall include the following:

Preliminary Site Plan Preliminary Building Elevations and Floor Plans Initial Color and Material Samples

In reviewing each submission, the ARC may consider any factors it deems relevant, including, without limitation, harmony of external design with surrounding structures and environment. Decisions may be based on the projects' design intent and aesthetic considerations. Each Owner acknowledges that determinations as to such matters may be subjective and opinions may vary as to the desirability and/or attractiveness of particular improvements.

The ARC shall have the sole discretion to make final, conclusive and binding determinations on matters of aesthetic judgment and such determinations shall not be subject to review so long as made in good faith and in accordance with the procedures set forth herein.

The ARC shall notify the applicant in writing of the final determination on any application within five (5) days thereafter or with respect to any determination by the ARC. In the case of disapproval, the ARC may, but shall not be obligated to specify the reasons for any objection and/or offer suggestions for curing the objections.

In the event that the ARC fails to respond in a timely manner within 30 days of the date submittal was received by ARC, approval shall be deemed to have been given. However, no approval, whether expressly granted or deemed granted, shall be inconsistent with the Guidelines unless a written variance has been granted pursuant to Section 1.6: Variances.

If construction does not commence on a project for which plans have been approved within one year of the date of ARC approval, such approval shall be deemed withdrawn and it shall be necessary for the Owner to reapply for approval before commencing any activities. Once construction is commenced, it shall be diligently pursued to completion. All work shall be completed within one year of commencement unless otherwise specified in the notice of approval or unless the ARC grants an extension in writing, which it shall not be obligated to do. Completed work shall be evidenced by a Certificate of Occupancy issued by the City of Aztec and written approval of Architectural Review Committee. If approved work is not completed within the required time, it shall be considered nonconforming and shall be subject to enforcement action by the Association.

The ARC may, by resolution, exempt certain activities from the application and approval requirements of this Article, provided such activities are undertaken in strict compliance with the requirements of such resolution.

5. Variances:

The ARC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. No variance shall

(A) be effective unless in writing; (B) be contrary to the Declaration; or (C) set a precedence and/or preclude the ARC from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, or terms of any affiancing shall not be considered a hardship warranting a variance.

6. Construction Document Review Required Submittal Materials:

Site Plan:

A. Entire Lot and lot property lines, any designated conservation easements on-site, utility easements, streets, driveway, shared driveways.

B. Two foot minimum contours of lot.

C. Location of all improvements with setbacks and Building Envelope and construction activity zone clearly

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delineated

- D. Proposed Primary Building, Secondary Buildings and Ancillary Buildings (see definitions Section 2.6: Building Orientation)
- E. All trees within ten feet of residence that are 8" or larger in diameter.
- F. Natural and proposed drainage and grading, drainage culverts and/or storm water retention structures.
- G. Required retention pond (per City of Farmington and State of NM requirements)
- H. Septic field and/or system location
- I. All driveways, walks, decks and patio/terrace locations and dimensions
- J. Proposed floor levels with reference to existing grades
- K. Existing utility meters, pedestals, transformers and end of water line
- L. Proposed utility routes and locations

Building Plans:

- A. Floor Plans: Each floor fully dimensioned in at least 1/8"=1' scale showing: 1) All proposed structures (Primary Building, Secondary Buildings and/or Ancillary Buildings) 2) Rooms, porches, patios, etc. 3) Finish Floor elevations
- B. Building Elevations: A minimum of 4 elevations, fully dimensioned in at least 1/8"=1' scale, shaded or colored if required for visualization of three dimensional elements, showing: 1) All proposed structures on-site showing building massing, height (including height calculations) and relationship to site elevations and ridgelines 2) Number of floors 3) Entry Features, Doors and Windows 4) Porches and Decks 5) Fences 6) Beams, Eaves 7) Other material features
- C. Cross Section Elevations: 1) Existing contour elevations (for ridgeline evaluation) 2) Floor elevations 3) Roof lines (top of roof)
- D. Roof Plan: Fully dimensioned in at least 1/8"=1' scale showing: 1) All pitches 2) Eave details 3) Penetrations 4) Chimneys 5) Location of mechanical units 6) Other elements

Exterior Materials (within 8-1/2" x 11 duty binder):

- A. Roof material samples or colors from brochures (the ARC may also require physical samples for better evaluation); if more than one roofing material is used, a clear designation on plans of each material's application.
- B. Exterior Wall Material 1) If stucco, a sample of color and texture with clear designation of application on elevations. 2) If siding, a drawn profile of siding style that includes dimensions, species, grade of species, exterior, texture and stain or paint color. 3) If stone, a clear picture (physical material samples may be required) showing color, texture, type, and lay-up proposed. Additionally installation details including caps, terminations, grout raking and integration of sheet metal should be shown. 4) All other beams, logs, eaves, soffit, trim boards and other architectural elements should have picture samples showing stains, paints or other finishes.
- C. Stain or paint colors for fences and/or decks, if any
- D. Exterior lighting plan
- E. Exterior door and window materials and colors
- F. Garage door(s) color and style

Landscape Plan:

- A. Natural, Transitional and Private areas
- B. Footprint of the residence
- C. Driveways
- D. Walks
- E. Patios
- F. Fences and Walls
- G. Area of groundcover, including dimensions and total square footage
- H. Other landscaping
- I. Materials, colors and finishes
- J. Proposed plants, trees, shrubs and groundcover

Miscellaneous submittals:

- A. Any other exterior elements not specially covered including color, texture and area of application

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7. Owner's Notice of Completion:

Upon completion of improvements, Owner shall provide written notice to the Ancient Trails Subdivision Association Architectural Review Committee (ARC) of completed work. ARC will inspect the improvements within thirty days of receipt of this document. ARC will either approve the work in writing or alternately if it is found that such work was not done in strict compliance with the final plans submitted or required to be submitted for its prior approval, the ARC will notify Owner in writing of such non-compliance specifying the particulars of non-compliance and Owner shall be required to remedy same.

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ARTICLE 2

Site work & Development Guidelines

Site work and Development Guidelines establishes the design guidelines and standards necessary to understand the relationship of site development, building orientation and building composition to assure a high level of quality for the design of buildings within the Ancient Trails Subdivision.

1. Ancient Trails Subdivision Site-Planning Philosophy:

Ancient Trails Subdivision is a residential enclave located in Aztec, New Mexico offering distant views of four surrounding states; Arizona, New Mexico, Utah and Colorado. These Guidelines are designed to encourage creative site and architectural solutions that are in harmony with the high desert environment. It is intended that the natural desert remain as undisturbed as possible during the development and building process and that the natural desert be retained on individual lots and not be subject to any form of construction impacts. Modifications to existing on-site drainage and vegetation are prohibited within the Ancient Trails Subdivision without documented evidence that negative impacts downstream have been addressed and the review and approval by the ARC.

Exterior landscaping, materials, textures and colors* shall reflect the natural existing landscape color palette. Individual site developments must blend with the natural landforms, be sensitively sited relative to each other, preserving view corridors as much as feasible and keeping extensive site work to a minimum. Natural drainage areas must be preserved.

**Acceptable complimentary accent colors may be allowed and shall be reviewed by the ARC on an individual bases (refer to Section 3.12: Color).*

2. Building Envelope:

The Building Envelope for each lot is defined on the Plat and may or may not include all of the above areas (Natural Area, Transitional Area and Private Area). The approximate center of each Building Envelope has been surveyed and marked with rebar and white PVC posts at the time of the original subdivision. Each lot owner is responsible to locate by survey all of the corners of the Building Envelope prior to making application to the Architectural Review Committee. On most lots a building site and lot development will be predetermined so as to maintain view corridors and assure privacy between dwellings. This will also help retain the scenic views and privacy of Ancient Trails Subdivision. Building Envelopes have been located so as to insure privacy between dwellings, provide an adequate building site and to minimize disturbance of the natural vegetation and stone outcroppings. The building site of each lot may be reviewed with the Committee. The Building Envelope for each lot may be modified or changed upon prior approval of the Architectural Review Committee. Modification of a Building Envelope will in most cases require approval of the City of Aztec. It is expected that each building will be designed to the unique features of each individual lot to respond to the existing topography, views, seasonal winds, orientation, etc. and to optimize the preservation of existing site features (plant material, washes and drainages, rock outcroppings, etc.). To preserve the natural features of each lot each building or other improvement will be required to be sited so as to minimize disruption of the existing environment. All proposed driveway alignments are to be shown on the required site plan and field staked for the ARC review and approval. Under no circumstance may any proposed change to an existing wash or drainage be allowed if unanticipated consequences may result downstream.

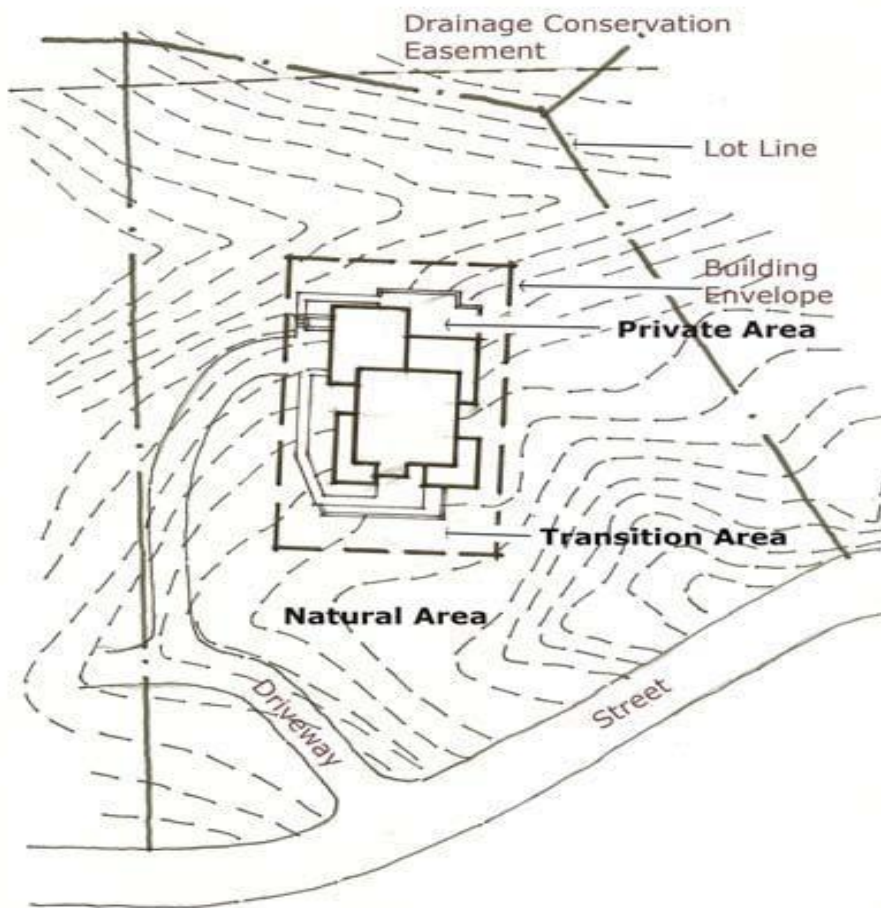


3. Natural, Transitional & Private Areas:

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In order to maintain the natural beauty of Ancient Trails Subdivision, lots are composed of three areas;

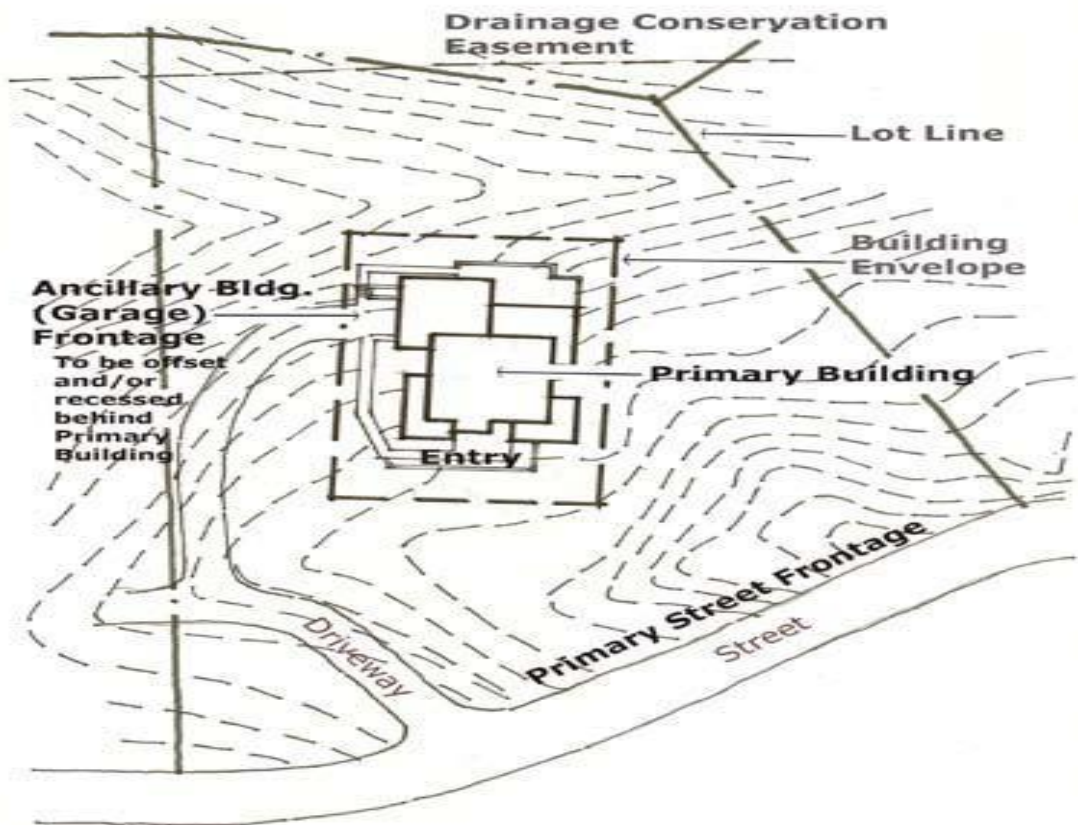
The Natural Area: The natural area is that portion of the lot which lies outside of the developed Building Envelope and should remain as natural desert. Additional plant and rock material may be added in the natural area only if indigenous to the general area. There should be minimal irrigation of the natural area within the lots since the indigenous vegetation does not require additional water, and will aid in the spread of undesirable weeds. However, some irrigation may be required to aid in the establishment of newly planted vegetation. Irrigation systems installed within the natural area shall be drip or bubbler irrigation systems only and shall be considered as temporary installations for the first year or two for plant establishment.



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The Transitional Area: The transitional area is that part of the Building Envelope area which lies between the natural area and the wall or yard of a residence or other improvements. Upon completion of construction, this area must be restored or replanted to its original natural state or landscaped within the planned development of the residence. A drip or bubbler type irrigation system carefully designed to avoid overflow or runoff onto the natural area may be installed to maintain transitional planting areas. Care must be given to avoid the spread of undesirable weeds.

The Private Area: The private area is that part of the developed area which includes the private landscape area directly adjacent to the residence, courtyards, patios, decks and other structures (barbeque stations, hot tubs, etc.). The private area is the least restrictive in terms of what plants, shrubs, and trees can be planted therein. Non-indigenous plants are allowed yet should be appropriate for the climate despite their increased watering needs. The use of high desert drought tolerant plants is encouraged. Turf will be allowed within the Building Envelope area (including both the Transitional Area and Private Area). However, the goal is to minimize the amount of lawn area in order to create a compatible relationship with the outlying Natural desert Area.



4. Building Orientation:

Primary Building Mass: The Primary Building Mass is defined as the main structure on the lot containing the primary use. The mass and form of the Primary Building are the most predominant elements composing the overall building design.

Secondary Structures: The Secondary Structure building mass may be comprised of multiple components that are connected to the Primary Building Mass but do not overwhelm the Primary Building. The Secondary Structure components may not exceed one and a half stories in height and are to be arranged such that a cohesive building-form is established linking the individual components together.

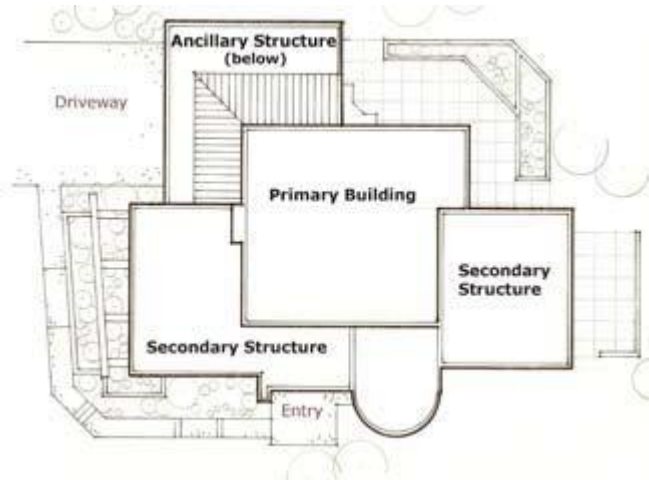
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Ancillary Building: An Ancillary Building is located on the rear or side of the lot and is intended for secondary uses such as garages, storage space, workshop, studio, guest room or accessory dwelling units. An Ancillary Building may be free-standing—detached structures, or attached to the Primary Building by means of a Secondary Building. When an Ancillary Building is attached to the Primary Building by means of a Secondary Structure, it is not to be considered a part of the principal building for the purposes of determining setbacks.

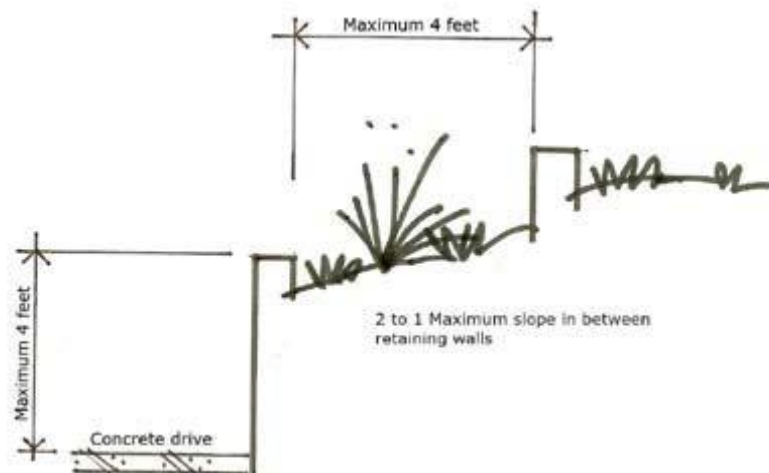
Ancillary Building Offsets: An Ancillary Building is to be located within the established Building Envelope and shall be offset and/or recessed behind the Primary Building. Where ever feasible, garage doors and entries to Ancillary Buildings should not be visible from the primary street frontage or main drive-way curb cut at the street level. However, the garage door or entry of the Ancillary Building may be visible from a shared driveway connection if applicable.

5. Cut & Fill:

The developers of Ancient Trails have worked to preserve and maintain the unique natural contours of the land within the subdivision. As a neighborhood every effort should be made to continue with this philosophy and retain as much of this interesting terrain as possible. The intent of this section is to have all residences nestle into the natural land forms. The various land forms and slopes require different treatments to create a residence that will nestle into the existing site and appear as an extension of the natural land form. To the greatest extent possible, impacts caused by significant cut and fill slopes should be minimized or contained within retaining walls or treated in a similar appropriate manner.



For retaining walls a maximum height of 6 feet is allowed. For conditions that require additional vertical allowances a series of up to 4 foot high retaining walls may be allowed that are stepped-back into the slope area. A maximum of 2:1 slope is allowed in between retaining walls for areas over 4 feet in height.



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Untreated and exposed cut and fill conditions will not be allowed. Cut and fill conditions are evaluated based on conditions directly under the foot print of the residence as well as for the overall site improvements, patios and driveways. Evaluation of cut and fill requirements of a proposed residence will be based on a case by case basis. The Committee may require that the proposed finish floor elevations be adjusted to minimize cut and fill conditions.

6. Landscaping:

The landscape is considered an integral part of the architecture and natural land form and should be a factor in initial site planning process. The Natural Area surrounding each building site provides an instant “mature” landscape setting. Sitting of the interior spaces should take into consideration this protected landscape when orienting and framing views. Likewise, the addition and placement of landscape materials used to restore the Transitional Area and to enhance the Private Areas should be carefully considered. Plants provide another dimension to the architecture and are useful for enhancing and/or solving architectural or harsh site specific conditions. Trees can frame a view or provide desirable shade and wind protection from harsh afternoon conditions.

Landscaping shall be designed and implemented so as to maintain the present character of the property utilizing indigenous and native plants, with a minimal amount of earth moving and disturbance of the natural setting. Removal of existing trees shall be restricted to development of the residence site, driveways and patios areas.

7. Walls and Fencing:

Walls and fencing contribute to the architectural composition of the residences, serve as an extension of the architecture and landscape and create usable spaces for outdoor living. Walls and fences should be integrated into the architectural composition and placed in locations that are meaningful for aesthetic and practical uses. All fencing and wall designs shall compliment the architectural style of the house and shall be appropriate in material, color and style. Walls or fences will conform to the adobe and southwestern motif of the residences. In order to maintain the open character of the subdivision, the fencing or walling off of the property perimeters is not permitted. Fencing is limited to the area within the Building Envelope.

Material transitions shall occur at inside corners. Chain link fencing, barbed wire, welded wire, welded pipe are prohibited materials. Weathered metal, stone, brick, stucco finished masonry units, concrete, rustic wood, solid board, cedar or any combination of acceptable materials used a primary or secondary accent material shall be permitted on any lot. The ARC must approve the location, size, materials and style of walls or fences.

8. Parking:

No on-street parking shall be permitted except for construction parking and guest parking. In no event shall overnight parking be permitted. Each residence shall contain parking space within the lot for at least two automobiles in an enclosed garage as an attached or detached structure. A minimum of two additional parking spaces to accommodate guests is required. All RVs, boats, motorcycles, trailers and other vehicles intended for recreational use shall be parked in such a manner as to be completely shielded from the street and shall be subject to the 14 day restriction detailed in the Restriction and Covenants. Such parking shall be within the boundary of the Building Envelope. Long term parking and storage of RVs, boats, motorcycles, trailers and other vehicles intended for recreational use is allowed and encouraged within the Common Area Storage Area(s).

9. Driveways:

Care shall be taken in the location of access drives to avoid disruption of the existing landscape or natural features of a lot, specimen plant material, washes and drainage ways. Driveways shall follow contours of the land when possible with as minimal disturbance of the natural contours of the land and vegetation as possible. The ARC may approve exceptions to this provision. All driveways shall be constructed in a color and finish to blend with the natural desert floor. Driveways shall maintain a minimum of twelve feet in width.

10. No-Build Areas:

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No structure of any kind shall be erected, placed or allowed to remain within any portion of a lot which is reserved as a Natural Area, or use as a conservation easement or right-of-way.

11. Square Footage:

All residences within the property shall have a minimum heated floor space of at least 1800 with three bedrooms and two bathrooms for single level residences, and 2,500 square feet for multi-level residences. Minimum size requirements will also be determined by characteristics of each lot. The term floor space as used shall mean floor area of the residence structure only, exclusive of porches, covered or uncovered, basements or attics, outbuildings, garages and other similar buildings even though attached to the main building.

12. Exterior Lighting:

A primary attraction of the Ancient Trails Subdivision is the night sky stars. Because the subdivision abuts undeveloped BLM land there is the perfect opportunity to protect the natural darkness of the desert which enhances the evening stars. Extreme care should be given when designing a light scheme for the driveway, landscaping and residence so not to create light pollution or an annoyance for the neighbors.

Exterior lighting is used to enhance the landscaping and architecture of the residence at night. It should be designed and installed in a manner in which the item being illuminated is the feature as opposed to the light fixture itself. All exterior lighting shall be installed so as to minimize upward or outward glare.

Low voltage is encouraged for landscape lighting. Low voltage lighting is a very cost effective way to enhance the landscape with soft on-glaring light.

Light fixtures with direct exposed bulbs or non-diffused coverings are not allowed. Exterior lighting including spot or floodlights must be completely shielded so the bulb cannot be seen. The lighting must be aimed directly downward so as to avoid illuminating other lots and roads and/or creating light pollution in the sky. Lighting placed on the ground and pointing up into a tree(s) is prohibited.

No mercury or sodium vapor or high intensity lights are permitted on any lot. All reasonable precautions shall be taken to avoid such lighting arrangements as would be offensive to a reasonable neighbor.

Driveway lighting should be kept to the absolute minimum. All pole-mounted or wall-mounted fixtures may be no higher than 24" above the driving surface and pointed directly down.

13. PROPERTY USAGE:

Lots shall be used for single family dwellings. No businesses allowed in sub-division area that cause a large insurgence of traffic, noise, or otherwise disturbs the quiet and peacefulness of the area, or causes traffic problems on the streets.

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ARTICLE 3

Design & Building Guidelines

Design and Building Guidelines establishes the design guidelines and standards necessary to understand the relationship of architectural forms and building composition, appropriate building materials, color and detailing and to assure a high level of quality for the design of buildings within the Las Vista subdivision.

1. Architectural Character:

The Ancient Trails architectural character is derived from a vernacular and regionally appropriate set of styles that are common to the Southwest and Northern New Mexico region. This architectural vernacular has evolved in the region in response to a variety of geographic, climatic and thematic influences and has its cultural roots stemming from such origins as; Spanish, Mexican, and the American West. The architectural design and character of individual residences within the Ancient Trails Subdivision is an important aspect and helps emphasize the unique qualities of the neighborhood.

Architectural character can contribute by:

- Creating interest and diversity
- Instilling a sense of character
- Demonstrating sustainable design practices, and;
- Establishing neighborhood streets as uniquely different

In general, the architectural character of Ancient Trails should reflect a casual and eclectic approach to high desert and New Mexican living. At Ancient Trails, no residential dwelling should stand so apart in its design or construction as to detract from the visual harmony of the neighborhood.

Architects & Builders are required to design residences—whether traditional or contemporary—to capture the qualities of high desert Southwestern architecture while in keeping with good design practices respecting adjacent lots, views, ridgelines, slopes and vegetation.

2. Architectural Design Philosophy:

Each dwelling in the Ancient Trails Subdivision shall be derived from interpretations using acceptable historical references and traditional roots from one of the following acceptable architectural styles.

Pueblo Style (also referred to as 'Santa Fe' Style)

Northern New Mexico Territorial

Contemporary

In addition, architects, homeowners, designers and builders are encouraged to explore the Modernist Architectural Style or Evolving Architectural Styles provided that the nomenclature builds upon the fundamental attributes of Southwest and/or New Mexico architecture taking into consideration climate, topography and cultural influences of the region.

Traditional forms as well as contemporary design are acceptable if standards of massing, form, materials and colors are followed. Designs shall be sensitive to the surrounding climate, native materials and natural terrain. An emphasis

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shall be placed on defining a select style and creating a composition of building “forms” that reinforce the select architectural “style.” Form is determined by building overall mass, building height, number of stories, roof pitch, off-set terracing and step-back relationships and layering of various building components, depth of overhangs, and reveals at door and window openings. Ancient Trails Subdivision residences should combine natural materials, colors and forms to create a timelessness and sensitivity to the surroundings. The roof form and building mass should fit in with the site and be comparable with neighboring residences. Special consideration should be given to the siting of the building components (entryways, garage openings, patios and outdoor private spaces) with emphasis on the relationship to existing site grades, preservation of the natural features, neighboring residences view and vistas.

A select list of approved architectural styles has been identified for the Ancient Trails Subdivision. Property owners, architects and builders shall identify from the list of approved styles and demonstrate an understanding of the established architectural design philosophy as defined.

3. Architectural Styles:

‘Architectural style’ is defined by special physical characteristics of a building, dwelling or place (such as a neighborhood) that sets it apart from other buildings or neighborhoods and its surroundings. The architectural style of a residence contributes to its unique individuality and character and helps establish a sense of place in a neighborhood.

Historic southwestern architectural styles are appropriate for the Ancient Trails Subdivision and should be interpreted in a manner to ensure that the design of each residence or building is unique in character, appropriate for the specific site and contributes to the overall quality of the neighborhood. The unifying theme for all styles is high quality in design, materials and workmanship and sensitivity to existing conditions.

The integration of an appropriate architectural style should contribute to the interest, form and massing of a particular building from all four perspectives and not be limited to the front elevation alone to ensure the authenticity of the historic architectural style being considered and completeness of the massing and scale elements of the dwelling in relationship to the site.

Pueblo (‘Santa Fe’) Style

Historically Pueblo Style is recognized as walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. The historic Pueblo Style does not use arches or pitched roofs and relies exclusively on post and beam or bearing wall construction. Parapets on Pueblo Style are historically linear and flat, the use of stepped parapets at corners is prohibited. Functional features of parapet walls will need to be approved by the committee.

Contemporary interpretations of the Pueblo Style can successfully incorporate large glass and higher ceilings and walls without losing the sense of strength and mass of the thick adobe walls. A single or two-story Pueblo massing can be achieved with a contemporary interpretation without relying on literal finishes of the historic Pueblo Style. Low landscape walls incorporating contemporary finishes can be integrated to retain a horizontal form without compromising the historic Pueblo-roots of this architectural style. The massing relationship of building components using off-sets and step-backs can create the required four-sided architectural finishes and interests. For the Contemporary Pueblo Style flat roof forms shall be used exclusively. No sloped roofs for either the primary or secondary structures shall be used except for roofs over exterior porches and patios and should be limited to 25% of the total roof square footage. For Contemporary Pueblo Style all building elements should be simplified to a more linear style. The use of applied animal forms on exterior walls is prohibited.

Characterized by the ‘Pueblo Revival’ buildings of historic Santa Fe, Pueblo style incorporates the following:

- **Deep set doors and windows**
- **Enclosed and/ or walled courtyards**
- **Recessed portals and plazas**
- **Walled entry corners and edges**

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- **Radius corners and edges**
- **Rounded or beveled parapet**
- **Sculpted entry or plaza features**
- **Earth tone adobe or other appropriate materials to reflect a solid massing**
- **Soft edged smooth stucco wall finishes**

Northern New Mexico Territorial

Northern New Mexico Territorial Style architecture is a distinct style with Spanish, Mexican and American influences historically recognized as post railroad settlement period and is characterized by brick or tile copings on parapet caps, wood columns and decorative wood door and window casings. The difference in elevations must be a minimum of 18" from the adjacent elevation. The New Mexico Territorial Style typically does not use the traditional arch as in other regional New Mexican architectural styles and relies on post and beam and bearing wall construction. Walls, doors and corner edges are typically not as soft or rounded as in the Pueblo Style. The Northern New Mexico Ranch is a derivative of the Northern New Mexico Territorial Style that responds to the northern New Mexico climate and ranch vernacular. The Ranch Style is a simple form using basic materials and with limited ornamentation. The 'Ranch' variation is typically a lower profile massing with normally one level. However, one-and-a-half to two story low profile and low pitched shed or gable roof lines is a common ranch style feature. The primary structure of Northern New Mexico styles should have flat roof with parapets. The roof design of the primary structure must have 3 elevations to meet the desired architectural appeal. The design characteristics also include; horizontal and linear orientation, low-pitched shed roof forms, wood post and beam porches and porticos, wings, and porches added to main house massing.

Interpretations of the Northern New Mexico Territorial Style provides for:

- **Low horizontal forms**
- **Off-set stacked single or two-story massing forms**
- **Responsiveness to the site conditions**
- **Traditional use of brick at the top parapet is replaced or not used at all**
- **Secondary roof structures such as porches or garages may be pitched roofed**
- **Incorporating weathered metal roof materials**
- **Wood and/or steel post and beams**
- **Clay-barrel roof material and Rustic metal panels can be used as an accent roof materials for**
- **low-pitched secondary roof features**
- **Traditional building material are replaced with new contemporary materials**

Contemporary

The Contemporary style applies a 'current' translation of a regionally appropriate historic vernacular style with modern materials and technologies. The forms, details, features and colors convey the evolution of the Pueblo and Territorial style to a contemporary aesthetic. Contemporary architecture is often an ambiguous label. For Ancient Trails, 'contemporary' refers to buildings (architecture) created of its time and place, whose interpretative art forms may or may not be historically or stylistically based. Contemporary design embraces the modernist's exploration of technology and may result in buildings of lighter weight and often unusual or non-classical geometries.

To make sure the contemporary style is compatible with the Ancient Trails environment, Contemporary style architecture may consider:

- **Simple, uncomplicated forms, typically linear in orientation**
- **Incorporate building step backs and overhangs**
- **Use of interesting windows and window setback (reveals)**
- **Be compatible and fully integrated with the site**
- **Incorporate strong horizontal and vertical lines**

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- **Use color to accentuate building mass**
- **Low-pitched shed or gable roof forms at entries of secondary features**

Consider a range of materials such as:

- **Wood**
- **Unfinished CMU Block**
- **Concrete**
- **Integrated Block Systems**
- **Stucco**
- **Metal (weathered galvanized, rustic metal panels,)**

4. Exterior Architecture:



Each single-family dwelling shall have high quality, well detailed exterior architecture that promotes variety and visual interests in the subdivision.

The architectural character shall be present-day interpretations of the traditional architectural styles defined in Section 3(Architectural Styles).

All elevations shall have at least three horizontal offsets for single story dwellings and four horizontal offsets for two-story dwellings. A horizontal offset is defined by a break in a wall plane create by a block or massing that is 'offset' from the adjunct wall plane.

Side and rear elevations (and secondary structures) shall use compatible materials and colors and incorporate elements and details that unify the architectural composition of the dwelling.

Building elements such as porches, patios, columns, windows and chimneys and bays shall be used to articulate the exterior design style.

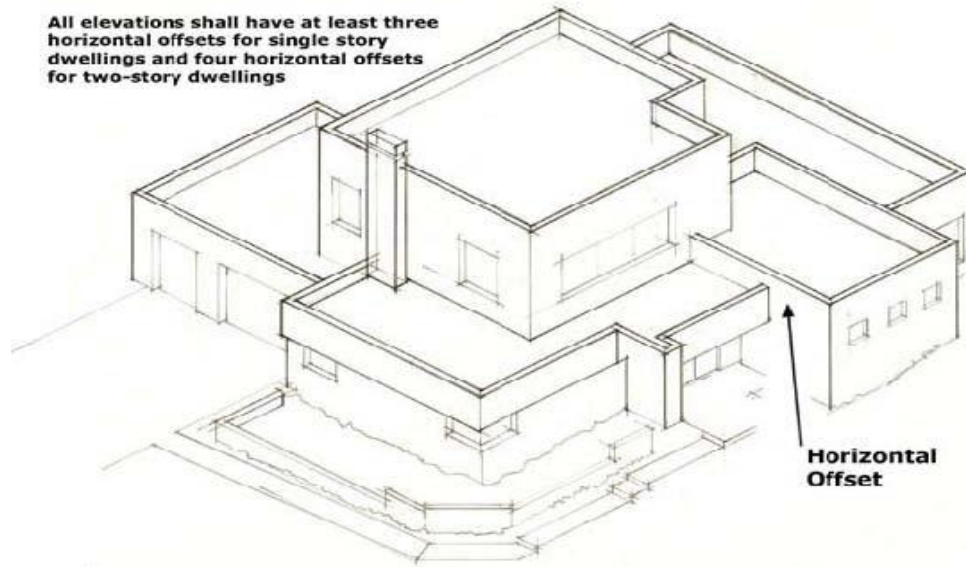
Cladding materials with varying textures and depths shall contribute to the creation of attractive and varied elevations designs.

Cladding material changes shall occur at changes in plane or at inside corners of building elements.

Faux motifs and false architectural treatments for such details as cornices, parapets, vigas and support members are allowed as long as they are logical in their function, material, size, and placement. Authentic architectural elements such as exposed load bearing beams are encouraged.

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5. Roof Forms :



Roof forms over principal and secondary building structures, entries and dormers (if used) accentuates a building's architectural style and contributes to the overall massing, scale and rhythm of the building form. The roof form is one of the most significant components of the overall design and will have a major impact on the architectural design as well as the adjacent neighboring residences. To achieve harmony with the low vegetation desert environment and to create low horizontal building forms which fit into the desert landscape and varied site topography, it is required that roofs be either flat or of low pitch. Roof pitches of up to a maximum 4 in 12 may be approved subject to the overall design of the residence and the compatibility of the design with the site and adjacent sites.

Roof forms and pitches shall clearly reflect the architectural style of the dwelling.

Roofs shall consist of one primary form in conjunction with complementary secondary forms as required.

Secondary roofs include; entries, porch roofs, dormers, bays, cross gables, hips and secondary structures (garages or outbuildings).

Sloped roof pitches shall be limited to secondary structures as defined.

Roof overhangs shall be designed to optimize and respond to passive solar requirements as appropriate for seasonal/climatic conditions.

Roof overhangs, fascia, soffit and/or eaves will be detailed and scaled appropriately for the architectural style of the dwelling.

The architectural style of dormers and their related windows, trim and roofs shall be consistent with the style of the dwelling.

Sloped roofs will be clad with clay or concrete tile, corrugated metal panel or clay-barrel roof tiles where appropriate. Felt roofs, asphalt shingle roofs are not acceptable.

Roof colors will remain within the earth tone color range so as to blend with the natural surroundings. No composition rolled roofing, built-up roofing on sloped surfaces, glazed tile or bold color roofs will be allowed.

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Because the Northern New Mexican Ranch Style is such an integral part of the vernacular architecture of the area, galvanized metal roofs will be allowed so long as the metal material is at least 26 gauge or heavier, non-reflective or of a patina finish. Shiny galvanized metal will not be allowed. Skylights on sloped roofs are allowed if integrated into the color of the roof. Bubble-skylights are not allowable.

Parapet roofs are an integral part of the southwest design. The parapet roof should take advantage of the opportunity to easily layer and mass the elevation. Parapets must be designed as three dimensional forms and must wrap to or end in an intersection with another building mass. Flat roofs without parapets are discouraged although may be approved if determined as valid to the design. Residences sited in lower locations in which upper residences will view their roofs will be required to rock or color the flat roofing material to match the residence Garden or planted roof tops are encouraged to address this condition. Because parapet roofs will require drains or scuppers, thought should be taken into the design and placement of the scuppers.

Patio roofs shall be integral with the roof structure. Sloped shed patio roofs material should match the materials used for other sloped roof areas of the residence. A parapet roof may be used on all sides but is not required.

Careful attention must be given to minimize the visual impacts of mechanical equipment, skylights, venting and any other objects on the roof. All chimney vents, spark arrestors, attic vents, etc., must be kept to the absolute minimum required code or manufacturer's height and painted to match the adjacent surface. Every effort shall be made to minimize visual impacts of these uses from the adjacent primary street frontage. It is recommended that roof vents and chimney pipes be concealed from view behind parapet walls.

Air conditioning, heating, evaporative coolers and other equipment may not be located in or on roof areas unless enclosed by a parapet or screen wall. The parapet material must be a high quality and match the primary exterior building material as defined.



6. Building Height:

The maximum overall building height shall not exceed 25 feet in height (A) which is measured from the lowest natural grade point adjacent to the structure to the highest most visible roof element on the structure, excluding chimneys.

No wall plane may exceed 22 feet in height (B) from the natural grade. Natural grade must be indicated on all elevation drawings on construction plans.

A maximum allowed height of 19 feet is the maximum height of the wall measured from the highest natural grade adjacent to the structure, to the highest point on that wall (except chimneys).

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Secondary Structure elements shall be lower than the Primary Building Mass. In no event, shall any portion of the residence exceed 25 feet in height.

The proposed building height of any structure on site shall consider natural topography and adjacent ridgelines so as to not encroach upon ridgelines and views of adjacent residences to the extent possible.

Based on established Building Envelope locations and in an effort to protect views within the Ancient Trails Subdivision, several lots have been defined within Ancient Trails Subdivision as requiring additional analysis to control possible visual and view impacts on other lots. The applicant must provide a cross section drawing demonstrating proposed building height for the ARC review and approval. The ARC must approve all building heights in advance of construction

.7. Building Mass & Scale:

Building mass and scale for structures in a desert environment can be deceiving. At times, structures often appear larger in scale than they are in reality and as a result begin to dominate the adjacent landforms. Proper massing and form can reduce the overall scale and impact of a large structure and create an appropriate building composition to help blend the residence with its environment.

To assist in creating proper massing and scale the dwelling must be broken into horizontal and vertical components by incorporating a balance between the Primary Building Mass, Secondary Structures and Ancillary Building composition and massing (refer to Section 2.7 Building Orientation). The individual building components should be interconnected and stepped back in order to create a layering and degree of interest.

Each residence shall be composed of at least two (2) visual building masses (Primary Building Mass, Secondary Building Structures) of differing height as viewed from any elevation. Ancillary Buildings may be added for additional uses and scale and massing. Residences larger than five thousand (5000) square feet, excluding garages, shall be composed of at least four (4) visual masses of differing heights as viewed from any elevation.

8. Second-Story Floor Area:

Second-level livable floor area is limited to a maximum of 60% of the main level livable square footage (excluding garages, patio, and other spaces not heated). The upper level(s) of a building must be stepped back or tiered in order to reduce the overall visual mass of the building elevation.

9. Elevations:

All elevations of the residence are to be addressed equally as a design element. A residence with a “decorated” or designed front elevation and flat side and rear elevations will not be allowed. Equal attention is to be placed on all the elevations for layering, massing, colors and materials.

10. Building Elements:

Building elements are comprised of details that contribute to the overall character and style of a building and should be address with care. Building elements such as doors and entries, windows, projections and chimneys help reinforce architectural style.

Doors and Entries: Front porches serve as outdoor living spaces that provide a transition from the public street to the dwelling.

Entries may either be appended or recessed. Front porches, patios and courtyards are encouraged to provide for the transition from the site to the building and activate the building architecture and site design.

The scale, style, color and detailing of the entries and front doors shall reflect the architectural style of the residence.

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Recessed doorways shall be used when ever feasible to express the deep wall massing typical for traditional New Mexico architecture. White trim colors are discouraged unless used appropriately for an architectural style such as with the New Mexico Territorial style.

Projections: Second story bays and projections shall be supported by an architectural element. Bays, projections and related brackets, trim and materials shall be consistent with the architectural style of the residence.

Windows: The location, height and orientation of windows should be placed to enhance the interior spaces and function and the overall building character. White trim colors are discouraged unless used appropriately for an architectural style such as with the New Mexico Territorial style.

The scale, style, color and detailing of windows shall reflect the architectural style of the residence and shall include recesses when ever feasible to express the deep wall massing typical of traditional New Mexico architecture.

Window types, proportions, trim and the composition shall clearly reflect the architectural style of the residence.

Permitted window types include; double-hung, single-hung, casement, awning, fixed and slider.

Exterior shutters shall be proportionally sized to window height and width and match the architectural style.

Trim treatments for arched and other special windows shall be consistent with standard window trim.

Chimneys and Vents: Chimneys must be planned as part of the overall architecture, carefully proportioned and placed with a cap or spark arrester. Chimneys should punctuate rooflines and add architectural interest. Chimneys must have a foundation and may not be cantilevered.

All vents and roof items shall be colored and composed to harmonize with the surrounding material. All attic fans and attic ventilators must be concealed from the view of the street or neighboring residences.

Aerials, Antenna, Satellite: No aerials, antennae, satellite ground receiving stations, receiving dishes or towers from radios including citizen band, ham, or otherwise, whether for transmitting or receiving, or any other structure or device not part of the principle residence or garage thereof, shall be erected, installed, attached, placed or maintained unless enclosed within a permitted structure, not extended beyond the highest point of the roof, hidden from the view of passers- by upon the street in front of the property or neighboring properties and sufficiently camouflaged to conform with the colors of the permitted structure upon the property.

A television antenna or dish may be mounted on the roof, provided it is inconspicuous and not easily visible from the street or neighboring properties.

Special consideration should be taken when adjacent properties are located above the roofline so as to address the visual impact of roof-top antenna and satellite dishes.

Roof mounted and/or ground-mounted solar photovoltaic and solar thermal panels shall be screened from view.

11. Materials:

Exterior finish materials, finishes and color should be mixed to create a varied appearance. There are certain materials that are considered appropriate. They include but are not limited to:

- **Adobe** — Adobe has long been a primary building material in the Southwest. Its soft, earthy colors and forms create an attractive texture for a residence. The appearance of exposed adobe should replicate the adobe characteristics found on historic structures.
- **Stucco** — Natural, subtle, soft finish texture, can be molded or flat crisp texture. Swirls, scratches, or artificial textures are discouraged. Stucco buildings demand attention to form and composition so that architectural interest can be maintained without resorting to extensive trim or panels of other materials.
- **Wood** — Natural siding, in a rough or smooth finish, with transparent sealer and/or stain is acceptable as an

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exterior finish. Paint is not as desirable for dominate wood finish. No simulated tongue and groove 4x8 paneling will be allowed for exterior siding material.

- **Brick** — Brick is an appropriate material as used in classic New Mexican Territorial architecture. Natural red or sandstone colored brick is preferred. Colors should be rich but restrained. Brick detailing such as header or soldier courses are encouraged.
- **Stone** — Stone has long been an integral design element in the architecture of the southwest. As a plentiful and natural material, stone has been used in everything from the primitive dwellings of the Anasazi to the refined historic residences of the last century. Natural native stone laid in a natural manner or dry-stack is preferred. Care should be taken in selecting a stone that would blend with the surrounding terrain. For instance, southern cut limestone would not be appropriate.
- **Manufactured stone or synthetic stone** — Provides opportunities to incorporate stone at a lower cost. However, the stone type, or style must be similar to or in the character of native indigenous types of the stone that are appropriate for the desert environment. Because manufactured stone is very thin and is typically glued to a surface, attention shall be taken in the manner in which the stone is installed. Corners must be finished; no exposed edges and a thickness of massing of the stone must be obtained. A thin veneer of glued-on stone on one elevation will not be acceptable.
- **Concrete** — Concrete may be considered as a dominate finish when stained, sand blasted, integrally detailed, and/or textured (i.e. stucco finish, board-formed finished, etc.). Use of concrete as an overall building material will be at the discretion of the Committee.
- **Concrete Masonry Unit (CMU)** — Commonly known as concrete blocks, CMU can provide a wide variety of durable and natural finishes that are well suited to the desert environment. Sandblasted, split-faced, scored. Fluted or burnished CMU is allowed provided it meets the color and other requirements of these Guidelines. Integrally colored, sandblasted slump block can make an alternative to adobe. CMU must be either stained with a semi-transparent stain or integrally colored. Painted CMU block is not allowed other than exposed stem walls.
- **Metal** — Various types of metal are acceptable and encouraged provided that the finish metal is non-reflective and or muted tones. Patina or dulled galvalume, rusted metal, zinc panels, copper-patina and pre-finished metals all have appropriate uses. Pro-panel roofing and siding materials are prohibited.

12. Color

All exterior colors of the residence and other improvements shall have a Light Reflective Value (LRV) that is less than equal to 40. This information is available from all paint manufacturers. Colors that are strongly recommended for the residence of Ancient Trails Subdivision are those found naturally in the natural area surrounding the subdivision. Colors should be chosen to blend with the natural colors of the vegetation and mountains as seen from a distance. Colors leaning toward the yellow, orange, blue and white are discouraged even if they have acceptable LRV. Some accent colors with higher LRV values may be reviewed and approved on a case by case basis. Flat roof surface areas that are visible from higher residences must be surfaced with a material whose color matches the residence or harmonizes with the natural surroundings. White trim colors are discouraged unless used appropriately for an architectural style such as with the New Mexico Territorial style.

13. Out-Buildings (Garages and Secondary Structures) :

Every effort should be made to minimize the impact of the garage and garage doors. Offset side entry garages or garages facing away from the adjacent street will be required unless otherwise approved by the ARC. Garages are to be placed and designed so as to have the least impact on street views and neighboring properties. Garages and shops must be attached to the residence, unless prior approval is obtained from the ARC.

In an effort to minimize the visual impact of large garages, no more than (3) garage stalls (i.e. three single doors or one (1) single and (1) double door will be allowed adjacent to each other in a continuous plane. Staggered wall planes for multiple garages doors are strongly suggested. If additional garage space is needed it must be separated from other garage location in an effort to avoid a long uninterrupted row of garage bays. The appearance of the garage door must blend with the residence design. Ornate garage doors are strongly discouraged.

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14. Columns :

Columns proportions are important in order to maintain architectural strength. Thin columns tend to visually appear weak. Depending on the intended use and style the columns of the design will be reviewed on a case by case basis. As the column gets taller the diameter needs to increase. A good rule of thumb is a 12 to 1 ratio- An (8) foot column is 8" square. Round columns should be slightly larger. Timbers should not be smaller than 8" square and round posts should not be smaller than 10" diameter. There are always exceptions. As seen in classic New Mexican colonial architecture, 6x6 or 8x8 wood posts are trimmed with crown molding capitals and bases.

15. Mechanical Screening:

Air conditioning, heating, and other equipment may not be maintained in and on roof areas, unless screened by parapet screen wall or other method. All equipment located on the ground must be shielded from street and neighboring property views by a stucco wall or enclosure that blends with the structure to which it is attached. Painting is not considered acceptable shielding.

Ground mounted HVAC systems shall be screened with low walls and/or vegetation. Clear zones may be planted with small shrubs or groundcovers to allow utility companies access for maintenance.

16. Trash Enclosures :

All trash containers must be hidden from view by storing in the garage or behind an enclosure that blends with the structure or the natural surroundings.

17. Exterior Amenities :

Basketball hoops and backboards should be installed in such a manner so as not immediately visible from the street. Flagpoles may be allowed if installed within 10 feet of the main residence.

Tennis courts and other outdoor sport related fixtures, or play equipment such as swing sets, play structures, jungle gyms, etc. must follow the intent of all sections of these Guidelines. This type of equipment or structure should be located in the least visible portion of the lot and should screen with landscaping from the adjacent lots. Height of this type of equipment should be limited to a maximum of twelve (12) feet above finished grade. Any court fencing or screening shall be finished in a color to blend with the natural vegetation. No court lighting or equipment lighting of any kind will be allowed.

No junk cars, motorcycles, trucks, or unused mechanical items of any kind are to be stored on the premises.

18. Address & Residence Numbers :

Because there are no street lights in Ancient Trails Subdivision property owners are encouraged to provide a low-level, low voltage light fixture to illuminate the sandstone marker with residence numbers. The light element shall not allow light trespass beyond the sandstone marker and should be of a design that will blend with the design of the residence. No light trespass will be allowed. Solar light fixtures are encouraged.

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ARTICLE 4

Construction Guidelines

1. Construction:

In order to ensure that the natural desert landscape of the Ancient Trails Subdivision is not unduly damaged during construction, the following Construction Guidelines must be part of the construction contract documents for each residence or other improvements on a lot. All Builders and Owners shall be bound by these Regulations and any violation by a Builder shall be deemed to be a violation by the Owner of the Lot. The policing of the building sites during construction will be done by Architectural Review Committee members or their designee. Violations of the Architectural or Construction Regulations or any conditions of final approval which are discovered will be reported to the Committee, and a letter will be sent to the Owner and the Builder involved. The letter will convey the appropriate amount of time to correct the issue.

2. Licensed Contractor:

All structures and buildings shall be built by a licensed contractor. Any building, structure, or residence upon any lot shall be completed within eighteen (18) months of the commencement of construction. ARC has a list of Contractors pre-approved to build within the Ancient Trails Subdivision. Owners may use any of these pre-approved builders without notifying ARC. All Contractors that intend to build within Ancient Trails Subdivision must be approved by ARC prior to any construction on the site. In order to get pre-approved, either the Owner or the Contractor may contact the ARC. ARC reserves the right to reject any Contractor without giving cause for such rejection.

3. 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 removed from the site frequently and not permitted to accumulate. Lightweight material, packaging and other items shall be covered or weighed down to prevent it from being blown off the construction site. In no case may debris and trash be allowed to exceed the top of the dumpster. The Committee reserves the right to assess fines to Builders and Owners who fail to prevent debris from blowing or being disposed of on other lots. Builders are prohibited from dumping, burying or burning trash anywhere within Ancient Trails Subdivision. During construction period, each construction site shall be kept neat and clean, and shall be maintained to prevent it from being an eyesore or affecting other lots. Unsightly dirt, mud, or debris resulting from construction on each site shall be promptly removed and the general area cleaned up.

Dumpsters and other waste containers must be located within the Building Envelope boundary and within the fenced construction site or in an area specially approved in writing by the Committee.

4. Washout and Cleaning:

Washout of concrete trucks or the washout and cleaning of any equipment by masons, plasterers, painters, drywallers, etc. must be contained within the Building Envelope boundary of each lot. Washout or cleaning residue shall not be allowed to flow off of the lot or into washes, drainage ways or/and for any violations. The Builder will also be responsible for restoring the damaged area to its natural state.

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5. Sanitary Facilities:

Each builder shall be responsible for providing and maintaining adequate sanitary facilities for its construction workers. Portable toilets shall be located only within the Building Envelope boundary and within the construction fence. Regularly scheduled maintenance shall be required for all units.

6. Vehicles and Parking Areas:

Private and construction vehicles and machinery shall be parked only within the Building Envelope and/or approved fenced construction site zones. Such equipment shall not be parked or staged in any area that is determined as sensitive eco-system or as a natural area. Therefore, no parking will be allowed anywhere other than the street, driveway and designated Building Envelope boundary. There will be no off road parking of any kind. This is especially true for the driveway entrance into the construction site.

Construction crews shall not park on or otherwise use other lots or common areas. All vehicles shall be parked so as not to inhibit traffic on adjacent streets. Parking on the streets, shall be limited to paved areas and shoulders only. Each builder shall be responsible for protecting the vegetation and landscaping along the streets and driveways in such a manner as to prevent vehicles and equipment from parking off road. The builder shall be responsible for restoring vegetation adjacent to the streets destroyed by its employees, subcontractors or suppliers.

7. Dust, Noise and Music/Radio:

The builder shall be responsible for controlling dust and noise. The Builder will be respectful to neighboring residents of hours of construction. As a general rule, hours of construction shall be from thirty (30) minutes before sunrise to thirty (30) minutes after sunset unless other hours are designated by the Committee or Association. No exterior construction or construction causing noise that can be heard outside of the residence shall be allowed on Sundays. Additional restrictions and regulations on hours of construction may be determined by the Association. Radio and music equipment must be controlled by the Builder and Owner to eliminate complaints from to neighbors.

8. Temporary Construction Signage:

Builders, Subcontractors and Architect may display a sign before and during construction. Signs must be removed once the residence is occupied or the Committee requests the sign to be removed.

9. Construction Site Plan:

As a part of the site plan that will be submitted for the design and review, a site plan will be submitted by the designer/architect that will show the limit of the construction area on the lot. The Builder will amend and sign the construction site plan, which will then become the document that binds the Builder and Owner to this agreement.

Builders will be required to stake and fence Building Envelope areas for each site and restrict construction activities to within the Building Envelope as the designated 'construction zone'.