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**San Clemente Estates**

**Architectural Guidelines**

### **San Clemente Estates Architectural Guidelines**

The Architectural Guidelines ("Guidelines") establish minimum standards as well as goals for building in San Clemente. This is intended to stimulate your creativity in designing your home, while protecting the environment. This document is structured for easy review and reference.

The San Clemente Architectural Guidelines are Exhibit B of the San Clemente Declaration of Covenants, Conditions and Restrictions as noted in Article V, Section 8 of the Declaration.

These Guidelines begin by introducing the objectives and the standards that must be met in site planning, architecture and landscape architecture for San Clemente. The Guidelines define the steps for review and approval of projects within the subdivision and presents the procedures to be followed during construction.

### **San Clemente Architectural Review Committee**

The San Clemente Architectural Review Committee (ARC) will review and approve all plans for new construction by owners and home builders and administer the Architectural Guidelines. The ARC acts under the authority of Article V, Architectural Review, of the San Clemente Declaration of Covenants, Conditions and Restrictions.

Each proposed building design shall be checked for compliance with these Guidelines. Any plans for remodeling or exterior modifications to homes after construction has been completed shall also be reviewed by the ARC in accordance with the Guidelines.

The Guidelines and procedures depicted here are the criteria that must be met in order to build in the subdivision. Compliance with these Guidelines in no way guarantees any particular construction result within San Clemente.

In addition, these Guidelines are not, and are not to be construed as, a recommendation of endorsement by Declarant, the San Clemente Homeowners Association, Inc. (Association), or by its Board of Directors (Board) or the Architectural Review Committee (ARC) of any particular plan, design, or building material which may be contained herein. Neither the Declarant, the Association, the Board, nor the ARC shall be held liable or bear any responsibility for any injury, damages, or loss arising out of the manner or quality of construction on any property within San Clemente or any modifications thereto.

### **San Clemente Homeowners Association**

The complete set of documents for the San Clemente Homeowners Association ("Association") include:

- Declaration of Covenants, Conditions and Restrictions (the "Declaration");
- Architectural Guidelines for San Clemente (the "Guidelines");
- Bylaws of the San Clemente Homeowners Association, Inc. (the "Bylaws");

- Articles of Incorporation of the San Clemente Homeowners Assoc., Inc. ("the Articles of Incorporation).

Please refer to these documents for more information on the operation of the Association.

### **Site Planning**

#### **Blending Development with the Natural Environment**

Site Planning in San Clemente is the combining of design and land planning principles that allow the vision for this exceptional neighborhood to become a reality. Commitment to conservation with preservation and enhancement of the natural environment is balanced with sensitivity to the economy and efficiency of contemporary building and construction. Respect for El Paso's building heritage is also included.

These Guidelines are meant to encourage creativity in planning and building.

Homesites have been configured to capitalize on the best features of the land. The homesites are situated so that each home can be located in a manner that allows the enjoyment of the scenic beauty, extraordinary views and natural environment.

#### **Building Envelope**

To ensure these qualities are protected, each homesite has a designated area within which building shall occur called the "Building Envelope." This boundary outlines the area of the homesite within which the proposed home must be built. There are standard set backs for the homesites. The set backs for each homesite are as follows: front – 20'; side – 10'; and back – 15', shown by the Building Envelope boundaries. City of El Paso setbacks are not applicable to these homesites and the home shall not be constructed outside of the Building Envelope.

During the pre-Design meeting the owner and/or architect/designer will discuss the homesite and its Building Envelope with a designated representative of the ARC. (See exhibit)

Variances to the Building Envelope may be requested. The Owner must show it is in the best interest of all Owners and/or that special conditions exist which prevent a reasonable use of the homesite without a variance to the Building Envelope. The ARC shall have the right to modify these boundaries after consultation with the adjacent homesite owners.

#### **Front Yard**

The Front Yard of each home shall be the area between the front property line (back of curb), the Native Side Yards and the front of the home. The driveway must enter the homesite in the Front Yard and not in the Native Side Yards, except on corner lots.

The 5' utility and parking easement is provided for onstreet parking and for the placement of utility connections. The following utility connections will be placed behind the curb and within the 5' easement:

- water meter near the middle of the easement;
- sewer tap at the low side of the easement and within the Front Yard

- electrical transformers at one end of the easement within the Front Yard.

The Declarant can provide the locations of the utility connections for each homesite.

#### **Native Side Yards**

Each homesite shall have 10' side yards along each side property line from the front to the rear of the homesite and a 15' rear yard that must remain as native landscaping. These areas are known as the Native Side Yards. This area is defined in the Exhibits as the shaded areas bordering each side of the homesite. Corner lots will have a 20' set back garage drive entry.

The Native Side Yards are designed for privacy and to create visual space between each home.

Where the Building Envelope borders the side yards and the home or improvements are situated against the Building Envelope line, a 5' strip in the Native Side Yard may be disturbed during construction. This 5' strip must be restored to its original state after construction is completed.

#### **Private Areas**

Private Areas are those outdoor living areas enclosed by privacy, view or low walls to separate the area from the Native Side Yards, Natural Areas and Front Yard. These include backyards, courtyards, game courts and pool areas. These areas may be created anywhere on the homesite except in the Native Side Yards and between the front property line and Building Envelope. Front courtyard walls cannot extend into the required Front Yard.

#### **Natural Areas**

Natural Areas shall be the areas of the homesite that the Owner chooses to leave undisturbed and in its natural state along with the required Native Side Yards. These areas are encouraged for aesthetic reasons and for water conservation. Natural Areas should not be disturbed during construction of the improvements to reduce the need for repair and revegetation of the natural landscape. These areas may be created anywhere on the homesite except the Front Yard.

#### **Construction Area & Temporary Protective Fencing**

The Construction Area shall be the area within the homesite that is required for construction of the home, garage, auto courts, driveway and private areas. The Contractor will establish this area and must erect temporary fencing to enclose the construction area prior to commencing foundation work. Fencing shall not be erected within the Native Side Yards except where the 5' strip along the Building Envelope is necessary for construction. The fencing is intended to protect the Natural Areas from damage during construction and reduce costs of restoring the desert.

#### **Combining Homesites**

Two commonly owned contiguous homesites may be combined into a single homesite with the consent of the ARC. The Owner shall submit any requested reconfiguration of the Building Envelope early in the design phase. Approval by the ARC must be received prior to plan submittals. A relocated Building Envelope may, at the Committee's discretion, span the common property line. However, it is possible that such a location could negatively impact existing homes and thereby be unacceptable. For purposes of these Guidelines, combined homesites shall be

considered as one homesite. Side setbacks for a combined homesite will be a minimum of 20' feet. For purposes of the Association, the original votes, assessments and fees will apply.

**Grading Design Objectives:** To retain natural character of the site and eliminate the need for excessive retaining walls. (See exhibits)

The homesites are not graded to allow the Owner to choose the location of their home and the size of Private Areas that they need and choose to maintain. In designing the home and Private Areas the following measures must be taken to reduce excessive grading: - Building with internal steps and multiple levels - Low retaining walls and building stem walls - Berms and landscaping to blend cuts and fills

Consideration should be given to using parts of exterior walls of the home as retaining walls to blend the home into the site. Use of stem walls may be necessary to minimize grading and to preserve natural land form.

- Cuts and fills must be kept to a minimum to reduce visual impact. (Refer to Site Wall section for retaining wall requirements.)
- Slopes shall be stabilized with riprap or other erosion control methods.
- Each individual homesite owner is responsible for conducting a soils analysis for determining construction methods to implement.
- Areas to be filled with off-site material or site generated cut shall be within the Construction Area.
- Fill stockpiles shall be stored within the Construction Area. Stockpiles must be placed to avoid erosion problems and cannot remain after home completion.
- Planting of disturbed Natural Areas shall be completed normally within 30 days of final grading. However, consideration must be given to the best planting times for plant survival. If the planting will not be accomplished within 30 days, Owner or builder must submit a letter to the ARC for approval. The letter must confirm when planting will be completed.

#### **Drainage**

**Design Objective:** To provide safe and efficient drainage and minimize concentration of the natural runoff on the property to prevent erosion of slopes. To preserve the native vegetation of the canyons.

- The primary function of the natural canyons is to safely convey the upland storm water flows through the subdivision and to receive free discharge of storm water flows from homesites. Water flows must be managed on each homesite through water dispersion, harvesting and/or other techniques that prevent negative impacts. Techniques to assure

compliance with these provisions shall be defined in drainage plans for each homesite and be approved by the ARC prior to the start of construction.

- A certified professional engineer in compliance must prepare the drainage plan to City of EI Paso standards. The ARC and the City of EI Paso (if required) must approve drainage plans.
- Homeowners shall accept natural drainage from the undisturbed area of the upslope, adjacent homesite. Runoff from the street immediately in front of the homesite shall be conveyed onto the homesite.
- Drainage and grading shall provide for water harvesting, dispersal and/or conveyance of water to the rear of the lot and dispersed down slope.
- Storm water must be addressed in the landscaping plan. Incorporation of small retention ponds is encouraged.
- All drainage from walled areas to Natural Areas and Native Side Yards shall be dispersed from pipes through the Privacy or View Walls at no more than four (4) foot intervals. These openings shall be placed at the same elevation and be approximately 1-3 inches above the finish yard elevation. This will help prevent erosion of natural terrain below the walls and encourage absorption of rainwater.
- Care and attention must be given to the grading of driveways and drive pads to insure storm water run-off will not enter the garage or the house. Where concentrated flows collect on driveways and drive pads, retention ponding and/or dispersion techniques shall be provided to eliminate down-slope erosion in the Natural Areas.
- The owner and their architect/designer shall be responsible for foundation design and its relationship to drainage management techniques employed. Finish floor elevations should be set to conform to grading concepts previously discussed.

**Parking: Garages, Driveways, Auto Courts & Visitor Parking**

**Design Objective:** To allow each home adequate parking while minimizing the impact of the parking areas.

Garages:

- Each homesite shall contain a minimum two-car garage, either attached or detached from the home structure.
- Storage area for recreational vehicles, trailers, boats and other recreational equipment must be screened from view of streets, neighboring homesites and common areas. Enclosed storage is encouraged. Recreational vehicle garages using oversize doors shall not be visible from a street. Rear or screened side entrances, recessed floors and other techniques must be used to keep the residential scale.

### Driveways & Auto Courts

- Driveways must be located so as to minimize their visual impact on the home.
- Driveway widths and surface area should be minimized.
- Only one driveway with one curb cut is encouraged for each homesite. Circular drives shall be accomplished with minimal grading.
- Use of gravel, decomposed or crushed stone or other such materials is encouraged and acceptable for driveways with minimal slopes (The increased porous surface area will increase infiltration of rain water.)
- For driveway slopes that would produce erosion problems, asphalt or other hard surface materials approved by the ARC must be used.
- With the approval of the ARC, freestanding walls, planters or gateposts may be allowed at the driveway entrances to the street with appropriate setbacks and clearances. These shall not be built within the utility easement. No driveway entrance shall be designed as a "drive under" using beams or arches spanning the driveway entrance.

### Visitor Parking:

A minimum of two (2) additional parking spaces must be provided on the site to accommodate guest parking. Onstreet parking shall not be counted in satisfying this requirement.

**Game Courts Design Objective:** To create game courts that provide for family entertainment and do not interfere with views.

Grading needed to create a level playing surface shall be achieved with a balance of cut and fill.

Solid walls and/or nylon containment fencing is recommended. The ARC must approve color and type of fencing. The height of nylon containment fencing shall not exceed 10'. The height of other types of perimeter protection may be limited if, in the opinion of the ARC, such devices would be unattractive. Galvanized fencing shall not be allowed.

Additional landscaping with indigenous trees may be required to mitigate the court's visibility from nearby streets, homes and Common Area.

Ramadas, cabanas, storage rooms, and connecting walkways must be visually integrated with the main house and surrounding landscape.

Game court lighting shall comply with lighting standards of these Guidelines.

## Site Planning

The following Site Planning Details apply to homes in San Clemente.

### Site Walls

**Design Objective:** El Paso has a tradition of using walls to enclose outdoor spaces and to extend building masses and living areas into the landscape. San Clemente seeks to apply this tradition without creating the harsh maze found in many area developments. Where possible, view walls and low walls are preferred to promote an open and inviting residential community and help preserve enjoyment of the natural environment. The following are site walls to be used. (See exhibit)

**Retaining Walls:** Walls that structurally create transitions between grade changes, integrate grade changes, integrate buildings with their site and which minimize the impact of grading. Privacy and view walls may be constructed on top of retaining walls.

**Privacy:** Walls placed to provide privacy between homes, to provide screening or enclose an area such as a front courtyard and rear yards. Privacy walls enclose private space and often are attached to buildings.

**View Walls:** Walls that provide security but allow views through to vistas and open space with the use of wrought iron or other materials.

- Privacy and View walls shall be as low as possible with a maximum height of six (6') feet.
- The average height of retaining walls shall not exceed six (6') feet. Retaining walls may be as high as twelve (12') feet in height for small sections as long as the average height for the retaining wall does not exceed six (6') feet.
- Grade changes that require retaining walls exceeding the average six (6') feet must instead be terraced with a minimum three (3') feet horizontal separation between each wall. The ARC shall have authority to grant variances as long as the design retains the natural character of the site.
- Buttressed (slightly sloped exposed face) retaining walls are encouraged.
- Additionally every effort should be made to integrate walls into the natural landscape by use of angles and comers. Walls shall not be built uniformly at maximum height.
- Wall materials that are permitted for use at San Clemente: Quarried rock of the same type as used on the retaining walls at San Clemente; Plaster or stucco finish or material integral in texture and color with the home; Granite; Stone tile; Pre-cast concrete balusters and rails Colored split-face concrete block; Ornamental iron or metal. Design and color must blend with architectural style of the home. The ARC must approve



ornamental iron design; Horizontal Pipe rail, 1 1/2" or larger, with color to blend with home and landscaping. Tube rail with color to blend with home and landscaping.

- These wall materials and designs shall not be used: Field Stone or Rubble Rock Siding or wood picket Chain link, with or without metal/fiberglass slates (other than temporary construction fencing) Other wire fencing Unfinished concrete block.
- Walls must be constructed of materials and colors that match or blend with the home's exterior.
- Quarried rock shall be laid to emphasize the color and texture of the rock. Heavily recessed mortar or "mortarless" techniques are preferred to create distinctive walls.

### **Lighting Standards**

Views of evening sunsets, the twinkling night lights of the area and the great southwestern night sky are among the most enjoyable features of living at San Clemente. Views can be ruined by excessive light from streetlights, game courts and homes. In order to protect these valued views, lighting standards focus on limiting the kind and quantity of light from these sources. Careful attention to the selection of fixtures that are shielded or filtered to minimize ambient light is essential to preserving night views.

Plans for lighting the yard areas and exterior of the home must be carefully studied during the planning stage using these Guidelines.

- Exterior fixtures not mounted on a building must be located and oriented to focus light inward to minimize light encroachment onto neighboring areas and homes.
- Building mounted exterior lighting must be directed downward and away from adjacent homes, streets and open spaces. The fixtures shall be mounted no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade.
- Outdoor lighting is permitted in Front Yards and Private Areas.
- Walkways from the street to the front door and around the driveway should be the minimum necessary for safe passage.
- Lighting of Plant Materials shall be achieved with hidden light sources. These can include surface mounted fixtures on the ground and lamps hidden by plant materials.
- Game court light fixtures must be fully shielded with sharp cut-off lighting, and comply with all other type and shielding requirements outlined in these Guidelines.
- Security lighting directed away from the home and activated by heat, movement, etc. are permissible but must not remain on constantly or be used as general lighting. Placement should be shown on the plans. Alternatives to floodlight type security lighting must be used.

- Warm white and natural lamps are preferred.

**Shielding and Filtering Requirements**

Proper shielding and filtering must be considered in the selection of light fixtures to reduce ambient light.

Definition: Fully Shielded: Exterior light fixtures shielded or constructed so that the installed fixture emits no light rays at angles above the horizontal plane.

Definition: Partially Shielded: Exterior light fixtures shielded or constructed so that the installed fixture emits no more than ten percent of the light rays at angles above the horizontal plane.

**Lamp Fixture Substitution**

- A change request must be submitted to substitute any outdoor light fixture or the type of light source, after approval as been issued by the ARC.

**Fixture Lamp Type**

Low Pressure Sodium  
 High Pressure Sodium Fluorescent  
 Fluorescent  
 Incandescent greater than 160W  
 Incandescent 160W or less  
 Other sources

**Shielding Required**

Partially  
 Fully  
 Fully  
 Fully  
 Partially  
 As approved on a case by case basis

**Other Site Design Features**

**Mailboxes**

- Postal service group mailboxes shall be located at the entrances or other location Declarant negotiates with the U.S. Postal Service.

**Basketball hoops and backboards**

- May be installed at any home. Locations must be Auto Courts on the side of the home, on a game court or in the backyard. Particular attention should be given to the privacy of adjacent homesites.

**Antennae**

- Antennae and satellite dishes must be shielded from view from Common Areas and streets.

**Service Yard**

- All garbage and trash containers, clotheslines, mechanical equipment, and other outdoor maintenance and service facilities must be screened by walls from other homes, Common Areas and streets.

## **Signage**

- Each builder shall be allowed the following signs: one sign no larger than 2' x 2' mounted on posts in the front yard of the home being constructed;
  - one standard 18"x24" Realtor sign mounted on 4"x4" posts with an arm or within a rectangular frame in the front yard of the home.
  - During initial build-out, Declarant will provide a backdrop sign for each community. Builders and Realtors will be allowed to each post one 18"x24" sign on the backdrop for the community they are building in or representing.
  - Subcontractor information should be included on one of the two yard signs. Additional supplier or subcontractor signs shall not be allowed.
  - Signs must be properly mounted and installed. Signs should be able to withstand strong winds and should be replaced promptly if damaged.
- For resale of homes, real estate signs shall be limited to two 18"x24" standard real estate signs mounted on 4"x4" posts with an arm or within a rectangular frame. One sign may be placed in front of the home. The second may be placed along Stanton Street near the entrance.
- Signs placed along Stanton Street must be carefully placed where the sign does not block views of cars exiting the entrance, and will not damage plants or the irrigation system in the Stanton right-of-way.
- Signs must be properly mounted and installed. Signs should be able to withstand strong winds and must be replaced promptly if damaged.
- Owner should install address identification. Address numbers must be integrated into building walls or freestanding walls and must be of materials and colors that harmonize with the home design.

## **San Clemente Architecture**

The architectural goal is to establish the highest standard of quality for the design of San Clemente homes. The architectural character should reflect the casual elegance of southwestern living. Southwestern character is derived from a wide variety of historic, geographic, cultural, climatic and thematic influences including Spanish, Native American, Mexican and the American West Architecture.

At San Clemente, no residence should stand so apart in its design or construction as to detract from the visual harmony of the community. Builders and architects/designers are required to design homes to capture the qualities of Traditional and/or Contemporary Southwestern architecture.

### **Architectural Style**

At San Clemente, the following architectural styles are permitted:

- Pueblo Style is reminiscent of the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. It typically incorporates deep set doors and windows,

dramatically recessed portals or patios, rounded corners and edges, and is always finished in earth tone colors.

- Territorial Style is characterized by low, flat roofs with brick or tile copings on parapet caps, wood columns and decorative wood door and window casings.
- Spanish Mission Style with pitched tile roofs, stucco finishes, exposed beams and soffits and open porches. This style may be referred to as Santa Barbara style or California Mission.
- Spanish Colonial Revival Style is characterized by tile roofs, simple forms subtly embellished at doorways and ornamental ironwork. This style often incorporates interior courtyards similar to the classic western haciendas.
- Northern New Mexico Ranch Style characterized by pitched metal roofs, stucco finishes and decorative wood door and window casings.
- Italian Villa and Italianate Styles are characterized by shallow pitched tile roofs with broad overhangs decorated with exposed rafters, stucco walls with tall often arched windows and informal covered verandahs or porches. The Italian Villa frequently incorporates a rounded tower while Italianate incorporates a cupola on the roof. These styles may be referred to as Mediterranean.
- Prairie Style features open planning; shallow-pitched roofs with broad, sheltering overhangs, casement windows and a strong horizontal emphasis. Porte-cocheres and raised porches extending out from the main core of the house are typical of this style.
- Craftsman Style is characterized by textured natural building materials, broad overhangs with exposed rafter tails at the eaves and often extensive trellises over the porches. Lower portions of walls and columns are often battered or sloped near the ground.
- Wrightian homes use natural materials in a way that make the home an integral part of the site. These homes usually feature coursed stone or brick, tall French doors, flat or shallow-pitched roofs, often with a detailed fascia, and geometric shapes.
- Contemporary Southwestern Style refers to homes whose interpretive form shall be based on one historical or artistic style. Contemporary design embraces the modernist's exploration of technology and results in homes of lighter weight and often unusual or non classical geometry's. To make them compatible with other styles, contemporary homes shall incorporate set backs, overhangs, interesting use of windows, and use of natural finishes and colors.

The following styles are not permitted in San Clemente:

French Rural	Neo-French
Beaux-Arts	Georgian
Colonial (Dutch, English, French, New England, Neo-Colonial, Revival, Southern Williamsburg,)	Mansard
Deconstructionist	Nouveau Traditional
Elizabethan	Revival (Greek, Gothic)
Exotic Eclectic	Shingle, Neo-Shingle
Federal	Supermannerist
French Napoleon/Second Empire	Tudor, Neo-Tudor
	Victorian/Stick/Queen Anne

Definitions for these styles have been developed from the book "American House Styles, A Concise Guide" by John Milnes Baker, A.I.A. © 1994

### **Building Heights**

The topography and natural features of San Clemente are dramatically varied from the mesas to the canyons contributing immeasurably to the quality of the environment. Homes should be designed to minimize intrusion and impact on the views and visual beauty of the subdivision. (See exhibit)

- The maximum overall building height, as shown in the exhibit, shall not exceed:
  - A) 35'-0" measured from the lowest natural grade adjoining the living space to the highest point on the building (except chimneys). Pitched roofs are measured to the ridge.
  - B) 28'-0" maximum height of any wall measured from the highest natural grade adjoining each wall, to the highest point on each wall (except chimneys).
  - C) 16'-0" from the highest natural grade for walls set back from side property lines.
- If a walkout basement design is used, the maximum height allowed from the lowest natural grade adjoining the living space to the highest point on the building (except chimneys) shall be 38'-0". The City of El Paso Code defines a basement as a structure with 50% or more of the walls surrounded by earth. A walkout basement allows for an exit at basement grade. All other height restrictions remain as listed above.
- Residences are encouraged to be sited into the natural terrain which may place portions of the home partially below existing grade.
- The ARC shall have authority to grant variances to these height restrictions due to unusual natural terrain conditions and where design reflects sensitivity to the natural grade.

**Building Massing Dermtion:** Building mass: A volume of space that visually appears as a rectilinear form consisting of a roof and at least 3 walls. (See exhibits)

Building Massing is important to ensure that the elevations of the homes will have visual interest from all views. Design elements must be carried through the elevation to avoid "store-front" or movie-set type elements.

- Each building must have at least 3 distinct masses visible from all elevations.
- Each building mass must be offset from adjacent masses by at least 2'-0" vertically and 2'-0" horizontally.
- Building masses should follow natural site contours as much as possible.

### **Accessory Living Quarters**

Accessory Living Quarters are permitted. Such structures may be attached or detached but shall be in the same architectural style as the residence, and should be visually related to it by walls, courtyards or landscape elements. Any accessory living quarters must comply with all zoning regulations.

### **Colors**

Southwest colors are warm, rich, desert hues with accents of complementary tones reflecting the landscape of the Southwest desert. Colors for exterior walls and roofs in San Clemente shall reflect the deeper shades of color of San Clemente's earth and vegetation. Accent colors to make an area or architectural feature more prominent shall not be used on more than ten percent (10%) of the exterior to avoid being visually distracting. These colors include the bright hues of desert flowers.

### **Materials**

Exterior surfaces must be materials that harmonize with the natural landscape as well as provide an outer skin to withstand EI Paso's climate extremes.

These exterior materials are permitted for use:

- Stucco
- Wood
- Natural and/or man-made stone
- Adobe
- Split face block
- Stone or concrete columns
- Ceramic tile
- Glass Block
- Brick
- El Ornamental Iron (with approval of design)
- Other materials will be considered by the ARC

These exterior materials shall not be used: Exposed standard concrete block may not be used.

Accent materials should be specified on the plans submitted to the ARC.

### **Roofs**

Desert architecture is most commonly a "walled" architecture rather than the "roofed" architecture more common in other regions. San Clemente encourages the use of flat or parapet roofs, semi-flat or low pitched roof designs.

- Maximum slope of 3 inches in 12 inches. The ARC may grant variances for small accent roofs that meet other view considerations in these Guidelines.
- Roofs must have a non-reflective surface.
- Flat roofs must be painted to match the stucco or exterior wall color.

Roof mounted appurtenances (air conditioning/heating units, solar panels, vent pipes, etc) shall be totally screened from view as part of the architectural style of the building and not visible from the streets. Parapet copings shall be either integral stucco, brick, pre-cast concrete or stone.

- Gutters, down spouts, scuppers, overflows, canals and other water capture control devices must be an integral component of the building's design.

### **Permitted Roof Materials:**

- Concrete or clay roof tiles
- Built-up roofing (non-reflective) for flat roofs

- Slate tile Extruded "S" shape tiles
- Metal (standing seam)
- Single ply membrane (non-reflective) for semi-flat roof only
- Copper
- Other materials may be reviewed by the ARC

These roofing materials shall not be used:

- Standard Grade Asphalt shingles      Corrugated Galvanized or unpainted metal

### **Chimneys**

Metal flue stacks must be hidden and the chimney details should match the architectural style of the home.

### **Columns and Arches**

Columns and arches should enhance the architectural theme by using contemporary lines within massive or monumental forms. Attention to detail must be given without appearing unnecessarily ornamental. Columns and arches should provide a feeling of strength, depth and interest at windows and entries. (See exhibits)

These columns are permitted for use:

Square Stucco/Plaster

Stone

Exposed wood

Others may be approved by the ARC

These columns shall not be used:

Ornate Corinthian

Siding covered

Ionic designs

Egyptian designs

### **Arches**

Arches at San Clemente should be simple and integrate with the architectural style.

These arches are appropriate for use:

- Massive

- Segmented

- Full Arch

- Other styles may be reviewed by the ARC

These arches may not be used:

- Gothic

- Ogee

- Trefoil

### **Elevated Decks**

- Deck support columns must have visual mass and size to give the appearance of substance.
- Second story or elevated decks shall be of materials and colors integral to the home.
- Detail of the flashing and scuppers to handle drainage should blend with the rest of the home. Sheet metal must be coated with a non-reflective coating.
- If the undersides of the decks are visible, they should be detailed to blend with the architectural style of the home.
- Deck lighting shall comply with the lighting standards in these Guidelines.

### **Garage Doors**

- Design and materials must be integrated with those of the home.
- Side entry garages are preferred to those fronting the street.
- If the garage faces the street, no more than two vehicle entrances shall be in the same plane.
- Garage doors shall be recessed from the face of the main wall a minimum of 12 inches.

### **Landscaping**

The goals of the landscape design for San Clemente are:

- ensuring an aesthetically pleasing landscape that maintains the existing character of the site while minimizing water use for irrigation;
- increasing the habitat available to wildlife;
- creating refreshing views in this dry desert.

To achieve these goals, native plant materials are encouraged for use in all areas at San Clemente and are required for use in the Front Yards. To maintain the existing character of the site, native plants shall be drawn from the Chihuahuan and Sonoran desert plants found in the El Paso area. This does not restrict landscaping to only sharp, prickly plants or junipers. Many leafy, blooming and woody native plants have now been cultivated and are available through different El Paso and Las Cruces area nurseries. This planting concept will blend new construction gracefully into the existing landscape of the area.

### **Landscape Areas**

Each homesite has a number of landscape areas that must be treated differently.

#### **Front Yard**

The area in front of and to the sides of the home that must be landscaped with native and low-water use plants. The front yard is bordered by the Street, Native Side Yards, the home and the Privacy or View Walls enclosing the Private Areas. The Front Yard must extend back to the front of the home and then may end either with the walls for the Private Areas or with a gradual change back into Natural Areas.

Only native plants listed on the plant list shall be used in the Front Yards of all homes. The plants on the list are generally available through local nurseries. New cultivars or varieties of native plants are continually coming on the market as the demand for low-water plants increases.



The ARC may grant a variance to use other native and low-water-use plants as the availability of these plants changes. A green landscape can be achieved with these plants with as formal or informal a landscape design as desired.

Gravel mulch used in the Front Yard must be in colors that blend with the area. Possibilities include river rock and the many gravels quarried locally. No stark white or solid black gravel shall be used.

**Natural Areas & Native Yards:** The Natural Areas are any area of the homesite that the Owner chooses to leave undisturbed and in its natural state as a permanent feature of the landscape. These areas are encouraged to retain the native open landscape and reduce water needs. The Native Side Yards are the 10' strip along each side property line that must remain native. The Native Side Yards are to be left undisturbed and in a natural state as a permanent feature of the landscape.

**Care of All Natural Areas:**

- The Native Areas shall remain free from any improvements
- Any construction scars must be revegetated. Harvesting plants is recommended prior to grading to help with the revegetation process.
- Care must be taken to not over prune and clean plant material in this area to avoid damaging the natural plant cycle. For example, only soil that is disturbed will allow tumbleweeds to grow. Once the soil has been allowed to resettle after a number of years the tumbleweed problem will naturally disappear. Lechugilla cactus provide nourishment to their offspring and the soil during their dying process.
- Repair and maintenance of Native Areas are the responsibility of the homesite Owner.
- Limited enhancement of barren areas is allowed with indigenous plants marked with an \* in the following plant list.
- Permanent irrigation of these areas shall not be allowed. This desert grows with an average of 8" of rainfall each year. Overwatering will cause many plants to rot and die. If the Owner enhances barren areas, the plants must be watered only to help them get established.
- No gravel mulch shall be used in these areas.

**Private Areas**

Enclosed spaces within the Building Envelope and to the rear of the homesite. Private Areas may include enclosed backyards, courtyards, pool areas and sports courts.

Private Areas should be designed to suit the owner's preferences with non-indigenous plants and native plants as they like. Of course, native and other low-water use plants are encouraged. Private Areas have few restrictions on the plants, shrubs and trees that can be planted therein. Views of non-native materials from the street and adjacent properties should be minimized. Site wall requirements must be met to enclose the Private Areas.

**Final Landscape Plan Submittal**

The landscape plan must show the landscape design of the Front Yard and any supplemental plantings of the Natural Areas. The submittal must include: - List of all proposed plants - Site

plan that indicates the areas to be irrigated, and the locations and sizes of all proposed plants - Type of gravel mulch to be used in the Front Yard. If the Owner chooses to use plants not on the list, a written variance request must be submitted with these plans.

#### **Native Plant Information**

Several local nurseries specialize in Native and low-water plants. Information is also available from:

- Texas A&M Extension Service Horticulture Specialist & Research Center (859-9111)
- West Texas Urban Forestry Council (541-4171)
- Native Plant Society
- [www.plantadviser.com](http://www.plantadviser.com) (southwestern deserts edition)
- [www.garden.com](http://www.garden.com) by garden escape
- [www.hortmag.com](http://www.hortmag.com) (Horticulture magazine)

Many excellent books are available on southwest native plants as listed below. Some of these are available for loan from the Declarant. They are also available from most bookstores and UTEP's Centennial Museum gift shop. - "Desert Southwest Gardens" by Paula Panich and Nora Burba Trulsson © 1990 A Bantam Book - "How To Grow The Wildflowers (Plants for the Arid West)" by Eric A. Johnson and Scott Millard 1993 Millard Publishing Services

- "Natural by Design" by Judith Phillips © 1995 Museum of New Mexico Press
- "Native Gardens for Dry Climates" by Sally Wasowski © 1996
- "Native Plants for Southwestern Landscapes" by Judy Mielke © 1993 University of Texas Press
- "Native Texas Plants, Landscaping Region by Region" by Sally Wasowski with Andy Wasowski 1991 Gulf Publishing Company
- "Plants for Natural Gardens" by Judith Phillips © 1995 Museum of New Mexico Press
- "Southwestern Landscaping with Native Plants" by Judith Phillips © 1987 Museum of New Mexico Press -
- "Sunset Western Garden Book" © 1995 Sunset Publishing Corp.
- "Sunset Western Landscaping" © 1997 Sunset Publishing Corp.
- "Xeriscape Gardens Plants for the Desert Southwest" by National Xeriscape Council © 1991 Arizona Municipal Water Users Association

#### **Native Plant Demonstration Areas**

The following locations are excellent examples of plantings with native plants:

- UTEP Centennial Museum Demonstration Garden
- Texas A&M Research Center Demonstration Garden
- Wilderness Park Museum Nature Trails
- The Park at Chaparral medians (To reach The Park at Chaparral take Westwind and turn toward the mountains on La Cadena Dr. Follow La Cadena for two blocks to the entrance. La Cadena is three blocks north of Escondido)
- Several homes on EI Paso's westside have excellent low-water native landscapes. Tours of these yards can be arranged through the ARC and the Native Plant Society.
- Sierra Vista Growers Demonstration Garden

- New Mexico State University Demonstration Garden

### **Planting Guidelines**

Care should be taken to protect all plants at San Clemente.

- It is recommended that reasonable efforts be made to transplant all significant and transplantable materials. Consult a local native plant professional prior to transplanting any natural material. Our desert plants are fragile and particular about how they are handled, but with proper techniques they can be transplanted successfully.
- The use of berms as landscape features is encouraged if continuous expanses of landform can be created to look natural as opposed to contrived or manmade. Small irregular hummock type landforms are not allowed. Architectural or structured berm (i.e. retaining walls, sculptural landform, etc.) may be allowed if they are an integral part of the architecture and landscape of a homesite.
- Homesites must be maintained in a neat and attractive condition. Minimum requirements include replacing dead or dying plant materials, watering and general clean up.

### **Prohibited Plants**

These are plants that will grow in the El Paso area, but due to inappropriate biological or visual characteristics, are prohibited from use anywhere on the site.

Elms-Ulmus Pumila

Mulberry-MorusAlba

Poplar Cottonwood-Populus Nigra

### **Water Conservation**

The economic and environmental health of the state and region is dependent upon the responsible use of our water resources. It is the goal of San Clemente to show that careful planning and thoughtful design can demonstrate that water conservation is possible without sacrificing lifestyle choices.

- A licensed landscaper should determine the most water efficient method for watering the different landscaped areas.
- Owners are encouraged to consider water harvesting techniques including capturing and utilizing rainfall and natural drainage for irrigating their yard areas.

### **Approved Native and Low-Water Plant List**

The ARC has deemed the plants included in the following list to be indigenous to and compatible with the environment and encourages their use. Plants from this list must be used in the Front Yards of all homes. Their use elsewhere in the yards is encouraged.

Please be sure to check the Botanical Name as common names vary, and as seen in this list, may be used for more than one plant. The plants have been divided into categories of trees, shrubs, accent plants, ground covers, vines, ornamental grasses and flowers. Many of the plants could have been listed in several categories, but are listed only once. The mature size and plant types are listed for your convenience and may vary depending on soil and water conditions.

If you have questions about plants not appearing on the list, please contact Declarant. Any species not on this list may not be planted or installed in Front Yards in San Clemente without written approval from the ARC.

Plant Type	Spread	Size	Botanical Name	Common Name
Evergreen	12'	20'	<i>Acacia aneura</i>	Mulga
Deciduous	15'	18'	<i>Acacia gregii*</i>	Catlaw Acacia*
Deciduous	25'	30'	<i>Acacia minnata (A. farnesiana)</i>	Sweet Acacia
Deciduous	10'	18'	<i>Acacia rigidula</i>	Blackbrush Acacia
Deciduous	20'	18'	<i>Acacia schaffneri</i>	Twisted Acacia
Evergreen	15'	25'	<i>Arbutus xalapensis</i>	Madrone
Deciduous	15'	20'	<i>Bauhinia lunarioides (B. congesta)</i>	Anaacho Orchid Tree
Deciduous	20'	25'	<i>Catalpa x Chilopsis</i>	Chitalpa
Deciduous	30'	35'	<i>Celtis veticulata</i>	Canyon Hackberry
Deciduous	20'	20'	<i>Cercidium floridum</i>	Blue Palo Verde
Deciduous	20'	20'	<i>Cercidium microphyllum</i>	Foothills Palo Verde
Deciduous	25'	20'	<i>Cercidium x Parkinsonia</i>	Palo Verde 'Desert Museum'
Deciduous	12'	20'	<i>Cercis canadensis 'Mexicana'</i>	Mexican Redbud
Deciduous	15'	25'	<i>Chilopsis linearis</i>	Desert Willow
Deciduous	15'	15'	<i>Chilopsis linearis 'Lucretia Hamilton'</i>	'Lucretia Hamilton'
Evergreen	30'	45'	<i>Cupressus glabra</i>	Arizona Cypress
Evergreen	15'	30'	<i>Cupressus glabra 'compacta'</i>	Compact Arizona Cypress
Deciduous	37'	47'	<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust
Deciduous	35'	35'	<i>G. triacanthos inermis 'Imperial'</i>	Imperial Honeylocust
Deciduous	35'	40'	<i>G. triacanthos inermis 'Moraine'</i>	Moraine Honeylocust
Deciduous	30'	30'	<i>G. triacanthos inermis 'Ruby lace'</i>	Rubylace Honeylocust
Deciduous	37'	35'	<i>G. triacanthos inermis 'Shademaster'</i>	Shademaster Honeylocust
Deciduous	25'	35'	<i>G. triacanthos inermis 'Skyline'</i>	Skyline Honeylocust
Deciduous	37'	47'	<i>G. triacanthos inermis 'Sunburst'</i>	Golden Honeylocust
Deciduous	20'	20'	<i>Leuceana retusa</i>	Goldenball Leadtree
Deciduous	15'	20'	<i>Parkinsonia aculeata</i>	Mexican Palo Verde
Deciduous	30'	30'	<i>Pinus elderta</i>	Afghan, Mondel Pine
Evergreen	30'	70'	<i>Pistacia atlantica</i>	Mt. Atlas Pistache
Deciduous	20'	30'	<i>Pistacia mexicana (Pistacia texana)</i>	Texas Pistache
Deciduous	15'	20'	<i>Prosopis chilensis</i>	Chilean Mesquite
Deciduous	30'	30'	<i>Prosopis glandulosa*</i>	Honey Mesquite*
Deciduous	25'	25'	<i>Prosopis pubescens</i>	Screwbean Mesquite
Deciduous	15'	15'	<i>Prinus mexicana</i>	Mexican Plum
Deciduous	25'	25'	<i>Quercus arizonica</i>	Arizona White Oak
Evergreen	30'	35'	<i>Quercus emoryi</i>	Emory Oak
Evergreen	40'	60'	<i>Quercus fusiformis</i>	Escarpment Live Oak
Semi-Evergreen	40'	40'	<i>Quercus ilex</i>	Holly Oak
Evergreen	70'	70'	<i>Quercus macrocarpa</i>	Burr Oak
Deciduous	30'	75'	<i>Quercus muhlenbergii</i>	Chinkapin Oak
Deciduous	40'	60'	<i>Quercus oblongifolia</i>	Mexican Blue Oak

Only plants that are marked with an asterisk (\*) shall be used to restore construction damage and supplement barren areas in the Natural Areas.

Evergreen	20'	30'	<i>Quercus suber</i>	Cork Oak
Deciduous	15'	20'	<i>Rhus lanceolata</i>	Flameleaf Sumac
Deciduous	25'	50'	<i>Robinia pseudoacacia</i>	Black Locust
Deciduous	15'	20'	<i>Sambucus mexicana</i>	Mexican Elder
Evergreen	15'	35'	<i>Sambucus saponaria</i> v. <i>drummondii</i>	Western Soapberry
<u>Shrubs</u>				
Deciduous	10'	12'	<i>Acacia constricta</i>	Whitehorn Acacia
Deciduous	10'	18'	<i>Acacia rigidula</i>	Blackbush Acacia
Deciduous	10'	12'	<i>Acacia constricta</i>	Whitehorn Acacia
Deciduous	5'	8'	<i>Aloysia gratissima</i>	White Beebush
Deciduous	4'	5'	<i>Anisacanthus qualifidus</i>	Flame acanthus
Semi-Evergreen	5'	6'	<i>Artemisia filifolia</i>	Sand Sagebrush
Semi-Evergreen	1'	3'	<i>Artemisia ludoviciana</i>	Prairie Sagebrush
Evergreen	8'	6'	<i>Artemisia tridentata</i>	Bigleaf Sagebrush
Evergreen	8'	10'	<i>Baccharis sarothroides</i>	Four-Wing Saltbush*
Evergreen	6'	8'	<i>Berberis trifoliolata</i>	Desert Broom
Evergreen	5'	5'	<i>Berberis haematocarpa</i>	Algeria/Agartio
Evergreen	7'	7'	<i>Berberis mentorensis</i>	Barberry
Deciduous	2'	2'	<i>Berberis thunbergii</i> 'atropurpurea'	Mentor Barberry
Deciduous	4'	6'	<i>Buddleja davidii</i>	Red Leaf Japanese Barberry
Semi-Evergreen	4'	6'	<i>Buddleja marubifolia</i>	Butterfly Bush
Semi-Evergreen	4'	4'	<i>Buddleja marubifolia</i>	Woolly Butterfly Bush
Deciduous	4'	8'	<i>Caesalpinia gilliesii</i>	Yellow Bird-of-Paradise
Deciduous	6'	6'	<i>Caesalpinia pulcherrima</i>	Red Bird-of-Paradise
Evergreen	3'	3'	<i>Calliandra californica</i>	Red Fairy Duster
Evergreen	3'	4'	<i>Calliandra eriophylla</i>	Pink Fairy Duster
Deciduous	2'	2'	<i>Cassia lindheimerana</i>	Velvet-Leaf Senna
Evergreen	6'	6'	<i>Cassia nemophila</i> , <i>Senna nemophila</i>	Desert Cassia
Evergreen	6'	3'	<i>Cassia phyllodenia</i>	Silvery Cassia
Deciduous	6'	7'	<i>Cassia wislizenii</i> , <i>Senna wislizenii</i>	Shrubby Senna
Semi-Evergreen	2'	3'	<i>Ceratoides lanata</i>	Winterfat
Evergreen	6'	6'	<i>Cercocarpus montanus</i>	Mountain Mahogany
Deciduous	10'	8'	<i>Celtis pallida</i>	Desert Hackberry
Evergreen	6'	6'	<i>Chrysothamnus nauseosus</i>	Chamisa, Rabbitbrush
Evergreen	8'	6'	<i>Cordia</i>	Littleleaf Cordia
Evergreen	5'	1'	<i>Cotoneaster horizontalis</i>	Rock Contoneaster
Evergreen	5'	1'	<i>Cotoneaster glaucophyllus</i>	Grey leaved Cotoneaster
Evergreen	5'	1'	<i>Cotoneaster paniculatus</i>	Silverleaf Cotoneaster
Evergreen	8'	6'	<i>Cotoneaster lacteus</i> 'parmey'	Red Clusterberry
Evergreen	12'	12'	<i>Cowania mexicana</i>	Cliff-rose
Deciduous	4'	3'	<i>Dalea formosa</i>	Feather or Plume Dalea
Evergreen	5'	3'	<i>Dalea frutescens</i> *	Black Dalea*
Evergreen	5'	4'	<i>Dalea pulchera</i>	Indigo Bush
Deciduous	5'	5'	<i>Encelia farinosa</i>	Brittle Bush, Inceiso

Mormon Tea, Joint-Fir	<i>Ephedra</i> spp. *	5'	6'	Evergreen
Turpentine Bush*	<i>Ericameria larcifolia</i> *	3'	2'	Evergreen
Texas Kidneywood	<i>Eysenhardtia texana</i>	8'	8'	Deciduous
Apache Plume*	<i>Fallugia paradoxa</i> *	6'	5'	Evergreen
Cliff Fendlerbush	<i>Fendlera rupicola</i>	5'	5'	Deciduous
New Mexican Privet	<i>Forestiera pubescens neomexicana</i>	15'	10'	Evergreen
Wright's Silktassel	<i>Garrya wrightii</i>	8'	6'	Evergreen
Mexican honeysuckle	<i>Justica spicigera</i>	6'	4'	Deciduous
Creosote Bush*	<i>Larrea tridentata</i> *	5'	4'	Evergreen
Big Bend Silverleaf	<i>Leucophyllum candidum</i>	4'	4'	Evergreen
Silver Cloud Cenizo	<i>Leucophyllum candidum</i> 'Silver Cloud'	4'	4'	Evergreen
Thunder Cloud Cenizo	<i>Leucophyllum C. 'Thunder Cloud'</i>	4'	4'	Evergreen
Texas Sage, Cenizo	<i>Leucophyllum frutescens</i>	8'	5'	Evergreen
Compact Texas Sage	<i>L. frutescens</i> 'Compactum'	5'	3'	Evergreen
Green Cloud	<i>L. frutescens</i> 'Green Cloud'™	5'	3'	Evergreen
White Cloud	<i>L. frutescens</i> 'White Cloud'™	5'	3'	Evergreen
Chihuahuan Sage	<i>Leucophyllum laevigatum</i>	5'	5'	Deciduous
Sage/Cinizo	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	5'	5'	Evergreen
Sage/Cenizo	<i>L. pruinatum</i> 'Sierra Bouquet'	5'	5'	Evergreen
Mountain Ranger/Sierra Sage	<i>Leucophyllum revoltum</i>	4'	4'	Evergreen
Blue Ranger	<i>Leucophyllum zygophyllum</i>	3'	3'	Evergreen
Scented Lippia	<i>Lippia graveolens</i>	6'	4'	Deciduous
Pale Wolfberry	<i>Lycium pallidum</i>	4'	5'	Deciduous
Regal Mist	<i>Muhlenbergia capillaris</i>	3'	2'	Perennial
Bamboo Muhley	<i>Muhlenbergia dumosa</i>	3'	2'	Perennial
Deer Grass	<i>Muhlenbergia rigens</i>	4'	4'	Perennial
NashvilleTm	<i>Muhlenbergia rigida</i>	2'	2'	Perennial
Mariola	<i>Parthenium incanum</i>	3'	4'	Evergreen
Rose Pavonia	<i>Pavonia lasiopetala</i>	3'	2'	Perennial
Russian Sage	<i>Perovskia atriplicifolia</i>	4'	3'	Perennial
Green Fountain Grass	<i>Pennisetum sataceum</i>	4'	4'	Deciduous
Dwarf Sumac	<i>Rhus aromatica</i>	5'	6'	Deciduous
Smooth Sumac	<i>Rhus glabra</i>	10'	10'	Deciduous
Dwarf Smooth Sumac	<i>Rhus glabra cismontana</i>	3'	3'	Deciduous
Littleleaf Sumac	<i>Rhus microphylla</i>	8'	10'	Deciduous
Prairie Flame	<i>Rhus trilobata</i>	5'	7'	Deciduous
Evergreen Sumac	<i>Rhus virens</i>	12'	8'	Evergreen
Wild Rose	<i>Rosa woodsh</i>	5'	8'	Deciduous
Chaparral Sage	<i>Salvia clevelandii</i>	4'	5'	Deciduous
Desert Sage	<i>Salvia dorrii v dorrii</i>	3'	3'	Deciduous
Cherry Sage	<i>Salvia grahamii</i>	3'	3'	Deciduous
Autumn Sage	<i>Salvia gregii</i>	3'	2'	Deciduous
Mexican Sage	<i>Salvia leucantha</i>	4'	4'	Deciduous
Cherry Sage	<i>Salvia microphylla</i>	3'	3'	Deciduous
Eve's Necklace	<i>Sophora affinis</i>	15'	10'	Deciduous
Texas Mountain Laurel	<i>Sophora secundiflora</i>	15'	10'	Evergreen

Spanish Broom	<i>Spartium junceum</i>	8'	5'	Evergreen
Yellow Bells, Esperanza	<i>Tecoma stans</i>	6'	4'	Deciduous
Orange Jubilee	<i>Tecoma</i> spp. 'Orange Jubilee'	6'	4'	Deciduous
Mexican Buckeye	<i>Ungnadia speciosa</i>	15'	10'	Deciduous
Arizona Rosewood	<i>Vauquelinia californica</i>	15'	10'	Evergreen
Rosewood	<i>Vauquelinia corymbosa</i> v. <i>heterodon</i>	8'	4'	Evergreen
Vitex, Chaste Tree	<i>Vitex agnus-castus</i>	25'	20'	Deciduous

### Accents

Century Plant	<i>Agave americana</i>	15'	5'	Cactus
Lecheguilla*	<i>Agave lecheguilla</i> *	1'	18"	Cactus
Cat Claw	<i>Ancistrocactus uncinatus</i>	6"	6"	Cactus
Flabby Pincushion	<i>Coryphantha macromeris</i>	6"	18"	Cactus
Giant Pincushion	<i>Coryphantha scherri</i>	9"	5"	Cactus
Spiny Stars*	<i>Coryphantha vivipara</i> *	8"	4"	Cactus
Sotol*	<i>Dasyllirion</i> sp. *	15'	4'	Cactus
Devil's Head, Blue Barrel	<i>Echinocactus horzonthalonius</i>	1'	1'	Cactus
Fendler's Hedgehog*	<i>Echinocereus fendleri</i> *	10"	10"	Cactus
Texas Rainbow*	<i>Echinocereus dasyacantha</i> *	1"	1'	Cactus
Claret Cup*	<i>Echinocereus triglochidiatus</i> *	8"	6"	Cactus
Green-flowered Rainbow*	<i>Echinocereus viridiflorus</i> *	10'	12'	Cactus
White Stars*	<i>Escobaria tuberculosa</i> *	7"	30"	Cactus
White Stars	<i>Escobaria dasyacantha</i>	7"	30"	Cactus
Texas or Fishhook Barrel*	<i>Ferocactus</i> spp. *	1'	9"	Cactus
Eagle Claws*	<i>Echinocactus horzonthalonius</i> *	12"	6"	Cactus
Ocotillo*	<i>Fouquieria splendens</i> *	15'	6'	Cactus
Yellow Yucca	<i>Hesperaloe parviflora</i>	5'	4'	Cactus
Red Yucca	<i>Hesperaloe parviflora</i>	5'	4'	Cactus
Lacy Pincushion*	<i>Mammillaria lasiacantha</i> *	2"	2"	Cactus
Fishhook*	<i>Mammillaria microcarpa</i> *	6"	1'	Cactus
Large-fruited Fishhook	<i>Mammillaria wrightii</i>	2"	3"	Cactus
Bear Grass	<i>Nolina texana</i>	8'	5'	Cactus
Sand Prickly Pear	<i>Opuntia arenaria</i>	4'	6'	Cactus
Prickly Pear*	<i>Opuntia engelmannii</i> *	4'	10'	Cactus
Cows Tongue	<i>Opuntia engelmannii</i> "Linguidomis"	5'	5'	Cactus
Cholla*	<i>Opuntia imbricata</i> *	8'	4'	Cactus
Texas Prickly Pear*	<i>Opuntia lindheimeri</i> *	5'	5'	Cactus
Purple Prickly Pear*	<i>Opuntia macrocentra</i> *	5'	5'	Cactus
Engelmann's Prickly Pear*	<i>Opuntia phaeacantha</i> *	3'	4'	Cactus
Sparrish Bayonet	<i>Yucca aloifolia</i>	10'	5'	Cactus
Banana Yucca*	<i>Yucca baccata</i>	3'	2'	Cactus
Soaptree Yucca	<i>Yucca elata</i>	12'	3'	Cactus
Faxon Yucca	<i>Yucca faxoniana</i>	25'	8'	Cactus
Pendula Yucca*	<i>Yucca recurvifolia</i>	5'	2'	Cactus

### Ground Covers

Desert Carpet*	Acacia redo lens 'Desert Carpet'™	2'	15'	Deciduous
Artemisia sp.	Artemesia sp	3'	3'	Semi-Evergreen
Silvermound	Attemesia schmidtiana 'Silvermound'	2'	1'	Semi-evergreen
Centennial Coyote Bush	Baccharis p. var. centennial	4'	5'	Evergreen
Dwarf Coyote Bush	Baccharis pilularis	2'	5'	Evergreen
California Ice Plant	Carpobrotus chilensis	1'	5'	Deciduous
Common Ice Plant	Carpobrotus edulis	1'	5'	Evergreen
Sierra Gold	Dalea capitata 'Sierra Gold'™	1'	3'	Evergreen
Prostrate Indigo Bush	Dalea greggii	1'	3'	Deciduous
Gazania	Gazania rigens	1'	1'	Evergreen
Mexican Primrose	Oenothera berlandieri	1'	18"	Biennial
Canyon Sage	Salvia lycioides	1'	2'	Annual
Sedum spp.	Stonecrop	6"	2'	Evergreen
Germander	Teucrium chamaedrys	1'	2'	Evergreen
Prostrate Germander	Teucrium chamaedrys 'Prostratum'	6"	3'	Evergreen
Sandpaper Verbena	Verbena rigida	1'	4'	Perennial

### Vines

Coral Vine, Queen's Wreath	Antigonon leptopus	10'	4'	Deciduous
Western Virgin's Bower	Clematis lingusticifolia	20'	10'	Perennial
Giant Snapdragon Vine	Epixiphium wislizenii	8'	5'	Annual
Alamo Vine	Merrima dissecta	15'	8'	Perennial
Silver Lace Vine	Polygonum aubertii	10'	4'	Deciduous
Lady Bank's rose	Rosa banksiae	20'	10'	Deciduous

### Flowers

Heart's Delight	Abronia ameliae	18"	3'	Perennial
Sand Verbena	Abronia angustifolia	18"	3'	Annual
Fragrant Sand Verbena	Abronia fragrans	18"	3'	Perennial
Common Yarrow, Milfoil	Acchillea millefolium	2'	3'	Perennial
Fernleaf Yarrow	Acchillea filipendulina	4'	3'	Perennial
Yarrow	Achillea sp.	3'	2'	Perennial
Trailing Four O'Clock	Allionia incamata	5"	2'	Annual
Garlic Chives	Allium tuberosum	18"	6"	Perennial
Blue Star	Amsonia spp.	2'	1'	Perennial
Golden Columbine	Aquilegia chrysantha	2'	2'	Perennial
Prarie Aster*	Aster spp. *	3'	3'	Perennial
Desert Marigold*	Baileyi multiradiata*	18"	1"	Biennial
Chocolate Daisy	Berlandiera lyrata	2'	1'	Perennial
Wine Cups	Callirhoe involucrata	6"	2'	Perennial
Sun Drops	Calylophus hartwegii	8"	3'	Perennial
Chile Pequin	Capsicum annuum	2'	2'	Perennial
Indian Paintbrush	Castilleja integra	18"	1'	Perennial
Coreopsis	Coreoposis lanceolata	2'	1'	Evergreen
Bat-faced Cuphea	Cuphea llavea			Perennial



Golden Fleece	<i>Dyssodia tenuiloba</i>	1'	1'	Annual
Purple Coneflower	<i>Echinacea purpurea</i>	3'	1'	Perennial
Mountain Aster	<i>Erigeron formosissimus</i>	2'	1'	Perennial
Wallflower	<i>Erysimum</i>	1.5'	1'	Perennial
Mexican Poppy*	<i>Eschscholzia mexicana*</i>	1'	2"	Annual
Euphorbia	<i>Euphorbia biglandulosa</i>	18"	3'	Perennial
Red Indian Blanket	<i>Gaillardia amblyodon</i>	1'	2'	Perennial
Indian Blanket	<i>Gaillardia pulchella</i>	1'	2'	Perennial
Bee Blossom	<i>Guara lindheimeri</i>	2'	2'	Perennial
Maxmillian's Sunflower	<i>Helianthus maximilian</i>	6'	3'	Perennial
Golden Aster	<i>Heterotheca villosa (Chrysopsis villosa)</i>	18"	18"	Perennial
Desert rose-Mallow	<i>Hibiscus denudatus</i>	2'	1'	Perennial
Angelita Daisy	<i>Hymenoxys acaulis</i>	1'	1'	Perennial
Blue Trumpets	<i>Ipomopsis longiflora</i>	18"	1'	Annual
Trailing Purple Lantana	<i>Lantana spp.</i>	1'	3'	Perennial
'New Gold' Lantana	<i>Lantana spp.</i>	1'	3'	Perennial
Trailing Yellow Lantana	<i>Lantana spp.</i>	1'	3'	Perennial
Gayfeather	<i>Liatris punctata</i>	3'	1'	Perennial
Gayfeather	<i>Liatris spicata</i>	3'	1'	Perennial
Blue Flax	<i>Linum lewisii</i>	2'	1'	Perennial
Flax	<i>Linum perenne</i>	2'	1'	Perennial
Big Bend Bluebonnet	<i>Lupinus havardii</i>	1'	1'	Perennial
Blackfoot Daisy	<i>Melampodium leucanthum</i>	1'	1'	Perennial
Desert Four O'Clock	<i>Mirabilis multiflora</i>	1'	3'	Perennial
Lemon Mint	<i>Monarda citradora</i>			Perennial
Bergamont	<i>Monarda fistulosa</i>			Perennial
Bee Balm	<i>Monarda fistulosa v. methaefolia</i>			Perennial
Bee Balm	<i>Monarda pectinata</i>			Perennial
Spotted Bee Balm	<i>Monarda punctata</i>			Perennial
White Evening Primrose	<i>Oenothera caespitosa</i>	8"	2'	Perennial
Baja Evening Primrose	<i>Oenothera stubbei</i>	6"	4'	Perennial
Phlox, Sand Penstemon	<i>Penstemon ambiguus</i>	4'	3'	Perennial
Rock Penstemon	<i>Penstemon baccharifolius</i>	18"	1'	Evergreen
Cardinal Penstemon	<i>Penstemon cardinalis</i>	3'	2'	Perennial
Sunset Penstemon	<i>Penstemon clutei</i>	3'	1'	Perennial
Firecracker Penstemon	<i>Penstemon eatoni</i>	3'	2'	Perennial
Harvard Penstemon	<i>Penstemon havardii</i>	3'	2'	Perennial
Palmer's Penstemon	<i>Penstemon palmeri</i>	3'	2'	Perennial
Wild Snapdragon, Parry's P.	<i>Penstemon parryi</i>	3'	2'	Perennial
Desert Beardtongue	<i>Penstemon pseudospectabilis</i>	3'	2'	Perennial
Superb Penstemon	<i>Penstemon superbus</i>	2'	2'	Perennial
Thurber's Penstemon	<i>Penstemon thurberii</i>	3'	3'	Perennial
Wright's Penstemon	<i>Penstemon wrightii</i>	3'	2'	Perennial
White Milkwort	<i>Polygala alba</i>	1'	6"	Perennial
Paperflower*	<i>Psilostrophe tagetina*</i>	18"	1'	Perennial
Mexican Hat	<i>Ratibida columnaris</i>	3'	1'	Perennial

Browneyed Susan	Rudbeckie hirta	2'	1'	Perennial
Mealy Cup Sage	Salvia farinaceae	2"	2'	Deciduous
Cedar Sage	Salvia roemeriana	3'	3'	Deciduous
Green Santolina. Lav. Cotton	Santolina virens	1'	3'	Evergreen
Grey Santolina. Lav. Cotton	Santolina chamaecyparissus	1'	3'	Evergreen
Threadleaf Groundsel	Senecio flaccida	2'	2'	Perennial
Globe Mallow *	Sphaeralcea spp. *	3'	5'	Perennial
Prince's Plume	StaNeya pinnata	3'	2'	Perennial
Sweet Scented Marigold	Tagetes lucida	18"	2'	Perennial
Dakota Verbena	Verbena bipinnatifida	1'	4'	Deciduous
Verbena Species	Verbena ciljata	1'	4'	Deciduous
Desert Verbena	Verbena goodingii	1'	3'	Deciduous
Peruvian Verbena	Verbena peruviana	8"	3'	Deciduous
Rock Verbena	Verbena pulchella	8"	3'	Deciduous
Verbena Species	Verbena rigida	2'	3'	Deciduous
Moss Verbena	Verbena tenuisecta	1'	4'	Deciduous
Sweet William	Verbena wrightii	1'	4'	Deciduous
Skeleton leaf Goldeneye*	Viguiera stenolobal*	4'	3'	Semi-evergrn.
White Rain Lily	Zephyranthes candida	1'	1'	Evergreen
Pink Rain Lily	Zephyranthes grandiflora	1'	1'	Evergreen
Yellow Rain Lily	Zephyranthes sulphurea	1'	1'	Evergreen
Alamo, Zephyr Flower	Zephyranthes hybrids	1'	1'	Evergreen
Desert Zinnia	Zinnia acerosa	6"	1'	Perennial
Plains Zinnia	Zinnia grandiflora	6"	1'	Perennial

### Design Review Procedures

The Design Review Process provides the Owner checkpoints to confirm that their home is designed to meet these Architectural Guidelines. Each step is intended to minimize costs, time and delays.

Each Owner is responsible for complying with the Guidelines and all other applicable provisions of the Declaration, as well as all the rules and regulations of the City of El Paso, in order to bring the design review process to a speedy and satisfactory conclusion.

Until otherwise notified, all Owners or their Architects/Designers shall submit plans and specifications to the Architectural Review Committee at San Clemente, c/o Richard Thomas, 5788 North Mesa Street, El Paso, Texas 79912.

The design and building review process is divided into five phases with two steps suggested:

1. The Pre-Design Meeting (suggested)
2. Conceptual Plan Review (suggested)
3. The Final Plan Review (required)
4. Front Yard Landscape Plan Review (required)
5. Post Construction Submittal (required)

### **1. Pre-Design Meeting (suggested)**

A member of the ARC is available to meet with the Owner and Architect Designer at the homesite prior to preparing any drawings for the home. The purpose of this meeting is to:

- discuss ideas, concepts and goals for the proposed home in relation to actual site conditions;
- resolve any questions about interpretation of these Guidelines;
- clarify the design review process;
- explore and resolve any questions regarding the construction process and requirements.

This informal review is intended to facilitate an efficient planning and design process and to offer guidance prior to the initiation of preliminary design. The Owner or Architect Designer can call the Declarant's office for an appointment for the Pre-Design Meeting.

### **2. Conceptual Plan Review Submittal (suggested)**

If the Owner and Architect Designer choose, the ARC will review conceptual plans for their conformance to these Guidelines. The owner may choose to schedule a conference to review the conceptual plans or submit them for review.

Two sets of the following plans should be submitted for conceptual review:

- Site Plans
- Floor plans including floor plans of any accessory improvements
- Elevations: Show both existing and proposed grade lines and indicate heights of all parapets and roof ridgelines.

This review is preliminary. ARC comments will be more thorough the more information that is supplied.

### **3. Final Plan Review Submittal (required)**

- The following must be submitted to the ARC for final approval prior to any grading or construction: Construction Documents: All information as submitted for the City of El Paso Building Permit and necessary to show compliance with these Guidelines. Any requested variances for the residence must be submitted in writing with these documents. (2 sets)
- Final grading and drainage plan: These must be designed by a registered civil engineer.
- Samples: Samples of all exterior finish materials and colors and information on exterior lighting must be submitted. These should be mounted on a manageable size board(s) and indicate the Owner's name and homesite number.
- Preliminary landscape plan: This preliminary plan shall show a general plan defining the Front Yard, Private Areas and Natural Areas. This plan must also show retaining walls, terracing, game courts and decorative features such as pools. Specific plants need not be identified at this time. A final front yard landscape plan must be submitted to the ARC prior to the start of irrigation and planting.

## **Checklist for Final Plan Review Submittal**

Complete construction documents (2 sets)

Sample Boards

Final grading and drainage plan

Preliminary landscape plan

Non-Waiver Any approval by the ARC of drawings, specifications or work done or proposed, or in connection with other matters requiring approval under these Guidelines or the Declaration, including a variance by the ARC, shall not be deemed to constitute a waiver of the right to withhold subsequent approval. For example, the ARC may disapprove an item shown on the Final Plan Submittal even though it may have been evident and could have been, but was not, disapproved at the Conceptual Plan Review. An oversight by the ARC of non-compliance at anytime during the review process, construction process or during its final inspection does not relieve the Owner from compliance with these Guidelines and all other applicable codes, ordinances and laws.

### **Building Permit**

If the City mandates any changes for issuance of the Building Permit, the ARC shall be informed of the changes and shall check for any conflicts with these Guidelines. If the changes conflict with the Guidelines, the ARC will work with the Owner on a mutually satisfactory solution.

All construction shall be in accordance with the approved plans and all applicable governmental rules and regulations.

### **Re-submittal of Drawings**

In the event of ARC disapproval of the Final Plan Submittals, the resubmission must adequately demonstrate that items not previously in compliance have been adequately addressed.

### **Additional Construction and/or Exterior Changes**

All changes to the site plan or exterior of the building made before or during construction must first be submitted for approval by the ARC.

### **Onsite Review**

A representative of the ARC will review the construction when retaining walls are being built and during framing for conformance with these Guidelines and the approved building, grading and drainage plans. The Owner will be notified of any discrepancies.

### **4. Landscape Plan Review Submittal (required)**

A final landscape plan must be submitted to the ARC prior to the start of landscaping. The ARC suggests this be submitted shortly after flatwork is in place when it is easier to visualize landscaping for the Owner, Landscape designer and the ARC. The plans must show the landscape treatment of the Front Yard and any supplemental plantings of the Natural Areas. A landscape plan for the Private Areas is not needed.

The landscape plan for the Front Yard and supplemental planting of Natural Areas shall be the same or larger scale as the site plan. The plan shall indicate: 1) areas to be irrigated (Front Yard

only); 2) list of all proposed plants; 3) locations and sizes of all proposed plants; 4) type of gravel mulch (Front Yard only).

The ARC shall review the submitted Landscape Plan for conformance with these Guidelines and provide a written response to the Owner indicating either approval or the items not in compliance with the Guidelines.

#### **5. Post Construction Submittal**

The following items must be submitted before closing or move-in, whichever occurs first after construction is complete:

1 Copy of the final survey.

1 Copy of signed-off City of El Paso Building Card or Certificate of Occupancy

1 Certification from a professional engineer certifying that grading and drainage construction was completed in accordance with City and ARC approved plans.

#### **Construction Regulations**

*To assure that the intent of these Guidelines are incorporated into the building process and that the natural landscape is not unduly damaged during construction, the following*

*Construction Regulations shall be a part of the contract documents. San Clemente will conduct a monitoring program during the course of construction to assure that building is proceeding in accordance with the Guidelines. Owners will be notified of any inconsistencies,*

#### **Pre-construction Conference**

The Builder and/or Owner must meet with a representative of the ARC prior to any grading or construction activity to review procedures and clarify logistics. Builders may be asked to submit a list of subcontractors who will be participating on their project.

Access, parking, trash control and preservation of the environment will be the major topics for discussion.

#### **Debris and Trash Removal**

- Trash and debris shall be stored in a container on each construction site and be removed at appropriate times. Special care must be taken to avoid trash blowing to other homesites, yards or into the canyons. Contractors shall pick-up and remove any trash that blows into the canyons promptly.
- Materials shall not be stored on neighboring homesites without written permission of that Owner.
- Lightweight materials, packaging and other items subject to blowing shall be weighted down or stored in a container to prevent their being blown out of the construction area.
- Builders, their subcontractors and suppliers are prohibited from dumping, burying or burning trash anywhere in San Clemente.

- Concrete equipment cleanup must be done so as not to affect the Natural Areas of a homesite or allow run-off to flow into Natural Areas.
- Removal of accumulated mud or debris on the streets must be done promptly and is the responsibility of the Builder.

#### **Vehicles and Parking Areas**

- Private and construction vehicles and machinery shall be parked in the construction area and must not disturb the Natural Areas.
- All vehicles shall be operated and parked so as not to inhibit traffic.

#### **Conservation of Landscape Materials**

Builders are advised that the homesites and open spaces contain valuable native plants and other natural features that should be absolutely protected during construction.

#### **Excavation Materials**

- Excess excavation materials must be hauled away from San Clemente.
- Fill material must be spread and compacted when generated by excavation or deposited to avoid the appearance of a dump site, with the following exception. The creation of stockpiles of excavated material from foundations or footings pending use as backfill for retaining walls is permitted. Stockpiles may be on the homesite, or another homesite if written approval is received from that homesite owner. Upon backfilling of the wall, surplus material must be removed and the area returned to clean and level condition. This must be accomplished along with the completion of the home.

#### **Restoration or Repair of Property Damages**

Any damage and scarring to any property, open space or other homesite, including, but not limited to streets, driveways, concrete curbs, gutters, utilities, vegetation and/or other improvements, resulting from construction operations must be repaired and/or restored promptly. Any expenses are those of the Builder, and in the event of default by the Builder in meeting these obligations, the Owner who has retained the Builder shall be responsible.

#### **Miscellaneous and General Practices**

All Owners will be responsible for the conduct and behavior of their agents, representative, builders, contractors, and subcontractors while on the premises of San Clemente. The following practices are prohibited:

- Allowing concrete suppliers or any subcontractors to clean their equipment anywhere but on their homesite. Natural Areas must not be damaged.
- Removing any rocks, plant material, topsoil, or similar items from any other property, including other construction sites without written permission of that property owner.

#### **Construction Access**

Standard procedures and operation of the entrance gate may be changed from time to time. Each builder working within the area shall be notified in advance so builders have access.

### **Construction Signage**

- Each builder shall be allowed the following signs: one sign no larger than 2'x2' mounted on posts in the front yard of the home being constructed; one standard 18"x24" Realtor sign mounted on 4"x4" posts with an arm or within a rectangular frame in the front yard of the home.
- During initial build-out, Declarant will provide a backdrop sign for each community. Builders and Realtors shall be allowed to each post one 18"x24" sign on the backdrop for the community they are building in or representing.
- Subcontractor information should be included on one of the two yard signs. Additional supplier or subcontractor signs shall not be allowed.
- Signs must be properly mounted and installed. Signs should be able to withstand strong winds and must be replaced promptly if damaged.

### **Architectural Review Committee Reviews**

- All changes to the site plan or exterior of the building made before or during construction must first be submitted for approval by the ARC.
- A representative of the ARC shall review the construction when retaining walls are being built and during framing for conformance with these Guidelines and the approved plans.
- Upon completion of the home, the professional engineer for the Owner must certify that grading and drainage construction was completed in accordance with City and ARC approved plans. The Owner's Certification of Compliance must be in writing and approved by the ARC prior to move in.

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**EXHIBITS**

**FOR**

**San Clemente Estates**

**Architectural Guidelines**

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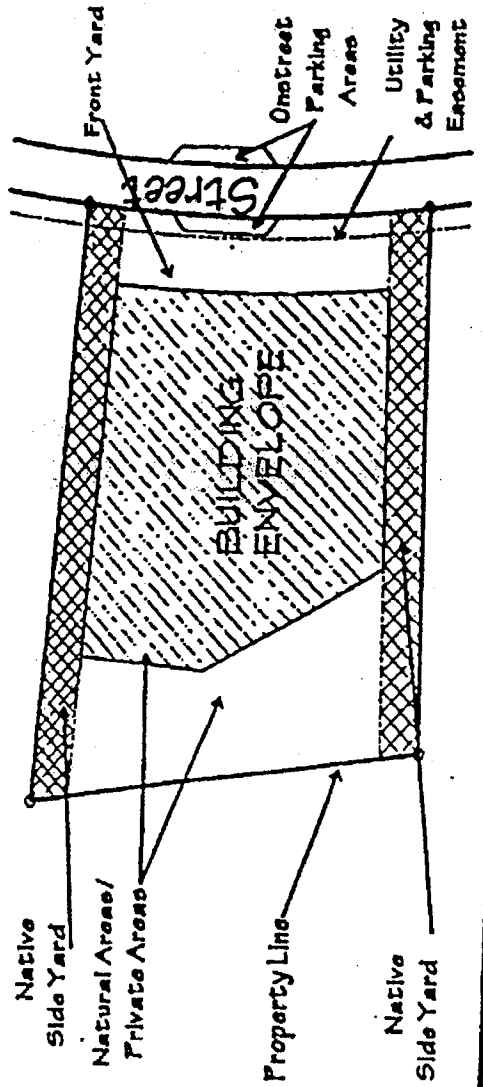


Exhibit : Building Envelope and other designated areas

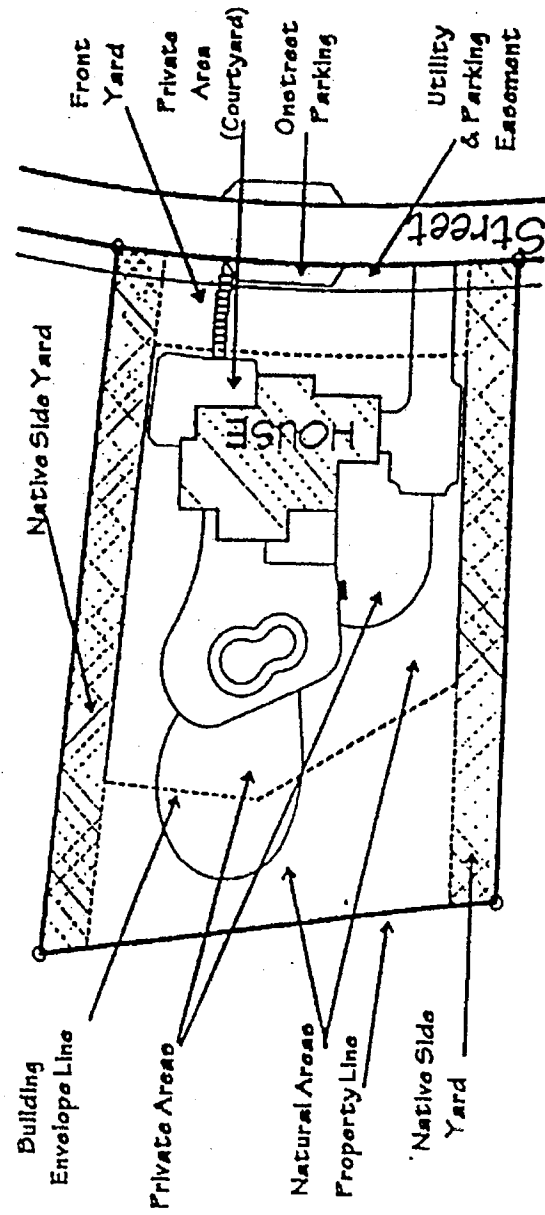
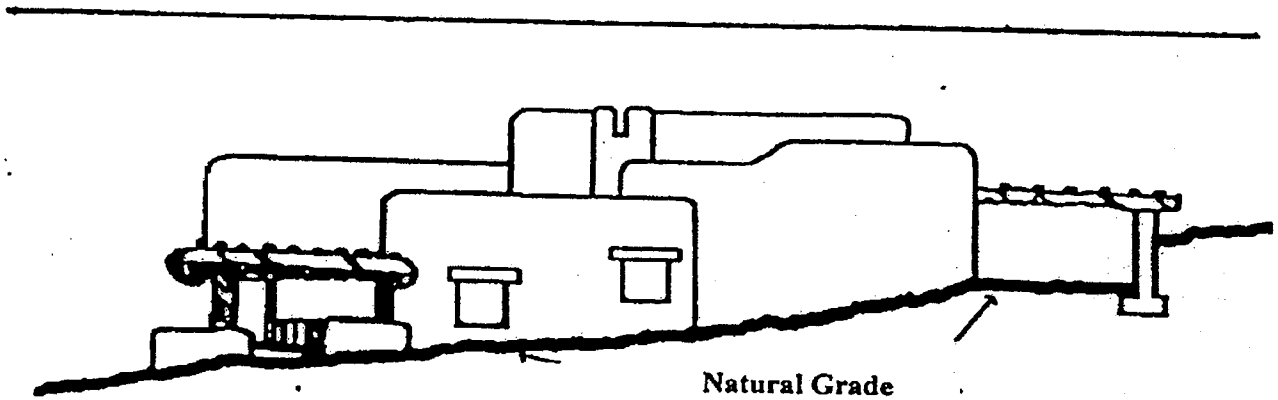


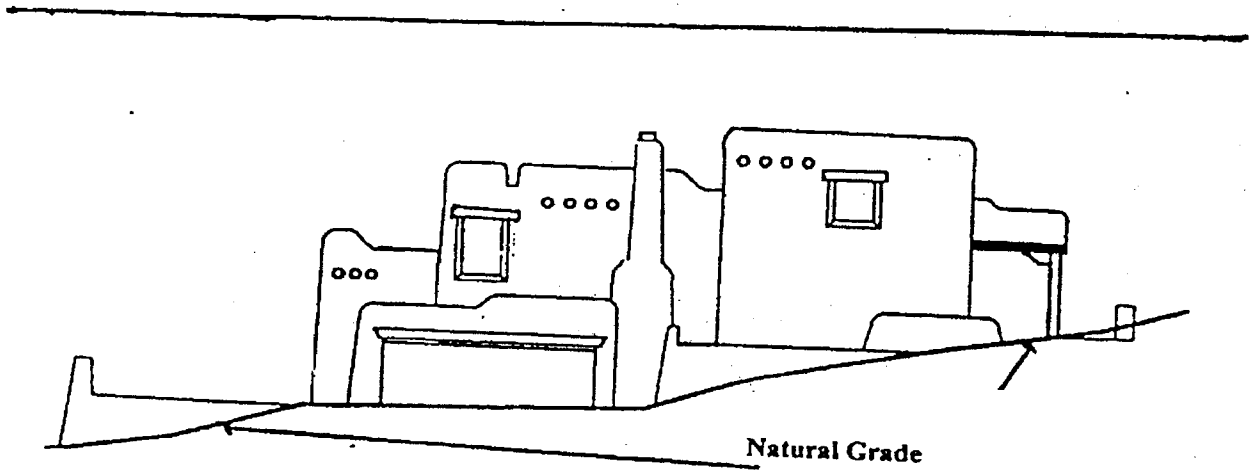
Exhibit : Possible site plan.



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**Exhibit : Elevation of 1-story home sited partially into natural grade**

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**Exhibit : Elevation of 2-story home with lower level sited into natural grade**

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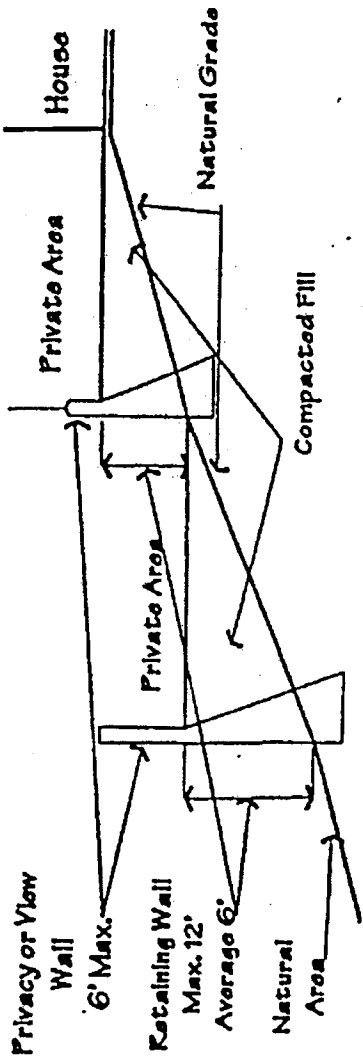


Exhibit : Wall heights and types

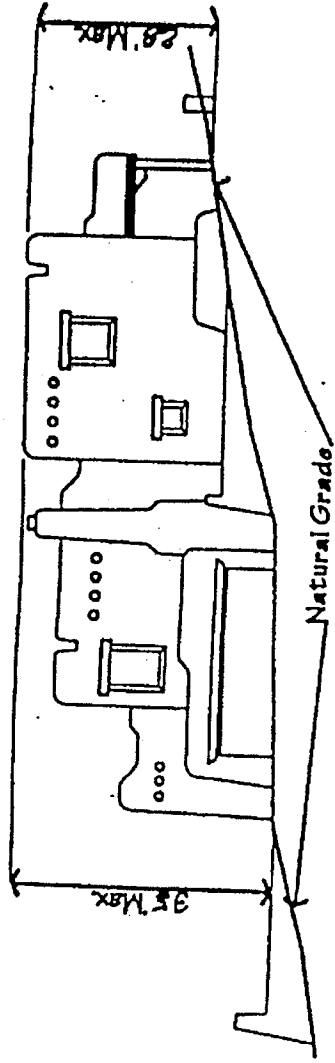


Exhibit : Measurement of heights

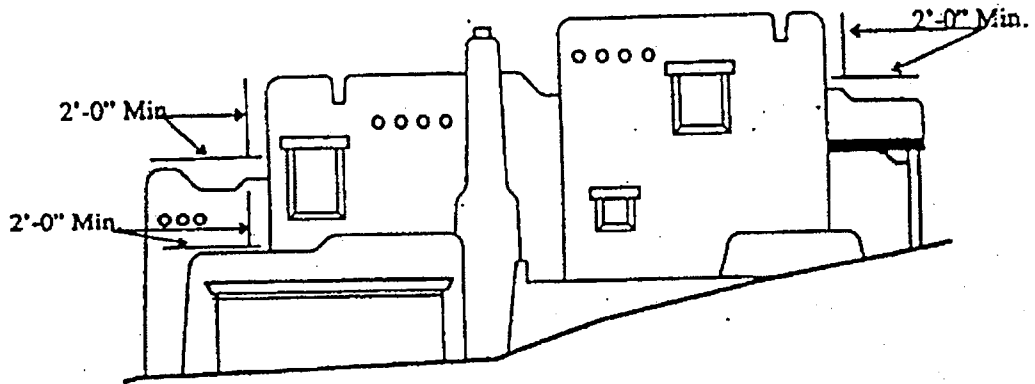


Exhibit : Building Massing example

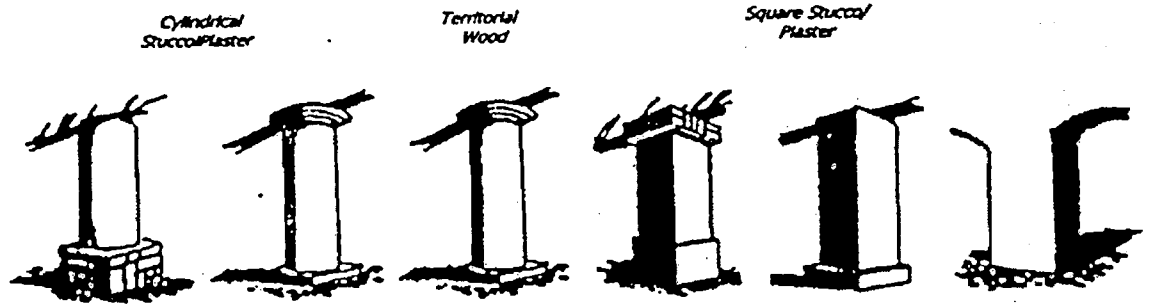


Exhibit : Appropriate Column Styles

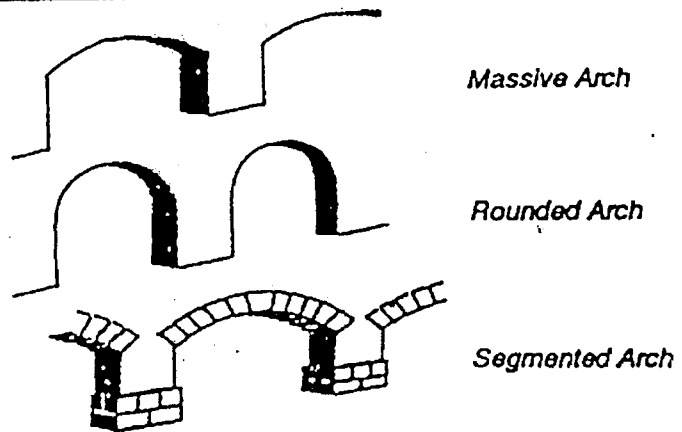


Exhibit : Appropriate Arch Styles