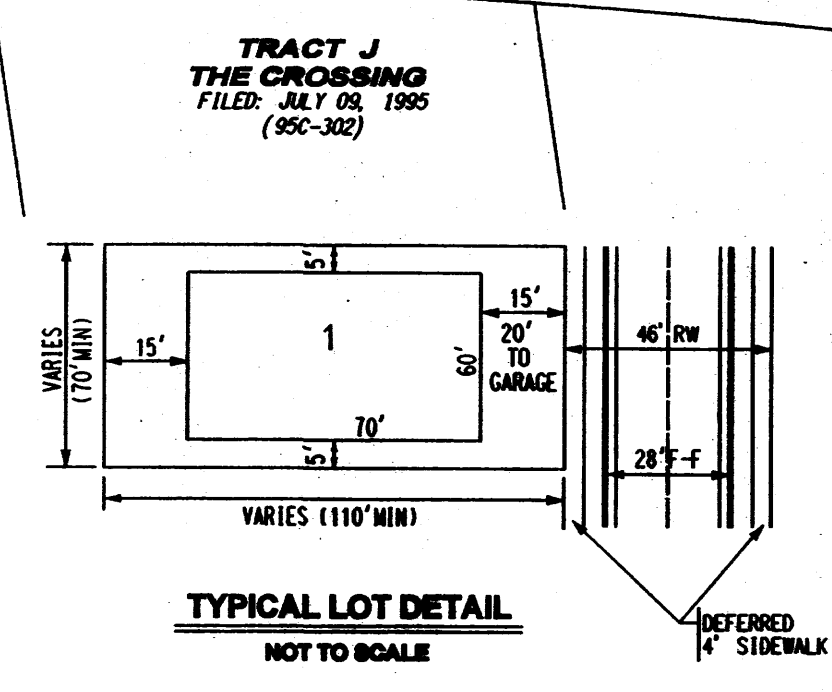


**LEGAL DESCRIPTION**  
 LOTS 1 - 139 AND TRACTS A - L OF WATERSHED SUBDIVISION.

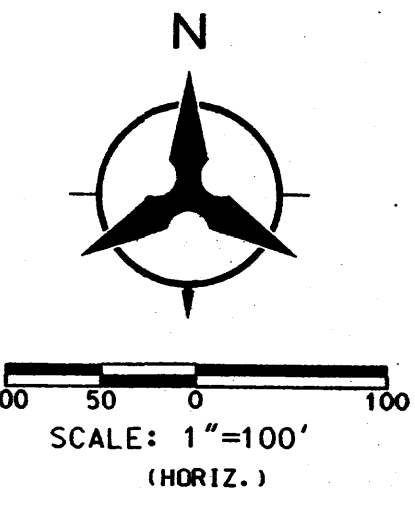
- GENERAL NOTES:**
- EXISTING ZONING FOR TRACT A: SU-2 FOR PDA RR
  - TRACT A = 530.71 ACRES
  - PORTION OF TRACT A BEING DEVELOPED = 47.194
  - DWELLING UNITS = 139
  - LOTS 1-26, 67-139 MINIMUM HEATED SIZE SHALL BE 1850 SF  
 LOTS 27-66 MINIMUM HEATED SIZE SHALL BE 2200 SF
  - PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
  - PRIVACY WALLS WILL BE CONSTRUCTED ALONG REAR AND SIDE PROPERTY LINES
  - ALL LOTS = 70' x 100' MIN AND 70' x 175' MIN
  - ALL LOT ROADWAY INTERSECTION RADI 25' EXCEPT WHERE NOTED.
  - SIDEWALKS TO BE CONSTRUCTED BY HOMEOWNER. A SIDEWALK DEFERRAL/VARIANCE WAS REQUESTED AS PART OF THE PLANNING ACTION.
  - PARKING: OFF-STREET PARKING IS PROVIDED ON EACH LOT IN ACCORDANCE WITH SECTION 14-16-3-1 OF THE ZONING CODE.
  - ACCESS: SITE INGRESS / EGRESS IS PROVIDED BY PUBLIC AND PRIVATE STREETS.
  - BICYCLE AND PEDESTRIAN SITE INGRESS / EGRESS: CONSISTS OF THE INTERNAL SIDEWALKS AND PATHS. THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE PETROGLYPHS MANAGEMENT ASSOCIATION, INC.
  - EACH DWELLING UNIT SHALL HAVE 5' SIDEYARD, 15' BACKYARD, 15' FRONTYARD & 20' TO GARAGE SETBACKS (TRACT A-L)
  - THIS SITE DEVELOPMENT PLAN HAS BEEN DESIGNED TO COMPLY WITH THE WESTLAND MASTER PLAN AND WESTLAND SECTOR PLAN.
- Project #1003087 App#06DRB-01097

- Keyed Note Table**
- EXISTING EXCLUSIVE WATER AND SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
  - EXISTING 10' PUBLIC UTILITY EASEMENT FILED: DECEMBER 27, 2000 (BK-2000C PG-316) VACATED BY VACATION ACTION AND SHOWN ON FINAL PLAT
  - EXISTING 10' PUBLIC UTILITY EASEMENT FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
  - EXISTING CITY OF ALBUQUERQUE WATERLINE AND RIGHT OF WAY EASEMENT FILED: NOVEMBER 29, 1979 (DOC. 7988974)
  - EXISTING 10' PNM AND MST&T EASEMENT FILED: DECEMBER 09, 1980 BK. MS. 817, PG. 339, DOC. 80-70840)
  - EXISTING 10' PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES IN PARK WEST, UNIT 3 FILED: FEBRUARY 23, 1995 (95C-65)
  - EXISTING TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO A.M.F.C.A. FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
  - NOT USED
  - NOT USED
  - EXISTING 10' PUBLIC UTILITY EASEMENT FILED: MARCH 16, 1987 (C33-34)
  - EXISTING 10' PNM ELECTRIC SERVICES EASEMENT FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
  - EXISTING 10' x 10' PUBLIC UTILITY EASEMENT FILED: DECEMBER 27, 2000 (BK-2000C PG-316)
  - PROPOSED 30' PUBLIC STORM DRAIN, WATERLINE AND SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
  - 25' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
  - NOT USED
  - PROPOSED 12' PUBLIC ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
  - BLANKET DRAINAGE EASEMENT OVER TRACT K TO BE GRANTED TO A.M.F.C.A WITH THE FINAL PLAT



- LANDSCAPE PLAN NOTES:**
- STREETSCAPE TO BE MAINTAINED BY THE PETROGLYPHS MANAGEMENT ASSOCIATION, INC (TRACTS A-L)
  - ALL ON-SITE LANDSCAPING OTHER THAN THAT INDICATED ON THIS PLAN WILL BE PROVIDED AND MAINTAINED BY THE LOT OWNER
  - LANDSCAPE SHALL CONFORM TO APPROVED DESIGN GUIDELINES

# SITE DEVELOPMENT PLAN FOR SUBDIVISION WATERSHED SUBDIVISION ALBUQUERQUE, NEW MEXICO JULY, 2006



*Bradley D. Bingham* 7/26/06  
 TRAFFIC ENGINEERING TRANSPORTATION DIVISION DATE

*William J. Walsh* 7/26/06  
 WATER UTILITY DEVELOPMENT DATE

*Christina Sandoval* 7/26/06  
 PARKS AND RECREATION DEPARTMENT DATE

*NS Δ 25* 7-26-06  
 CITY ENGINEER DATE

*N/A* 8-9-06  
 \* ENVIRONMENTAL HEALTH DEPARTMENT (conditional) DATE

*Michael Helton* 8/9/06  
 SOLID WASTE MANAGEMENT DATE

*Andrew Curcio* 8-9-06  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

\*Environmental Health, if necessary

**Bohannon & Huston**  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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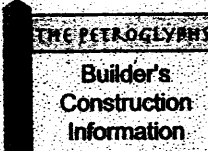
**DESIGN GUIDELINES  
THE PETROGLYPHS  
Watershed, Lots 1-26, 67-139  
October 18, 2005**

**Subject Property (the "Subdivision"):** Lots 1 - 26 and 67 - 139, Plat of Watershed Subdivision, Albuquerque, Bernalillo County, New Mexico, May 2005, Filed in the Bernalillo County Clerk's Office on June 9, 2005, as Document No. 2005082563, Book 2005C, Page 198

**General Requirements**

- The Subdivision is subject to the Northwest Mesa Excavation Plan as adopted by Bernalillo County and the City of Albuquerque (the "Plan"). If any conflicts arise between the Plan and these Design Guidelines, the more restrictive of the two will govern.
- Only single family, single story, detached residences are permitted. No home retail or service type businesses that generate additional traffic, group homes or assisted living facilities.
- One lot, one house. No further subdivision of lots is allowed.
- Minimum heated square footage (excludes garages, storage sheds, covered patios, porches, breezeways etc.) shall be 1,850 sq. ft.
- Homes or any other structures placed on any lot may not exceed one story and shall be limited to a maximum height of 20 feet; however, the following exceptions are allowed for a pitched roof: (a) If the roof ridge is perpendicular to the front street, the roof height may be up to 21 feet; (b) if the roof ridge is parallel to the front street, the roof height may be up to 23 feet. The preceding exceptions are permitted for 1 out of every 4 consecutive homes, i.e., not more than 1 out of every 4 consecutive homes may have a roof height that exceeds 20 feet. The height of a structure is considered to be the vertical difference between the lot pad elevation as shown on approved subdivision grading and drainage plan and the elevation of the highest point on the roof line. Note: Lots 67, 68, 85, 86, 87, 88, 117, 118, 119, and 120 fall within the Impact Area of the Plan and are subject to a 15 foot height restriction.
- The minimum front yard setback is 15 feet; however, not more than 1 out of every 3 consecutive homes may have a set back less than 20 feet. The minimum front setback to a garage is 20 feet in all cases.

- All homes must have at least a two-car garage. Three-car garages are allowed only if the combined width of the front facade of all garages does not exceed 50% of the total width of the lot at the front setback line, unless otherwise approved by the Petroglyph Management Association's Architectural Control Committee (the "ACC").
- When a three-car garage is constructed, the front facade of at least 1 of the 3 garage bays must be either set back or set forward a minimum of 2 feet from the facade of the other garage bays but not less than 20 feet, so that all 3 garage doors are not on the same vertical plane, unless otherwise approved by the ACC.
- The maximum allowable height of the garage door of a third garage bay that will be used for RV storage is 9 feet.
- Garages may not be enclosed to convert them to living space.
- Within the front yard area, but set back at least 15 feet from the front property line, homeowners may display a standard sized American Flag from a wall mounted standard or from a residentially scaled flag pole, not to exceed 18 feet in height. Proper flag etiquette must be observed (i.e., flag not torn or faded, right side up, lighted at night, etc.).
- A single real estate sign not more than 30 inches in height and 24 inches in width may be placed in the front yard of a home that is listed for sale while the listing is active. The sign must be fastened to a 4" x 4" stained wood post extending not more than 4 feet above the surface of the ground and will adhere to the design criteria of Paragraph 13 below. Signs advertising a home as available for rent or lease are prohibited within the Watershed Subdivision.
- Signs, including a home builder's signage used during the initial homebuilding phase of the Watershed Subdivision, shall comply with the following:  
Temporary signs shall be limited to one sign per lot and shall strictly adhere to the design illustration (seen to the left) and the following specifications:  
(a) Materials - 4" x 4" wood post (fir is recommended) measuring 6' in height.  
30" h x 24" w rectangular panel with vinyl lettering affixed to wood post. Included in this panel size will be a 30" x 6" rectangle with the text "The Petroglyphs".  
(b) Colors - Wood post is to be stained (recommended stain: Wellborn Semi-Transparent Exterior Oil Stain in Cedar).



"The Petroglyphs" is to be in Herkulamin font and dark purple in color (Pantone 268 M or the equivalent). Developer will provide all builders with The Petroglyphs logo and/or font upon request. The border of the 30" x 6" rectangle is to be in the same dark purple (Pantone 268 M or the equivalent) and the background color of said rectangle shall be an off-white/light yellow (Pantone 1205 M or the equivalent).

(c) Information - Only the following information may appear on a construction sign:  
Builder's name and phone number  
Architect's name and phone number  
Owner's name  
Raltior or salesperson  
Address  
"Available"  
Price  
No additional signs may be attached to the main sign or suspended below it.

Home builder signs must be removed at the time the house is substantially complete or when the ACC directs the sign to be removed.

- All builders shall be limited to not more than 2 advertising signs located at the builder's model home complex/sales center which shall be limited to a maximum area of 32 square feet each. These signs shall be complementary to the standard established for the neighborhood, shall predominantly include "The Petroglyphs" name in the text, and shall be subject to the review and approval of the ACC.
- No advertising displays including but not limited to temporary builder signs not in compliance with the criteria of Paragraph 13 above, flagpoles, flags, banners, balloons, billboards, flashing lights or lighted panel signs are allowed to be placed anywhere within the Watershed Subdivision or in the public right-of-ways, open space or landscape areas immediately adjacent to the Subdivision; however, during the initial sales period of October 1, 2005 through June 30, 2006 home builders may use no more than 4 flags attached to or placed near their sales trailer or model home(s).
- Each home builder may temporarily place one sales or construction trailer within the Subdivision, the size and location of which must be approved by the ACC prior to placement. The sales or construction trailer must be removed from the Watershed Subdivision upon sale of the last lot in the Subdivision, not to exceed 18 months from the start of lot sales. The home builder is encouraged to move its sale operations into a model home as soon as reasonably possible.

- No radio, Citizens band, HAM or other aerial, satellite dish, antenna or tower, whether for transmitting or receiving, or any support thereof shall be erected, installed placed or maintained on any lot at a location where it would be visible to a person driving on the public streets.

**Colors, Materials, Architectural Style**

- The primary exterior finishes of all residences, structures or improvements on the lots shall be either stucco, stone or brick in natural earthtone colors or other subdued colors that would be compatible with pre-existing adjacent homes and complementary to the standard established for the Subdivision. Wood, adobe and rock may be used as secondary exterior finishes in a more limited capacity as trim or accent materials provided they do not clash with the parent structure, are compatible with pre-existing adjacent homes and complementary to the standard established for the neighborhood.
- Allowable roofing materials for homes with pitched roofs are clay or concrete barrel tiles in subdued earthtone colors, flat slate, clay or concrete tile in subdued earthtone colors. Metal roofs are allowed in a limited capacity of no more than 1 out of every 3 consecutive homes. The color of a metal roof is restricted to an earthtone and is subject to ACC approval.
- Pitched roof homes will include eaves that overhang the adjacent exterior wall a minimum fourteen inches (14").
- Patio covers, elevated decks, cabanas, gazebos and storage buildings that are constructed subsequent to the initial home construction shall be of a scale, architectural style, materials, colors and textures that are compatible with the original home and complementary to the standard established for the neighborhood and must be reviewed and approved by the ACC prior to construction. Any secondary or storage building installed or constructed on a lot shall have a minimum 5 foot side yard setback. Any secondary or storage building installed or constructed on a lot that backs to Tierra Pintada must be set back from the rear wall of the lot a minimum 10 feet.
- Other than approved metal roofs, surfaces of hardware fixtures or glass, no reflective finishes shall be used on exterior surfaces including but not limited to the exterior surfaces of all projections above roofs, retaining walls, doors, trim, fences pipes and mechanical equipment.

**Parking**

- Each lot shall have an enclosed garage with parking space for at least two automobiles. A minimum of two additional parking spaces shall be provided on the lot to accommodate guest parking. On street parking shall not be counted in satisfying this requirement.
- Garages should be set back far enough so that cars parked on the driveway do not overhang and block the sidewalk.
- No storage or long term parking of boats, campers, trailers, recreational or commercial vehicles is permitted on any lot, except they may be stored within an enclosed garage or in side and rear yard areas where they would not be visible to a person driving on the public streets. Short term, infrequent parking (not to exceed 24 hours) of these vehicles is permitted for loading, unloading, cleaning or maintenance.

- Air conditioning, heating and other machinery and mechanical equipment may not be located on those portions of the roof where they would be visible to a person driving on the public streets. If ground-mounted or mounted to the side of the house, such machinery or equipment must be located in the rear yard or side yard behind the return walls so as not visible from the front street.
- All roof-mounted machinery, mechanical equipment, vent pipes, duct work, exhaust fans and other protrusions must be painted to match the finish color of the house, the house trim or the roof covering material so that it blends in and is compatible with the parent structure. All machinery and equipment be located to the rear of the house so as not visible from the front street. On flat-roofed pueblo or territorial style homes, the parapets must be high enough to screen these items from the view of a person driving on the public streets.
- Satellite television antennas must be located behind the roof pitch, parapets, or, if side-mounted, as far to the rear of the house as possible.

**Walls**

- Perimeter walls that are adjacent to Tierra Pintada St. or Watershed Dr., internal side yard walls, rear walls and any walls constructed by the Developer may not be raised, lowered or otherwise modified in any way. If any of these walls are damaged, the owner shall be required to reconstruct them within 30 business days to the same original height and using the same colors, patterns, textures and materials as the original.
- All internal rear yard and side yard property line walls shall be coral colored CMU construction and shall be built to a minimum height of seven courses above the finished grade on the high-side of the wall. The top course must be a cap block.
- All side yard return walls shall be constructed of split-face block of either coral or basalt with the split surface facing the street, or smooth block, stucco to match the house, or stone or brick masonry that matches the house and is complementary to the standard established for the neighborhood.
- Courtyard walls shall not extend forward of the front setback line, unless said wall does not exceed 3 feet in height measured from finished grade, and shall be constructed of either coral or basalt split face block with the split surface facing the street, or smooth block stucco to match the house, or stone or brick masonry that matches the house and is complementary to the standard established for the neighborhood.

- No long term parking (more than four days) of inoperable motorized vehicles of any kind is allowed on the streets within the subdivision or on any lot in an area where they would be visible to a person driving on the public streets.

**Landscaping**

Immediately upon completion of construction of the home thereon, all front yards and side yards on corner lots shall be landscaped to comply with the following minimum standards:

- The landscape area includes the entirety of the area located in front of the side yard wall returns that is not covered by concrete lead walks and drive pads. It also includes that portion of the public street right-of-way that lies between the back of the curb and the front edge of the sidewalk, which the homeowner is required to maintain.
- Not more than 75% of the landscape area may be covered with gravel or crushed rock.
- When gravel ground cover is used adjacent to drive pads, sidewalks or the curb, the ground must be below the top surface of the concrete for a distance of at least 30 inches back from the edge of the pavement so that the top surface of the gravel ground cover will be at least 2 inches below the top surface of the adjacent pavement.
- Light weight volcanic rock or colored scoria that can be easily blown, washed or kicked out of place may not be placed within 48 inches from the edge of any drive pads, sidewalks or the curb. Only minimum 1/2 inch diameter aggregate may be used in these areas.
- The use of larger cobbles and aggregates of contrasting subdued earthtone colors is encouraged.
- The use of red colored aggregate should be limited to accents only. White, green, blue or other bright colored aggregates are not permitted.
- Tree bark or wood chips are not permitted for use as ground cover, except may be used in limited amounts as a mulching material in planting beds or tree rings.
- At least 25% of the landscape area must be covered with a living ground cover and/or committed to planting beds, xeric gardens or ornamental landscape features. Landscape boulders, mounding and vertical elements less than 3 feet high are encouraged. Species selected from the approved plant list are recommended.

**Recommended Landscape Species**

The goal of the landscape requirements for individual lots contained herein is to help enhance and maintain property values within The Petroglyphs community by creating a plant density and plant palette throughout the neighborhood that will be complementary to the common area and streetscape landscaping that will be maintained by the Association. The approved plant species contained in the following list have been selected by the Landscape Architect for their colors, form, drought tolerance, availability and hardiness.

**DECIDUOUS TREES**

- Smoketree (Cotinus coggygia)
- Chaste Tree (Viburnum agnus-castus)

**DECIDUOUS SHRUBS**

- Hummingbird Trumpet (Anisacanthus thurberi)
- Bird of Paradise (Ceanothus glifolius)
- Fernbush (Chamaebatiaria millefolium)
- Chunias (Chrysothamnus nauseosus)
- Summer Broom (Gouania tinctoria)
- Dunebroom (Parryella filifolia)
- Maricha (Parthenocissum scoparia)
- Broom Dalea (Rhus trilobata)
- Threelobe Sumac (Rosa foetida)
- "Austin Copper" Rose (Salvia greggii)

**VINES**

- Trumpet Vine (Campsis radicans)
- Clematis (Clematis hybrid)
- Western Virginibower (Clematis ligusticifolia)
- Golden Latens (Clematis tangutica)

**EVERGREEN TREES**

- Curlleaf Mountain Mahogany (Cercocarpus ledifolius)
- One-need Juniper (Juniperus monosperma)
- Shrub Live Oak (Quercus turbinella)
- Sagebrush Yucca (Yucca elata)
- Desert Hackberry (Celtis pallida)

**GROUND COVERS**

- Fringed Sage (Artemisia frigida)
- Dwarf Coyotebush "Twin Peak" (Baccharis pilularis)
- Creeeping Broom (Cytisus douglasii)
- Verberna (Verberna peruviana)
- Rocky Mountain Zinnia (Zinnia grandiflora)

**GRASSES**

- Western Wheatgrass (Agropyron smithii)
- Sideoats Grama (Bouteloua curtipendula)
- Blue Grama (Bouteloua gracilis)
- Buffalograss (Bouteloua dactyloides)
- Sand Lovegrass (Eriogonum tricoele)
- Blue Avena (Hilaria jamesii)
- Galleta (Hiloria jamesii)
- Indian Ricegrass (Oryzopsis hymenoides)
- Little Bluestem (Schizanthium)
- Sand Droppedseed (Sporobolus cryptandrus)
- Giant Sacaton (Sporobolus virginicus)

**HERBACEOUS PERENNIALS AND ANNUALS**

- Sand Verbena (Abronia sp.)
- Giant Hyssop (Agastache cana)
- Hollyhock (Alcea rose)
- Mat Daisy (Anemone ludoviciana)
- Prairie Sage (Artemisia ludoviciana)
- Wormwood (Artemisia x "Povis Castle")
- Desert Marigold (Baileya multiradiata)
- Chocolate Flower (Berlandiera lyata)
- Golden Aster (Chrysoopsis villosa)
- California Poppy (Eschscholzia californica)
- Gaura (Gaura lindheimeri)
- Perly Sue (Hymenocysus argentea)
- Bush Morningglory (Ipomoea leptophylla)
- Gayfeather (Liatris punctata)
- Tall Gayfeather (Liatris scariosa)
- Scarlet Flax (Linum grandiflorum "Rubrum")
- Blue Flax (Linum perenne)
- Blackfoot Daisy (Melampodium leucanthum)
- Four O'Clock (Mirabilis jalapa)

- Giant Four O'Clock (Mirabilis multiflora)
- Mexican Primrose (Oenothera bertandiera)
- White Evening Primrose (Oenothera caespitosa)
- Evening Primrose (Oenothera hookeri)
- Yellow Evening Primrose (Oenothera missouriensis)
- Pale Evening Primrose (Oenothera pallida)
- Mexican Evening Primrose (Oenothera speciosa)
- Bush Penstemon (Penstemon ambiguus)
- Scarlet Penstemon (Penstemon barbatus)
- Palmer Penstemon (Penstemon palmeri)
- Prairiedlover (Petalostemon purpureum)
- Russian Sage (Perovskia atriplicifolia)
- Paperflower (Palotrophe tagetina)
- Autumn or Cherry Sage (Salvia greggii)
- Silver Groundsel (Senecio longiflora)
- Scarlet Globe-mallow (Sphaeralcea coccinea)
- Fern Verbena (Verbena bipinnatifida)
- Purple Verbena (Verbena rigida)
- Western Yervain (Verbena wrightii)
- Hummingbird Plant (Zauschneria californica)
- Desert Zinnia (Zinnia grandiflora)

**EVERGREEN SHRUBS**

- Century Plant (Agave parryi)
- Pointleaf Manzanita (Arctostaphylos pungens)
- Threadleaf or Sand Sage (Artemisia filifolia)
- Big Sage (Artemisia tridentata)
- Fourwing Saltbush (Atriplex canescens)
- Desert Bloom (Baccharis salicina)
- Algeria (Berberis haenrotopae)
- Mountain Mahogany (Cercocarpus montanus)
- Cliffrose (Coccinella mexicana)
- Scotch Broom (Cytisus scoparius)
- Sotol (Dasylirion wheeleri)
- Mormon Tea (Ephedra viridis)
- Turpentine Bush (Ericaceae lasiocarpa)
- Spanish Bloom (Hesperaloe parviflora)
- Red Yucca (Mahonia repens)
- Creeeping Oregon Grape (Nolina microcarpa)
- Beargrass (Nolina texana)
- Dagger Spine Cholla (Opuntia clavata)
- Cholla (Opuntia imbricata)
- Prickly Pear (Opuntia phaeacantha)
- Antelope Bitterbrush (Purshia tridentata)
- Desert Sage (Salvia dorrii)
- Lavender Cotton (Santolina chamaecyparissus)
- Spanish Broom (Spartium junceum)
- Arizona Rosewood (Vauquelinia californica)
- Datil (Yucca baccata)
- Sageweed (Yucca glauca)

**Westland Master Plan design guidelines**

**Site Design Residential**  
Site plans for residential subdivisions should provide variety and visual interest in the streetscape. Pedestrian connections between neighborhoods should be planned for efficient pedestrian movement.

- On long, straight roads, knickholes or cut-de-sacs are encouraged to provide variety and visual interest in the streetscape.

**Residential Streetscapes**

A consistent landscape theme in residential areas will reinforce community identity. Providing large canopyed street trees in residential areas will soften the streetscape and provide the feeling of an established neighborhood as the trees reach maturity.

**Architectural Styles**

The prospective home buyer should be offered a choice in architectural styles. The use of a single style within neighborhoods is discouraged. Individual dwelling units should be distinguishable from each other.

**DESIGN GUIDELINES  
THE PETROGLYPHS  
Watershed Custom Lots  
February 8, 2006**

**Subject Property (the "Subdivision"):** Lots 27 - 66, Plat of Watershed Subdivision, Albuquerque, Bernalillo County, New Mexico, May 2005, Filed in the Bernalillo County Clerk's Office on June 9, 2005, as Document No. 200502583, Book 2005C, Page 196

**Developer:** Westland Development Co., Inc., 401 Coors Blvd. NW, Albuquerque, NM 87121, its successors and assigns.

**General Requirements**

- The Subdivision is subject to the Northwest Mesa Encampment Plan as adopted by Bernalillo County and the City of Albuquerque (the "Plan"). If any conflicts arise between the Plan and these Design Guidelines, the more restrictive of the two will govern.
  - Only one, single family detached residence per lot is permitted. Home retail or service-type businesses that generate additional traffic, group homes or assisted living facilities are not permitted in the Subdivision.
  - One lot, one house. No further subdivision or consolidation of two or more lots is allowed.
  - Minimum heated square footage (excludes garages, storage sheds, covered patios, porches, breezeways etc.) shall be 2,200 sq. ft.
  - Home construction is subject to the prior written approval of the Petroglyph Management Association's Architectural Control Committee (the "ACC"). The lot owner/builder is required to submit to the ACC (to Developer) a full set of construction plans, including the following:
    - Four-sided building elevations.
    - Site development plan showing all landscaping, patios, decks, perimeter walls, courtyard walls, secondary buildings, and pools.
    - Lot grading and drainage plan (Lots 47 - 59).
    - All exterior colors and materials.
    - Exterior mechanical equipment.
    - Roof framing plan.
- The ACC will have fifteen (15) days from receipt of all required material to respond to a lot owners' submission. In the event the plans are not approved, the ACC will provide a written explanation of its disapproval. The owner may

criteria of Paragraph 16 below. Signs advertising a home as available for rent or lease are prohibited within the Watershed Subdivision.

- Signs, including a home builder's signage used during the initial homebuilding phase of the Watershed Subdivision, shall comply with the following:

Temporary signs shall be limited to one sign per lot and shall strictly adhere to the design illustration (seen to the left) and the following specifications:

**Builder's Construction Information**

(a) Material - 4" x 4" wood post (Fir is recommended) measuring 6' in height

(b) Colors - 30" w x 24" h rectangular panel with vinyl lettering affixed to a wood post. Included in this panel size will be a 30" x 6" rectangle with the text "The Petroglyphs"

(c) Information - Only the following information may appear on a construction sign:

Builder's name and phone number  
Architect's name and phone number  
Owner's name  
Realty and Realtor or salesperson  
Address  
"Available"  
Price  
No additional signs may be attached to the main sign or suspended below it.

Home builder signs must be removed at the time the house is substantially complete or when the ACC directs the sign to be removed. Realtor signs must be removed upon the sale of the house or listing expiration or when the ACC directs the sign to be removed. Any sign found not to be in compliance with the foregoing may be removed without notice by the Developer or the Petroglyph Management Association.

16. No advertising displays including but not limited to temporary builder signs not in compliance with the criteria of Paragraph 16 above, flagpoles, flags, banners, balloons, billboards, flashing lights or lighted panel signs are allowed to be placed anywhere within the Watershed Subdivision or in the public right-of-ways, open space or landscape areas immediately adjacent to the Subdivision.

**Colors, Materials, Architectural Style**

- The primary exterior finishes of all residences, structures or improvements on the lots shall be either stucco, adobe, natural stone or brick in natural earthen colors or other subdued colors that would be compatible with pre-existing adjacent homes and complementary to the standard established for the Subdivision. Wood and rock may be used as secondary exterior finishes in a more limited capacity, are compatible with pre-existing adjacent homes and complementary to the standard established for the neighborhood.
- Allowable roofing materials for homes with pitched roofs are clay or concrete barrel tiles in subdued earthen colors, flat slate, clay or concrete tile in subdued earthen colors.
- Pitched roof homes will include eaves that overhang the adjacent exterior wall a minimum fourteen inches (14").
- Patio covers, elevated decks, cabanas, gazebos and storage buildings that are constructed in conjunction with or subsequent to the initial home construction shall be of a scale, architectural style, materials, colors and textures that are compatible with the home and complementary to the standard established for the neighborhood and must be reviewed and approved by the ACC prior to construction. Any secondary or storage building installed or constructed on a lot shall have a minimum 5 foot side yard setback. Any secondary or storage building installed or constructed on Lots 27 - 35 and 40 - 42 must be set back from the rear wall of the lot a minimum 10 feet. Secondary and storage buildings are limited to 9 feet in height.
- Other than surfaces of hardware fixtures or glass, no reflective finishes shall be used on exterior surfaces including but not limited to the exterior surfaces of all projections above roof, retaining walls, doors, trim, fences pipes and mechanical equipment.
- Air conditioning, heating and other machinery and mechanical equipment may not be located on those portions of the roof where they would be visible to a

person driving on the public streets. If ground-mounted or mounted to the side of the house, such machinery or equipment must be located in the rear yard or side yard behind the return walls so as not visible from the front street.

- All roof-mounted machinery, mechanical equipment, vent pipes, duct work, exhaust fans and other protrusions must be painted to match the finish color of the house, the house trim or the roof covering material so that it blends in and is compatible with the parent structure. All machinery and equipment must be located to the rear of the house so as not visible from the front street. On flat-roofed pueblo or territorial style homes, the parapets must be high enough to screen these items from the view of a person driving on the public streets.
- Satellite television antennas must be located behind the roof pitch, parapets, or, if side-mounted, as far to the rear of the house as possible. No radio, Citizens band, HAM or other aerial, satellite dish, antenna or tower, whether for transmitting or receiving, or any support thereof shall be erected, installed placed or maintained on any lot in a location where it would be visible to a person driving on the public streets.

**Walls**

- Perimeter walls, internal side yard walls, rear walls and any walls constructed by the Developer may not be raised, lowered or otherwise modified in any way. If any of these walls are damaged, the owner shall be required to reconstruct them within thirty (30) business days to the same original height and using the same colors, patterns, textures and materials as the original.
- All internal rear yard and side yard property line walls shall be coral colored CMU constructed and shall be built to a minimum height of seven courses above the finished grade on the high-side of the wall. The top course must be a cap block.
- All side yard return walls shall be constructed of split-face block of either coral or basalt with the split surface facing the street, or smooth block stuccoed to match the house and is complementary to the standard established for the neighborhood.
- Courtyard walls shall not extend forward of the front setback line, unless said wall does not exceed 3 feet in height measured from finished grade, and shall be constructed of either coral or basalt split face block with the split surface facing the street, or smooth block stuccoed to match the house, or stone or brick masonry that matches the house and is complementary to the standard established for the neighborhood.

- If a side yard return wall or a courtyard wall is subsequently raised or otherwise modified, it must either be finished to match the original wall or completely reconstructed to one of the approved standards stated herein.
- Rear yard gates and courtyard gates must be constructed of either wrought iron or wood pickets painted to match the house. Wrought iron gates may be blacked with extruded metal mesh painted the same color as the gate. Chain link split curb or corrugated metal or composite gates are not allowed.
- No chain link, welded wire, smooth wire, barbed wire, welded pipe or split curb fences are allowed to be constructed on any lot in a location where they would be visible to a person driving on the public streets. The existing National Park Service fence along the rear boundary of Lots 47 - 58 and west boundary of Lot 36 is exempt from this restriction. Lots 36 - 40, 44, 45, and 47 are exempt as to the existing chain link fence enclosing the College Reservoir.
- A lot's common rear and side yard carries a twelve inch (12") easement onto the adjacent lot for wall construction purposes. Common rear and side yard walls should be centered on the property line and must be constructed of block in either a coral or basalt color or stuccoed to match the house. The first party to construct a wall along a common boundary will be entitled to a fifty percent (50%) cost share from the purchaser of the adjacent lot. Upon the presentation of a paid invoice from the first party, the second party will be obligated to reimburse one half (1/2) the cost no later than eighteen (18) months from the second party's lot closing date. Since the first party to build may be entitled to receive a wall reimbursement from two or more adjacent owners, the first party should instruct its wall builder to clearly itemize the invoice to reflect the cost of each common wall.
- Retaining walls are prohibited along the lot boundaries of Lots 47 through 58, i.e., boundary grades must be maintained at the existing, natural grade as determined by the Plan.
- Wrought iron "windows" are allowed along and within the rear boundary wall of Lots 27 - 35, 41 - 58, and the eastern boundary wall of Lot 40, subject to Exhibit A and the prior review and approval of the ACC.

**Construction**

All construction, whether new construction, alterations, additions or exterior remodeling shall be completed in accordance with plans approved by the ACC within six (6) months from commencement of construction. All construction shall commence upon each lot within eighteen (18) months from the date of purchase of said lot from Developer. If construction is not commenced within eighteen (18) months from the date of purchase, Developer, at Developer's option, may re-

purchase the lot at the original purchase price. Developer must exercise this option within thirty (30) days from the 18-month date or it shall lose the right to exercise this option.

- No building previously used at another location nor any building or structure constructed as a mobile dwelling, except when used as a temporary sales office, may be moved onto a lot, except as expressly approved by the ACC.

**Parking**

- Each lot shall have an enclosed garage with parking space for at least two automobiles. A minimum of two additional parking spaces shall be provided on the lot to accommodate guest parking. On street parking shall not be counted in satisfying this requirement.
- Garages should be set back far enough so that cars parked on the driveway do not overhang and block the sidewalk.
- No storage or long term parking of boats, campers, trailers, recreational or commercial vehicles is permitted on any lot, except they may be stored within an enclosed garage or in side and rear yard areas where they would not be visible to a person driving on the public streets. Short term, infrequent parking (not to exceed 24 hours) of these vehicles is permitted for loading, unloading, cleaning or maintenance.
- No long term parking (more than four days) of inoperable motorized vehicles of any kind is allowed on the streets within the subdivision or on any lot in an area where they would be visible to a person driving on the public streets.

**Landscaping**

Immediately upon completion of construction of the home, thereon, all front yards and side yards on corner lots shall be landscaped to comply with the following minimum standards:

- The landscape area includes the entirety of the area located in front of the side yard wall returns that is not covered by concrete lead walks and drive pads. It also includes that portion of the public street right-of-way that lies between the back of the curb and the front edge of the sidewalk, which the homeowner is required to maintain.
- Not more than 75% of the landscape area may be covered with gravel or crushed rock.

- When gravel ground cover is used adjacent to drive pads, sidewalks or the curb, the ground must be below the top surface of the concrete for a distance of at least 30 inches back from the edge of the pavement so that the top surface of the gravel ground cover will be at least 2 inches below the top surface of the adjacent pavement.
- Light weight volcanic rock or colored scoria that can be easily blown, washed or picked out of place may not be placed within 48 inches from the edge of any drive pads, sidewalks or the curb. Only minimum 3/4 inch diameter aggregate may be used in these areas. Owners shall keep all drive pads, lead walks, sidewalks, curbs and gutters located on or adjacent to the owner's property swept clean of loose or displaced gravel.
- The use of larger cobbles and aggregates of contrasting subdued earthen colors is encouraged.
- The use of red colored aggregate should be limited to accents only. White, green, blue or other bright colored aggregates are not permitted.
- Tree bark or wood chips are not permitted for use as ground cover, except may be used in limited amounts as a mulching material in planting beds or tree rings.
- At least 25% of the landscape area must be covered with a living ground cover and/or committed to planting beds, xeric gardens or ornamental landscape features. Landscape boulders, mounding and vertical elements less than 3 feet high are encouraged. Species selected from the approved plant list are recommended.
- A minimum of one deciduous or evergreen tree of a species selected from the approved plant list is required for each 1,000 square feet of landscape area or any remaining portion thereof.
- A minimum of one five-gallon plant or shrub is required for each 150 square feet of landscape area or any remaining portion thereof, with a minimum of 5 required on every lot. Species selected from the approved plant list are recommended.
- A minimum of one one-gallon plant is required for each 75 square feet of landscape area or any remaining portion thereof, with a minimum of 10 required on every lot. Species selected from the approved plant list are recommended.
- The required plant minimums listed herein must be maintained by all lot owners, required plants that die must be replaced as soon as weather conditions and growing seasons allow.

- One-seed Juniper (Juniperus monosperma)
- Shrub Live Oak (Quercus turbinella)
- Sagebrush Yucca (Yucca elata)
- Desert Hackberry (Celtis pallida)

- FRINGED SAGE (Artemisia frigida)
- Dwarf Coyotebush "Twin Peaks" (Baccharis pilularis)
- Creeping Broom (Cytisus decumbens)
- Verbena (Verbena peruviana)
- Rocky Mountain Zinnia (Zinnia grandiflora)

- Western Wheatgrass (Agropyron smithii)
- Sideoats Grama (Bouteloua curtipendula)
- Blue Grama (Bouteloua gracilis)
- Buffalograss (Buchloe dactyloides)
- Sand Lovegrass (Eragrostis trichodes)
- Blue Avena (Helictotrichon sempervirens)
- Gallea (Hilaria jamesii)
- Indian Ricegrass (Oryzopsis hymenoides)
- Little Bluestem (Schizachyrium)
- Sand Dropseed (Sporobolus cryptandrus)
- Giant Sacaton (Sporobolus wrightii)

- Sand Verbena (Abronia sp.)
- Giant Hyssop (Agnostis cana)
- Hollyhock (Alcea rosea)
- Mat Daisy (Anacyclus depressus)
- Prairie Sage (Artemisia ludoviciana)
- Wormwood (Artemisia "Povis Castle")
- Desert Marigold (Basilysa multiradiata)
- Chocolate Flower (Berlandiera lyrata)
- Golden Aster (Chrysopsis villosa)
- California Poppy (Eschscholzia californica)
- Guara (Gaura liniflora)
- Perky Sue (Hymenocys argentea)
- Bush Morningglory (Ipomoea leptophylla)
- Gayfeather (Liatris punctata)
- Tall Gayfeather (Liatris scariosa)
- Scarlet Flax (Linum grandiflorum "Rubrum")

The use of non-living objects such as driftwood, petrified wood, animal skulls, wagon wheels and other similar items, for landscape accent materials is generally discouraged and will only be allowed with specific approval of the ACC.

**Recommended Landscape Species**

The goal of the landscape requirements for individual lots contained herein is to help enhance and maintain property values within The Petroglyphs community by creating a plant density and plant palette throughout the neighborhood that will be complementary to the common area and streetscape landscaping that will be maintained by the Association. The approved plant species contained in the following list have been selected by the Landscape Architect for their colors, form, drought tolerance, availability and hardiness. Note: The Watershed neighborhood park and other common areas may include plant varieties not included on the following list:

- DECIDUOUS TREES
  - Smoke tree (Cotinus coggygia)
  - Chaste Tree (Vitex agnus-castus)
- DECIDUOUS SHRUBS
  - Hummingbird Trumpet (Anisacanthus thurberi)
  - Bird of Paradise (Chamaebotaria millefolium)
  - Fernbush (Chrysothamnus nauseosus)
  - Chanisia (Genista tinctoria)
  - Dandelion (Parthenium incanum)
  - Broom Dalea (Panicum scoparium)
  - Threefol Sumac (Rhus trilobata)
  - "Austin Copper" Rose (Rosa foetida)
  - Cherry Sage (Salvia greggii)
  - Cliffrose
  - Scotch Broom (Cytisus scoparius)
  - Sage
  - Mormon Tea (Ericameria laricina)
  - Turpentine Bush (Ericameria laricina)
  - Spanish Bloom (Hesperis matronalis)
  - Red Yucca (Clematis tangutica)
  - Creeping Oregon Grape (Nolina microcarpa)
  - Beargrass (Nolina texana)
  - Desert Sage (Pennisetum clavata)
  - Opuntia imbricata (Opuntia phaeacantha)
  - Prickly Pear (Pursia tridentata)
  - Antelope Bitterbrush (Salvia domingii)
  - Desert Sage (Suaeda chamaecyparissus)
  - Lavender Cotton (Spartium junceum)
  - Arizona Rosewood (Yucca baccata)
  - Dahlia
  - Seaweed (Yucca glauca)
- VINES
  - Trumpet Vine (Campsis radicans)
  - Clematis (Clematis ligusticifolia)
  - Western Virginbower (Clematis tangutica)
  - Golden Lantana (Clematis tangutica)
- EVERGREEN TREES
  - Cutleaf Mountain Mahogany (Cercocarpus ediffolius)

- FRINGED SAGE (Artemisia frigida)
- Dwarf Coyotebush "Twin Peaks" (Baccharis pilularis)
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**Westland Master Plan design guidelines**

**Site Design Residential**

Site plans for residential subdivisions should provide variety and visual interest in the streetscape. Pedestrian connections between neighborhoods should be planned for efficient pedestrian movement.

- On long, straight roads, knickles or cut-de-acs are encouraged to provide variety and visual interest in the streetscape.
- Pedestrian openings at the end of cut-de-acs or opening in perimeter wall are simple techniques that can be used to achieve connection between subdivisions or commercial areas.

**Residential Streetscapes**

A consistent landscape theme in residential areas will reinforce community identity. Providing large canopyed street trees in residential areas will soften the streetscape and provide the feeling of an established neighborhood as the trees reach maturity.

**Architectural Styles**

The prospective home buyer should be offered a choice in architectural styles. The use of a single style within neighborhoods is discouraged. Individual dwelling units should be distinguishable from each other.

- Residential structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof or the average height between the plane and the ridge of a gable, hip or gambrel roof.

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