

**EXHIBIT "A" TO THE DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR BLOCK 1, SUNSTONE ADDITION**
SITE WORK
AND
BUILDING DESIGN REQUIREMENTS

The following requirements for the design and construction of Structures within Sunstone are part of the above described Declaration and shall be strictly observed by all Owners and/or Builders, their contractors, subcontractors, employees and agents engaged in the construction of improvements:

Section 1. Design Review Procedure. The Building Design Requirements have been established to provide standards to the Lot Owners at Sunstone. Their purpose is to help each Lot Owner discover the unique opportunities of his individual site through the use of design principles used by architects, interior designers, land planners and landscape architects. The Design Committee has been established to administer the Building Design Requirements and to review plans for conformity with those requirements. The purpose of the review is to help each Owner and to bring to the attention of the Lot Owner or Contractor and his Architect the many Sunstone benefits. The Design Committee will not seek to unreasonably restrict the taste or individual preferences; however, they are charged with notifying the Owners Association whenever these standards are not being followed.

A. Project Design Guidelines:

Subdivision Design Guidelines. Sunstone is a de minimus Planned Unit Development (PUD) with a maximum of 32 residential home lots developed on approximately half of an 11 acre site. There is no common clubhouse, pool or active recreation site planned, however this will not prevent the Owners Association from developing such facilities. The majority of the remaining acres will be held in perpetuity as a natural desert common open space and drainage area. The only features to be developed in the open space in the lower canyon area of lot # 37 will be pathways in the canyon with some type of enhanced or native shade trees and landscaping, one or two rest areas in the canyon with some type of seating (emphasizing an oasis concept), and a simple system of small stepping-stone ponds and dams that will be dry most of the year and will help retain small amounts of water to nourish native landscaping following a storm. All areas of lots 1-18 below the lower retaining walls are intended to remain in desert landscape to blend with the lower canyon area of lot #37, however, some type of enhanced desert plantings may be added if approved by the design committee. On the upper rim above the canyon, between Lot 7 & 8, some type of trees or

gazebo or shade structure and some type of seating and landscape may be employed. The upper rim will have a more heavily planted and maintained landscape intermixed with the native desert environment, while still emphasizing an oasis concept. The median, entry gate and perimeter walls will be landscaped and use Santa Barbara style architectural design features complimentary and consistent with the unified design theme of Sunstone.

Home Design Guidelines. The exterior architectural style for Sunstone is generally referred to as "Santa Barbara style," a traditional Spanish or Mediterranean style common to the central and southern California coastal region. The buildings are characterized by low pitched tile roofs. Some examples feature short eaves (having an overhang of less than two feet), with detailed plaster fascia/soffits that look like a cornice, while other examples have long eaves with corbel-cut vigas and tongue-and-groove exposed soffit decking. The stucco colors vary from off-white to pale pastel shades; most have a mottled appearance giving the buildings an aged look. Many front elevations employ such features as large-tile roof-covered turrets or rotunda entries, wrought iron verandas, half columns protruding walls, carved timbers and corbels, and tall tile-capped chimneys as well as other combinations of Moorish, Spanish, French and Italian design details. (The Developer and Project Architect have examples available for review.)

B. Project Architect:

The El Paso architectural firm of Wright and Dalbin has been named original "Project Architect," and the Architectural Design Committee has appointed the Project Architect to act for the Committee as a whole. The Project Architect serves at the pleasure of the Developer or the Board of Directors of the Sunstone Homeowners Association. However, successor Project Architects shall be obligated to continue following the "Santa Barbara" design style.

C. Project Landscaper:

A Master Landscape Plan, with an approved list of plants has been approved by the Architectural Design Committee. Sally Homan of "Classic Landscapes," has been selected to be "Project Landscaper" and to design and install all front yard and common area landscaping, so that uniform appearance can be established. All front yard and common area landscaping, as well as private side and rear yard landscaping, will only be installed after approval by the Architectural Design Committee. (This is not meant to prevent each individual home owner from expressing individual design preferences, but rather to direct the smooth transition in landscaping from lot to lot.) From time to time the Developer or the Board of Directors of the Sunstone Homeowners Association may choose to change the Project Landscaper or modify the the Master Landscape Plan; however in no case shall any change in the Project Landscaper or the Master Landscape Plan alleviate the need and requirement for a cohesively designed Project Master Landscape Plan.

D. Initial Design Review Process:

1. All Preliminary designs shall be prepared by the Project Architect in consultation with the Lot Owner.
2. All front yard and common area landscapes shall be designed and installed by the Project Landscaper in consultation with the Lot Owner.
3. At the Owners/Contractors' option, Working Drawings may be prepared by the Project Architect or by a third party; however, final approval of the working drawings will be considered on the basis of conformity with the approved preliminary designs developed by the Project Architect.
4. All Final Building Plans must be submitted for approval to the Project Architect. All Final Landscape Plans must be submitted for approval to the Project Landscaper. To be approved, both the Architectural and Landscape plans must be substantially the same as the approved preliminary plans; the Project Architect must have approved any building design changes and certify that any modifications or changes thereto are generally in conformance with the Santa Barbara style, and the Project Landscaper must have approved any landscaping design changes and certify that any modifications or changes thereto are generally in conformance with the Master Landscape Plan.
5. If there is disagreement between the Lot Owner and either the Project Architect or the Project Landscaper, the Lot Owner shall have the right to appeal to the Architectural Design Committee for a variance.

Section 2. Appeal and Variance Procedure.

1. If a Lot Owner desires a Variance, he shall submit his request in writing to all members of the Architectural Review Committee, and include the required details of his request and the relief sought. The members shall call a meeting of the entire Architectural Design Committee who shall hear the request. The Committee may approve, disapprove or approve with modifications any such request by a majority vote. All actions of the Architectural Design Committee regarding Appeals and Variances must be in writing and the time period for review and approval or disapproval of plans shall automatically be double that listed in ARTICLE VI of the DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUNSTONE ADDITION REPLAT "A".
2. The initial Architectural Design Committee will consist of Richard Thomas, John Ivey, and a representative of the Project Architect. The Architectural Design Committee has delegated the initial responsibilities for interpretation and enforcement of the design requirements to the Project Architects.

Section 3. Required Submissions to the Design Committee.

A. Submissions of Plans and Specification. Construction of any structures and landscaping on Lots in Sunstone shall be subject to review by the Project Architect, and submission of the following:

1. A Site Plan having a scale of not less than 1"= 8'-0" showing:
 - a. The entire Lot including Lot setback and easement lines; and
 - b. Location of all existing and proposed improvements; and
 - c. A roof plan of all structures showing location of all plumbing, electrical, solar and mechanical equipment; and
 - d. Existing grade and all changes in existing grade including contour lines for building sites, driveways and walkways; and
 - e. Location of all existing and proposed landscaping; and
 - f. Location of all utilities, including stubs, meters, transformers, etc. and the location where utilities meet the structures.
2. A floor plan having a scale of not less than 1/8" = 1'-0".
3. Exterior elevations at a scale of not less than 1/8" = 1'-0" showing locations of all plumbing, electrical, solar equipment, mechanical equipment, utility meters, transformers and trash enclosures.
4. Description of all exterior building materials including color samples. (See Attachment "B", SUNSTONE DEVELOPMENT - COLORS)
5. The Lot Owner shall have the burden to show that the design requirements have been met and shall submit a completed copy of Attachment "A", "Plan & Specification Submittal Checklist".
6. An acceptable schedule of construction shall also be submitted

B. All plans and specifications shall be prepared by qualified persons in a professional manner.

- C. Final approval of plans will not be granted by the Design Committee until final working plans stamped approved by the City of El Paso and a valid building permit have been submitted to the Design Committee and a determination made that the approved plans are substantially the same as the final plans submitted to the Design Committee.

Section 4. Design Standards. All submissions under Section 3 shall comply with the following:

- A. **Site Details.** Site details such as transformer enclosure, mail boxes, planters, driveways, sidewalks, swimming pools, spas, etc. shall be given special architectural and landscaping design consideration to either screen them from view or improve their aesthetic appeal.
- B. **Rock Walls.** All rock wall materials used by anyone for the Sunstone Subdivision that may be seen from any street, any lot within the subdivision or any common area in the subdivision must generally be in shades of gray and match the color and texture of the rock used by the developer in the entry gate. In no case shall the rock to be used on any lot that would be exposed to public view contain shades of red, yellow, green, white, etc. All rock walls will be constructed with a concealed mortar joint in a Dry-Stack manner. The only exception to the concealed mortar joint construction requirement shall be for retaining walls where it is determined that for structural reasons the use of a solid pointed wall would be more appropriate.
- C. **Street Lighting and Exterior Bracket Type Lighting.** A standard exterior bracket light has been selected by the Architectural Design Committee. The fixture shall be a "Vienna Sconce" fixture with an acorn globe manufactured by Riatta Mfg., Inc. El Paso, Texas. Each home shall have at least one of these fixtures, connected to a photo-electric cell fitted with a 9 volt compact fluorescent bulb installed at a maximum distance of 20'-0" from Sun Point Lane. All other exterior bracket fixtures located on the front of each structure shall be the same type of fixture.
- D. **Address Numbers.** Every home within Sunstone will use 4 1/4" high polished brass address numbers in combinations of 0 through 9 made by Ives Manufacturing, series #C2-3002-605 through #C2-3092-605.
- E. **Maximum Site Coverage.** No more than 75% of each Lot shall be covered with impermeable materials.
- F. All utilities located on all lots must be installed underground and must meet the requirements of the city of El Paso.

G. Sight Lines, Visibility, Shrubs, and Trees. No shrub or tree planting which obstructs sight lines at elevations between two and six feet above the roadway shall be planted or permitted to remain on any corner Lot within the triangular area formed by the curb lines of such intersecting streets and a line connecting such curb line at points twenty-five feet from their intersection, or in the case of a rounded corner from the intersection of the curb lines as extended. The same sight line limitations shall apply on any Lot within ten feet of the intersection of a street curb line and the edge of a driveway. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at a height of more than six feet above ground level.

H. Fences, Hedges, Privacy Garden & Retaining Walls. All property divisions, fences, garden walls, retaining walls etc. shall be made of stone or rock masonry, CMU covered with stucco, or, for the rear of lots 1 -18 and all lot areas adjoining the common area (Lot #37), a combination of stone masonry and wrought iron (See sheet 6 of 10, Sunstone Addition Replat "A" Subdivision Improvement Plans). All stone must generally be in shades of gray and match the color and texture of the rock used by the developer in the entry gate. (See (b) Rock Walls above) All Stucco walls must match the color and texture of the residence of which are a part. (See Attachment "B", Sunstone Development - Colors). The wrought iron used for lots 1 thru 18 and adjacent to the common area Lot #37 must be in the same color, style, size, and general dimension for all lots as approved by the Design Committee. No wire or chain link fences shall be permitted on any lot except as for special situations such as sports courts, dog runs etc., when approved by Variance of the Design Committee. No fence or garden walls shall be erected, placed or altered on any Lot nearer to any street than the minimum building setback lines, except where allowed or directed by the Design Committee. Wire or chain link fencing shall be used only if each section of fence is strung between columns of masonry; no pipe or metal columns shall be allowed. The fence material itself must be either covered with a vinyl or plastic coating in approved Sunstone Development - Colors. Exposed galvanized metal products shall not be used for fence or gates.

I. Landscape:

(1) Lush Green Landscaping: All front yards, side yards and rear yards for lots 1-32 and upper level Common Areas shall be landscaped in a lush green manner employing the use of lower water use plants. For the purpose of establishing a uniform street appearance, all front yards shall be designed by the Project Landscaper before plans are submitted to the Design Review Committee and installed by the Project Landscaper before any home is occupied. The side & rear yards shall be designed and submitted to the Architectural Design Committee (Project Landscaper) within 90 days of occupancy and installed within 180 days after approval. The appearance of the rear yards of lots 1-18 as viewed from surrounding streets will be of particular importance to the Design Review Committee so that continuity and uniformity of appearance can be maintained.

(2) Desert Landscaping may be used on lots 1-32 and within the upper level secured common areas under the following conditions:

- a. Desert Landscaping shall be used only for accents, perimeter landscape along Irondale street and in canyon areas.
- b. Desert Landscaping used for accents on lots 1-32 shall not exceed more than 20% of the air-conditioned, ground floor area of the Residence.
- c. Each Lot Owner shall be responsible for flooding which may be caused by impermeable materials used on the Lot and the raising of the Lot grade.

(3) Prohibited Plants: Use of the following are prohibited and shall not be planted or allowed to grow on any Lot:

a. Trees

Salt cedars

Cottonwoods, native female

Mulberry, fruiting

Poplars, Carolina, Balm, O'Gilead and Lombardy

Elms

J. Street Access. Lots shall have access only from Sun Point Lane.

K. Grading, Storm Water and Irrigation. Each lot shall be designed to the following criteria:

- (1) Positive grade shall move water away from each home, garage, walk and driveway to small, shallow depressions on the Lot.
- (2) Each lot shall be required to have two shallow depressions, one in the front yard and one in the rear or side yard, designed to retain normal irrigation water run-off and moderate amounts of rainfall before any excess water runs onto the street.
- (3) Lots 1 through 18, abutting the canyon, shall have at least two Hunter PGP adjustable, gear drive sprinkler heads, one located in each back lot corner at the upper retaining walls that shall cover a minimum arc radius of 110°, watering the property in the canyon most adjacent to that Lot for a minimum of ten minutes every available watering day from May 1st to October 15th of each year. (Substitutions in material or changes in scheduling must be approved by the Project Landscaper),
- (4) Each Lot Owner and contractor is encouraged to use culverts under drives and walks to keep water from ponding on or flowing across walks and drives.
- (5) Each Lot Owner shall be responsible for any water damage to other Lots caused by water moving from his Lot. (See ATTACHMENT "C", Minimum Recommended Retaining Wall Moisture Proofing & Drainage Cross-Section)

L. Setback Lines: No Structure shall be erected or placed within the setback areas except that detached garages, storerooms, guest houses and other auxiliary buildings may be located within setback areas, if approved by the Design Committee. The following setback lines on the Property are hereby established:

(1) Front Yard Set Back:

- a) All garages shall have a minimum driveway length of 20'-0" as measured along the center line of a 2 car driveway.
- b) The Structure must be set back not less than 10'-0" from the street for single-story portions of any building and not less than 12'-0" for any two-story portions of any building.

(2) Side & Rear Yard Set Back:

A ten (10) foot minimum rear yard and side yard set back shall be required for Residences except where the Zoning Ordinance of The City of El Paso may require a greater setback for lots adjacent to neighboring properties outside of the subdivision, not zoned the same as Sunstone.

M. Minimum Square Footage. Each home shall have a minimum air-conditioned area of a 1,650 square feet.

N. Garage/Driveway Size and Design. Each home shall have a 2 car garage and shall have a driveway wide and long enough to allow 2 cars to park side by side off of the street. The garage may be attached or freestanding, and shall have a minimum area of 400 square feet including outside walls. Such garage shall be constructed with a 20 foot minimum width & be designed to allow 2 cars to park side by side, moving in & out of the garage without obstruction.

O. Height Limitations. No Structure may be built having a height more than 30 feet above the curb elevation for the Lot.

P. Utility Meter Enclosures. Utility meters shall be enclosed in a closet or screened from view in a manner architecturally compatible with the main structure.

Q. Trash Receptacles and Collection. Trash, garbage and other waste shall be kept in sanitary containers. Trash containers shall be enclosed in a closet or other architecturally compatible enclosure. Each Owner shall make or cause to be made appropriate arrangements with the City of El Paso, for collection and removal of garbage and trash on a regular basis. Each Lot Owner shall observe and comply with all reasonable regulations or requirements promulgated by the City of El Paso or the Association, or both, in connection with the storage and removal of trash and garbage.

R. Roofing:

1. Roofscape. Each multi-story Structure shall be required to have a minimum of 65% of the roof area over the air-conditioned space covered with tile roofing materials and have a minimum pitch of 3.5/12, excluding second floor balconies and terraces. Each single story Structure shall be required to have a minimum of 75% of the total roof area covered with tile roofing materials and have a minimum pitch of 3.5/12.
2. Roof Pitch. All roofs shall have pitches of either 6" in 10'-0" or less, or greater than 3'-6" in 12'-0" (3.5/12).
3. Approved Roofing Material for Semi-Flat Roofs. Any roof with a pitch of 5" in 10'-0" or less may be covered with one of the following materials: formed modified asphalt sheathing, rolled roofing, neoprene or other synthetic rubber watertight roofing, gravel surfaced built up roofing, or any class "A" approved watertight roofing material. The color of the material must be approved by the Design Committee.
4. Approved Roofing Material for Pitched Roofs; Any roof with a pitch of 3'-6" in 12'-0" (3.5/12) or greater may be covered with one of the following materials: glazed cement or clay slate roofing, glazed cement or clay tile roofing. Copper or zinc roofing trim may be used provided approved by the Architectural Design Committee. Other materials may be used upon approval of the Design Committee only after issuance of a written Variance. All tile roof materials & colors are listed on Attachment "B" SUNSTONE DEVELOPMENT - COLORS and the material shall be installed in a good and workmanlike manner. No gravel, crushed stone, galvanized or rusting materials, asphalt rolled roofing or standard weight asphalt shingle shall be allowed on pitched roofs. No roofing product shall be applied without written approval of the Design Committee or its agent.

(It is the desire of the Developer to have the Project Architect select 2 or 3 acceptable tile roof colors that are manufactured by 2 or 3 different sources for this project and to have the same 2 or 3 tile roof colors arranged to complement 3 or 4 exterior color designs for the entire Sunstone project. See SUNSTONE DEVELOPMENT COLORS, ATTACHMENT "B")

S. Mechanical Equipment, Vents, Skylights, Solar Equipment, Chimneys, Etc.

1. General. No mechanical equipment, or solar equipment shall be visible from the street or any lot, or common area.
2. Mechanical Equipment. Evaporative coolers, refrigeration units, heat pumps, etc. shall not be permitted on pitched roofs. They shall be permitted on semi-flat roofs

only if no other reasonable alternative exists and shall be shielded from view from streets and adjacent lots by enclosures made of the same roofing and wall materials identical in finishes as the exterior walls and roof of the structure to which they are attached. All mechanical equipment, regardless of location shall be screened from view, exposed mechanical equipment will not be approved.

3. Vent Stacks & Flues. Mechanical and plumbing vents and flues shall be collected into a minimum number of chimney-like chases and placed on the roof where their visual impact is minimized. The chases shall be made of the same materials as the roof and walls of the home. Exposed mechanical & plumbing vents and flues, etc. on pitched roofs will not be approved. Exposed mechanical & plumbing, vents & flues may be screened behind parapet walls on semi flat roofs. All exposed metal parts must be painted to match exterior walls.
 4. All metal chimney parts, spark arrestor caps, flue liners, etc. shall be painted and screened to be hidden from view. Each builder is encouraged to trim the top of each chimney with roof tile matching the roof of the home to which the chimney is attached. Paint will not, in and of itself, classify as screening. Exposed metal chimney parts will not be approved. (See Attachment "D" Recommended Conceptual Chimney Screening Details)
 5. Skylights and Solar Collectors. Skylights and solar collectors shall be permitted only if they are located on the rear of the home, out of sight from the streets, structures, adjoining lots, common areas. The Design Committee recommends the use of clear story windows and dormers as an alternative to skylights.
- T. Color Coordination. All exterior finish materials shall be color coordinated with each individual Structure and as to the effect on other structures in the neighborhood. An approved color selection list has been made by the Project Architect. All exterior colors and finishes shall be approved by Architectural Design Committee. (See ATTACHMENT "B" SUNSTONE DEVELOPMENT - COLORS)
- U. Exterior Wall Materials. Exterior wall materials of any Structure may be of stucco or thin coat plaster veneer, with trims in stone, precast concrete, brick, slump or mission stone, or stabilized and sun baked adobe, or wood or wood siding. Other materials may be used only upon the issuance of a Variance from the Design Committee.
- V. Exterior Trim Materials. The exterior trim material (facia, soffit, etc.) shall be of low maintenance or maintenance-free materials. The Design Committee urges the use of fibered cement board, treated wood, redwood, cedar, aluminum and plastics to reduce the maintenance on exterior trim, or the use of plaster facia/soffit that are integrated into decorative cornice designs.

W. Miscellaneous Provisions.

1. Deed Restrictions & Easements:
(See Covenants, Conditions & Restrictions)

2. Trucks, Busses, R.V.'s, Boats, Motorcycles, etc.:
(See Covenants, Conditions & Restrictions)

ATTACHMENTS:

1. ATTACHMENT "A" : Plan & Specification Submittal Check List
(7 Sheets)
2. ATTACHMENT "B" : SUNSTONE DEVELOPMENT - COLORS
(Sheet 1 of 1)
3. ATTACHMENT "C" : Minimum Recommended Retaining Wall Moisture Proofing
& Drainage Cross Section (Sheet 1 of 1)
4. ATTACHMENT "D" : Recommended Conceptual Chimney Screening Details
(Sheet 1 of 1)

**ATTACHMENT "A" TO THE SITEWORK & BUILDING DESIGN
REQUIREMENTS**

**Plan & Specification Submittal Check List
for
Sunstone Subdivision**

Project Architect: Wright & Dalbin

Phone: 533-3777

Design Committee Representative:

Richard Thomas: 584-1448

John Ivey: 581-8100

Fred Dalbin: 533-3777

Every Set of Plans submitted to the Project Architect &/or Design Committee must be accompanied by completed copy of this check list:

Date: _____ Name of Plan: _____

Lot Address: _____ Sunpoint Lane Lot Number: _____ Block Number: _____

Name of Owner: _____

Owners Address: _____ Phone No. _____

Name of Builder: _____

Builders Address: _____ Phone No. _____

Name of Designer: _____

Designers Address: _____ Phone No. _____

This check list is designed to help the owner, builder and designer to construct quality residences through the use of better materials and construction procedures while allowing design flexibility for homes that are complementary to each other and will contribute to the appreciation of values in Sunstone.

I. Site Details:

Have you given special consideration to site details?

	Yes	No	Not Applicable
Transformer	_____	_____	_____
Mail Boxes	_____	_____	_____
Planters	_____	_____	_____
Driveways	_____	_____	_____
Walkways	_____	_____	_____
Swimming Pools	_____	_____	_____
Other	_____	_____	_____

II. Rock Walls:

1. Will your rock walls match the color, texture and style of the masonry in the Sunstone entry gates? _____

III. Street lights:

1. How many exterior bracket light fixtures will be installed on the front of structure? _____

2. Will all of your front exterior bracket fixtures be of the "Vienna Sconce" variety? _____

IV. Address Numbers:

Will you use only the approved address numbers listed in the Site Work & Building Design Requirements? _____

V. Site Coverage:

Will you be requesting a variance to exceed the 75% coverage limitation? _____

VI. Utility Services:

Will all utilities and internal services within your lot be installed underground? _____

VII. Site Lines:

Will all structures and landscaping meet the Site Line and Visibility requirements? _____

VIII. Fences, Hedges, Privacy Garden & Retaining Walls;

- A. Do your plans show the location of all fences, hedges, garden walls, etc.? _____
- B. What type of materials will be used in fences & walls? _____
- C. Will your stone walls meet the color, texture & style of the masonry in the Sunstone entry gates? _____
- D. Are you planning to use wire, wire link or chain link materials? _____
 - 1. Where? _____
 - 2. How? _____
- E. Will the material used properly coordinate with your home & others in the neighborhood, as to color, texture & material? _____

IX. Landscaping:

- A. Have you included your landscape plans on the Site Work Drawings? _____
- B. When will your front yard landscaping be finished? ____/____/____
- C. When will your side & rear yard landscaping be finished? ____/____/____
- D. Are you planning desert landscaping? _____
- E. How much desert landscaping? (% of heated area) _____%
- F. Has your design taken into consideration all existing landscaping, trees etc.? _____
- G. Will any of the landscaping block the safe site lines at lot or street corners? _____

X. Street Access:

- A. Where will your lot access the street? _____

XI. Grading, Storm Water & Irrigation:

- A. Will you protect your structures with positive grading? _____
- B. Will you construct 2 depressions on your lot to reduce run off? _____
- C. Are you building on lots 1 thru 18? _____. Are you including 2 sprinkler heads for canyon rim area irrigation? _____
- D. Are you using culverts under drives & walks? _____
- E. Does your lot require special moisture proofing or drainage to prevent water damage to your property or your neighbors property? _____ (See ATTACHMENT "C")

XII. Set Back Lines:

- A. Driveways: Does your garage have a minimum driveway length of 20'-0" measured by the center line of a 2 car driveway? _____
- B. Front and Streets: Are you required to use a front & rear street setback requirement of 10'-0" for 1 story setback or 12'-0" for 2 story setback? (Note: this requirement also applies to neighboring properties outside the Sunstone subdivision, see Zoning Ordinance)
1. ___ 1 story (10'-0") Setback requirements.
 2. ___ 2 story (12'-0") Setback requirements.
 3. ___ a combination of 1 story (10'-0") & 2 story (12'-0") requirements.
- C. Side Yard: Are you maintaining the minimum 10'-0" sideyard setback requirement? _____
(See Zoning Ordinance for additional information)

XIII. Minimum Square Footages:

- A. Have you met minimum Sq. Ft. requirements? _____
- B. How many Sq. Ft. In:
1. Heated & Cooled Area _____
 2. Unheated Area _____
 3. Patios & Porches _____
 4. Garage _____
 5. Other _____ (Please Specify)

XIV. Garage Size & Design:

- A. Are you building a 2 car garage with a 2 car wide driveway? _____
- B. Size _____ (wide) X _____ (long)
- C. Are you requesting a variance? _____
1. Have you designed a carport? _____
 2. Where will you store lawn furniture & yard maintenance equipment, etc.? _____

XV. Height Limitations:

Is your structure less than 30'-0" high? _____

XVI. Utility screening & Enclosures:

- A. Have you included a utility screen or closet in your design? _____
- B. Do your plans show where & how? _____

XVII. Trash enclosures:

- A. Have you included a trash enclosure or closet in your design? _____
- B. Do your plans show where & how? _____

XVIII. Roofing & Roof Design:

- A. Is your home a one (1) or two (2) story design? _____
- B. How Much of your roof is 5" in 10'-0" or less? _____ % of total
- C. How much of your roof is 3.5"/12" or greater? _____ % of total
- E. What type of roofing material is to be used?
 - 1. Pitched Roof:
Mfg. _____ Style _____ Color _____
 - 2. Semi-Flat Roof:
Mfg. _____ Style _____ Color _____
- F. Are you requesting a variance to use some type of roofing other than approved material?

XIX. Mechanical Equipment, Vents, Chimneys, Skylights & Solar Collectors:

- A. Will all mechanical equipment, vents, skylights, solar collectors, etc. be screened from streets and all lots in Sunstone? _____. Do your drawings include details showing how? _____
- B. Are you using roof mounted mechanical equipment, skylights, or solar collectors?

- C. Will all roof mounted skylights, solar collectors and mechanical equipment be screened? _____. Do your drawings include details showing how? _____
- D. Will the plumbing vents be joined together to minimize roof penetrations, then be screened and placed in chimney like chases? _____
- E. Do your Elevations, Roof plan & Site plan show where equipment, vents, chimneys, skylights, solar collectors, etc. are located?

Exterior Elevations _____
Roof Plan _____
Site Plan _____

XX. Color Coordination:

- A. Are you using approved Sunstone colors? _____
- B. Are you requesting a variance from the approved Sunstone colors? _____

RETURN TO

J. P. Incy, Inc.
5734 N. Mesa
El Paso, Texas 79912
(915) 581-8100

40-52315

B. Trucks, Busses, R.V.'s, Boats, Motorcycles , etc.:

- 1. Do you own a truck, bus, RV, Boat, motorcycle or any other recreational vehicle? _____
- 2. Will you be storing the vehicle at Sunstone? _____
- 3. Does your design properly consider where & how this vehicle must be stored?_____
- 4. Do your plans show how the vehicle is to be stored? _____

C. Request For a Variance:

- 1. Are you requesting variances? _____
- 2. Please list all variances you are requesting in detail and explain why.

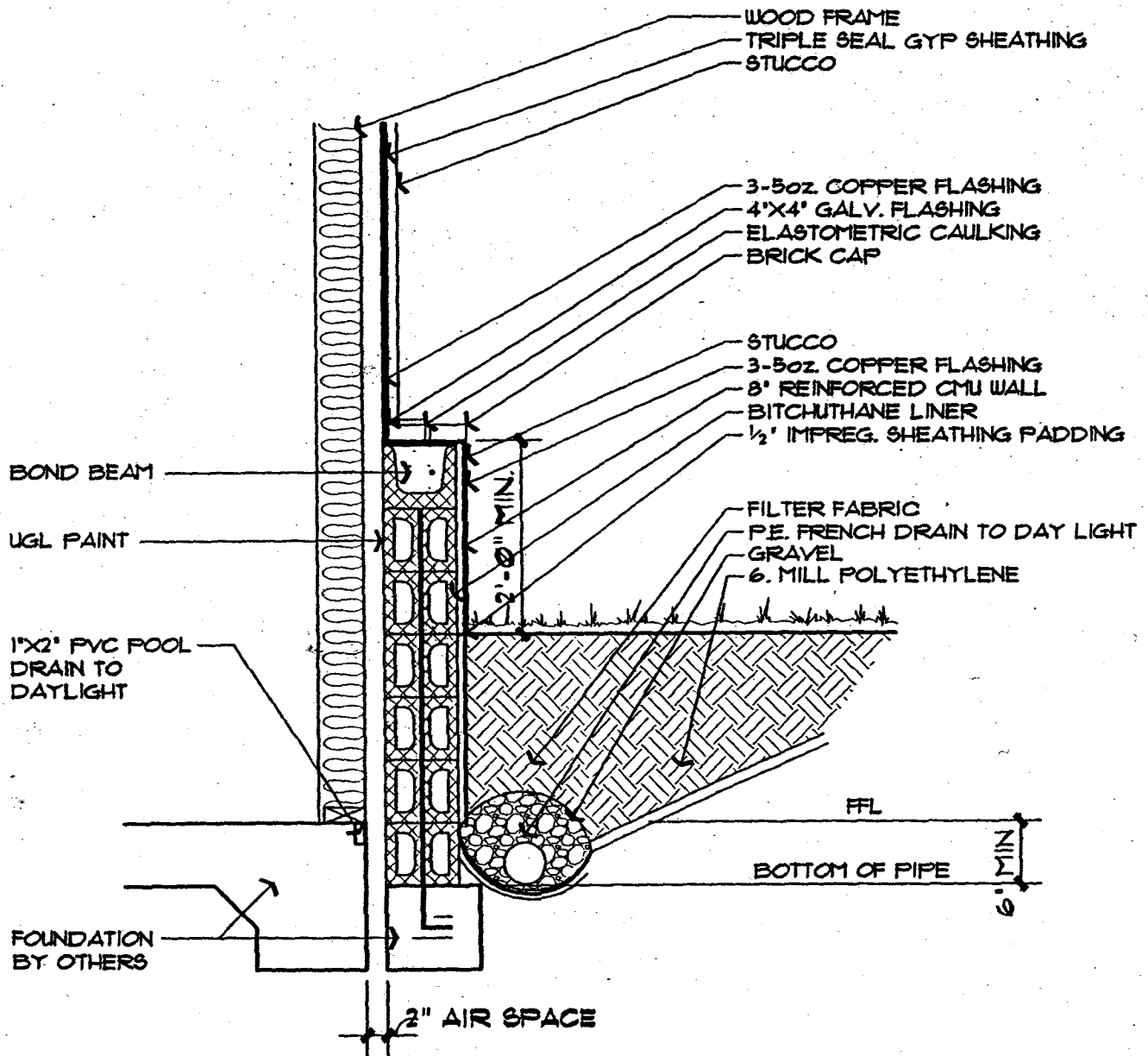
ATTACHMENT "B"

NEW HANLEY 6/26/95

SUNSTONE DEVELOPMENT - COLORS

	ROOF TILE (STACO)	STUCCO (HANLEY)	TRIM (HANLEY)	ACCENT TRIM (HANLEY)
LIFETILE	188 RIO ROJO	CW031W	7895A	7555D
MONIER	16081 DESERT CLAY BLEND	CW031W	7895A	7555D
LIFETILE	182 SONATO BLEND	8703M	8495D	7886N
STACO	10560 MIRAGE	8703M	8495D	7886N
MONIER	16089 MALIBU BLEND	8703M	8495D	7886N
LIFETILE	194 AQUA VERDE	8200W	8595D	7395A
STACO	10560 MIRAGE	8200W	8595D	7395A
LIFETILE	194 AQUA VERDE	7801W	7886N	8603M

ATTACHMENT "C"

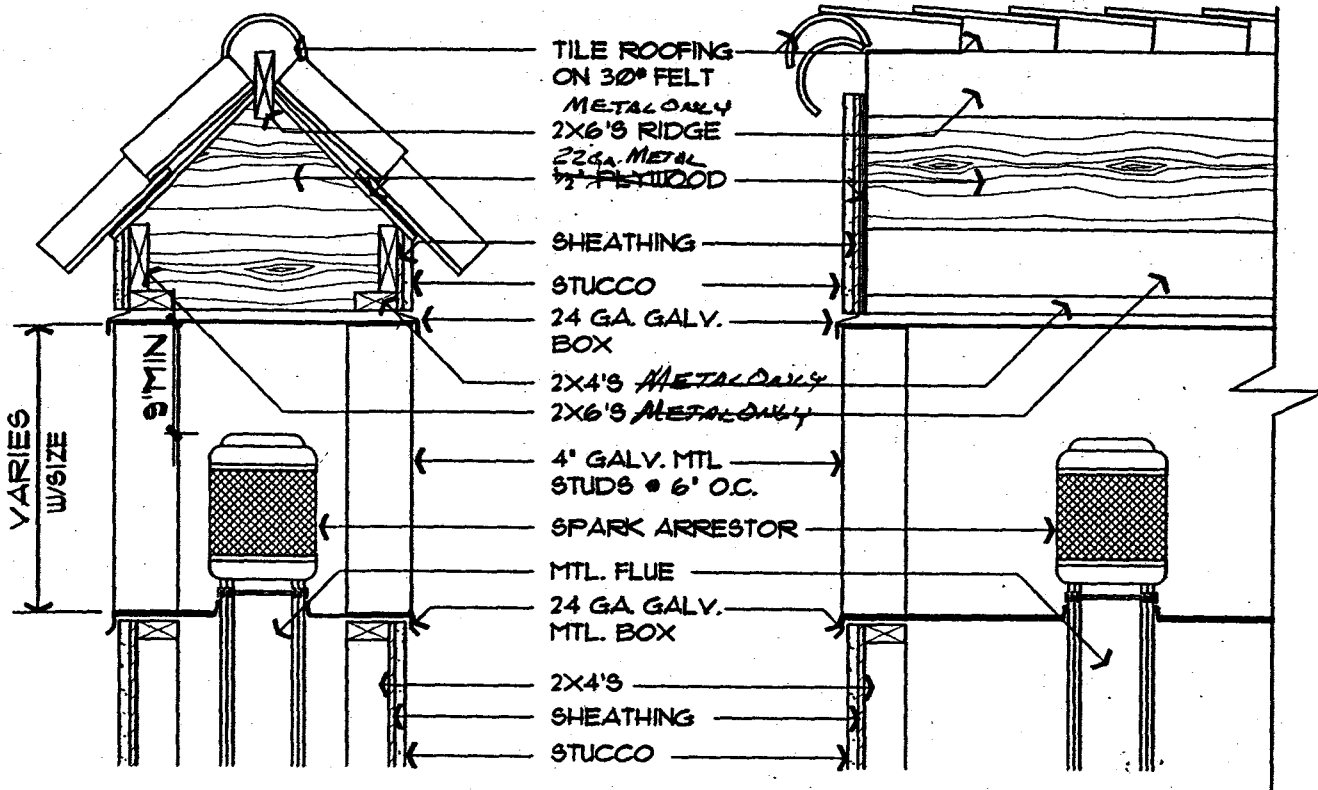


01 RETAINING WALL

MINIMUM RECOMENDED, MOISTURE PROOFING & DRAINAGE CROSS-SECTION SCALE: ~~1/4"~~ = 1' - 0'
3/4"

<input type="checkbox"/> Supplementary Drawing No. _____ <input type="checkbox"/> Change Order No. _____ Item. _____ <input type="checkbox"/> Addendum No. _____ Page. _____ Par. _____ <input type="checkbox"/> _____	Project: SUNSTONE Drawing Title: WALL SECTION - ATTACHEMNT C	Sheet No. C
Scale: AS SHOWN	Date: JULY 95	Drawn By: SGF
Checked By:		Wright & Dalbin Architects Inc.

ATTACHMENT "D"

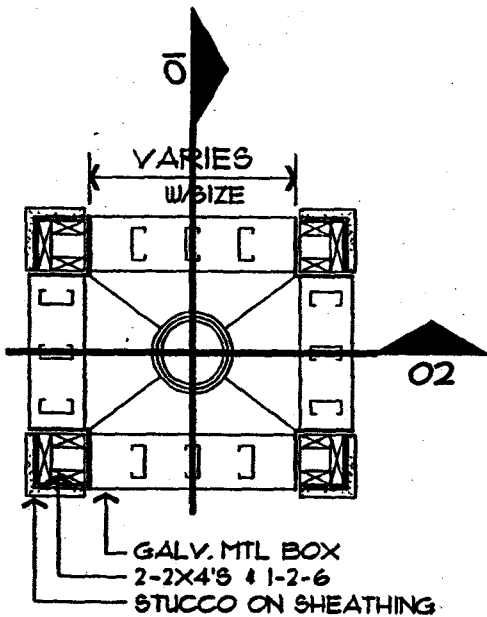


01 HOR. SECT

SCALE: 3/4" = 1' - 0"

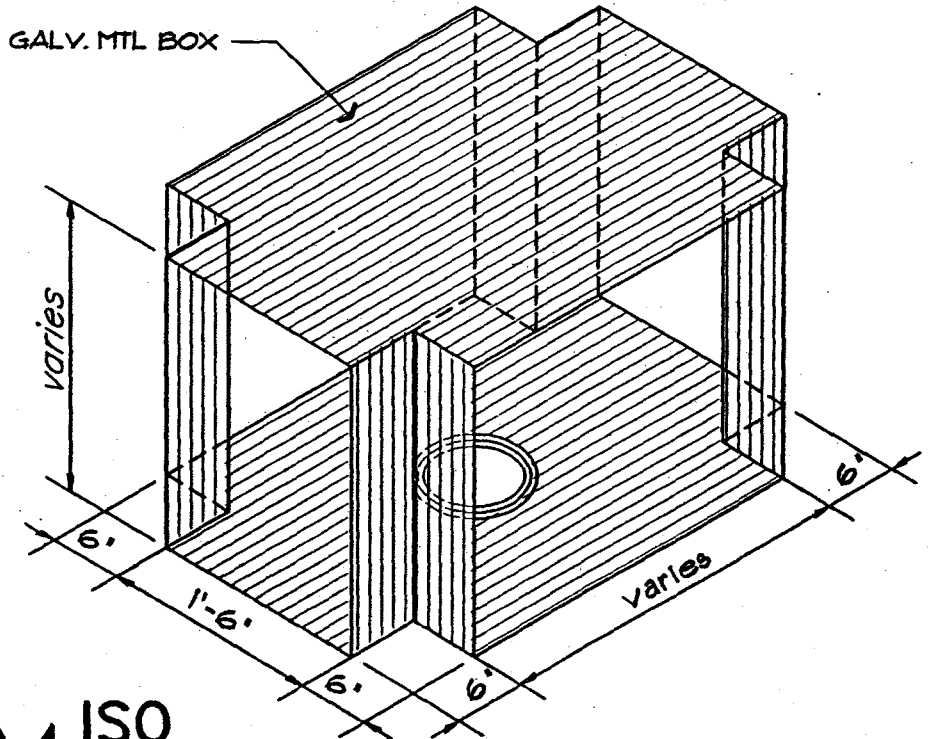
02 LONG SECT.

SCALE: 3/4" = 1' - 0"



03 PLAN

SCALE: 3/4" = 1' - 0"



04 ISO

SCALE: 3/4" = 1' - 0"

<input type="checkbox"/> Supplementary Drawing No. _____				Project: SUNSTONE ADDITION		Sheet No. D	
<input type="checkbox"/> Change Order No. _____ Item. _____				Drawing Title:		D	
<input type="checkbox"/> Addendum No. _____ Page. _____ Par. _____				TYPICAL CHIMNEY BOX - ATTACHMENT 'D'			
Scale: AS SHOWN		Date: JULY 95		Drawn By: SGE		Checked By: _____	
Wright & Dalbin Architects Inc. <small>2112 Murchison Dr., El Paso, Texas 79930 915/ 533-3777 Fax 915/ 532-7733</small>							

95-25313

37 66

FILED FOR RECORD
IN MY OFFICE

'95 MAY -3 P 4:32

A.C.
COUNTY CLERK
EL PASO COUNTY TEXAS

ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
STATE OF TEXAS

I hereby certify that this instrument was filed on the date and time
stamped hereon by me and was duly recorded in the volume and page
of the Official Public Record of Real Property El Paso County, Texas.

COUNTY OF EL PASO

MAY 3 1995



EL PASO COUNTY, TEXAS

H
C. J. [Signature]

RETURN AFTER RECORDING TO

P. Ivey, Inc.
5734 N. Mesa
El Paso, Texas 79912
(915) 581-8100