



# **SUMMERLIN WEST COMMUNITY ASSOCIATION**

## **DESIGN GUIDELINES AND STANDARDS**

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*Custom Lot and Sub-Association Design Criteria may be more rigid.*

# TABLE OF CONTENTS

|  |           |
|--|-----------|
| <b>DEFINITIONS</b> .....   | <b>5</b>  |
| <b>INTRODUCTION</b> .....  | <b>8</b>  |
| <b>DESIGN GUIDELINES AND STANDARDS</b> .....   | <b>9</b>  |
| <b>I. PURPOSE</b> .....  | <b>9</b>  |
| <b>II. GENERAL</b> .....   | <b>9</b>  |
| <b>III. HOME IMPROVEMENT APPLICATION PROCEDURES</b> .....  | <b>10</b> |
| A. Improvement Request Form .....  | 10        |
| B. Required Information.....   | 10        |
| C. Neighbor Consent .....  | 10        |
| D. Approval of Design Review Committee vs. City .....  | 10        |
| <b>IV. HOME IMPROVEMENT APPLICATION PROCESSING</b> .....   | <b>10</b> |
| A. Processing Time Period.....   | 10        |
| B. Approved Requests .....   | 11        |
| C. Disapproved Requests.....   | 11        |
| D. Stop Work Orders.....   | 11        |
| E. Access of Common Areas for Construction .....   | 11        |
| <b>V. DESIGN GUIDELINES AND STANDARDS</b> .....  | <b>12</b> |
| A. Landscaping.....  | 12        |
| 1. Hardscape Materials.....  | 12        |
| a. Patio Slabs/Decks .....   | 12        |
| b. Walkways .....  | 12        |
| c. Driveways.....  | 12        |
| d. Landscape Retaining Walls/Raised Planters/Freestanding Decorative Walls..   | 13        |
| e. Artificial Turf, Artificial Plants & Trees for Front Yards .....  | 13        |
| f. Groundcover Materials & Rock Mulch.....   | 15        |
| g. Rear Yard Landscape.....  | 15        |
| 2. Softscape Requirements .....  | 15        |
| a. Shrub/Plant Coverage .....  | 15        |
| b. Tree Requirements .....   | 16        |
| c. Corners Lots .....  | 16        |
| d. Parkway Landscape.....  | 16        |
| 3. Front and Side Yard Ornaments, Statuary Objects, and Water Features .....   | 16        |
| 4. Prohibited Organic Plant Materials .....  | 16        |
| 5. Prohibited Landscape Materials.....   | 17        |
| 6. Sidewalk Hedges .....   | 17        |
| 7. Natural Grass & Artificial Turf Setback .....   | 17        |
| 8. Improvement Request Form Requirements .....   | 17        |
| 9. Rear Yard Landscaping & Completion Time .....   | 17        |
| B. Exterior Painting and Stonework/ Veneer .....   | 18        |
| C. Livable & Non-Livable Space Extensions and Structures (i.e., Accessory Structures,<br>Room Additions, Balconies/Sundecks, Patio Enclosures/Sunrooms, and Casitas) ..... | 18        |
| 1. Advisory Opinion .....  | 18        |

|  |           |
|--|-----------|
| 2. Formal Submittal.....   | 19        |
| 3. Lot Coverage.....   | 19        |
| 4. Detached Structure Height .....   | 19        |
| 5. Mass .....  | 19        |
| 6. Roof .....  | 19        |
| 7. Rear Yard Setbacks.....   | 19        |
| 8. Side Yard Setbacks .....  | 19        |
| 9. Balconies / Sundecks.....   | 20        |
| 10. Patio Enclosures/Sunrooms .....  | 20        |
| D. Windows & Garage Door Windows .....   | 20        |
| E. Skylights.....  | 20        |
| F. Exterior Lighting .....   | 20        |
| G. Patio Covers, Shade Structures, Storage Sheds, Raised Observation Decks, Arbors, Trellises, Gazebos, Shade Sails, Media Walls, Exterior Flame Elements & similar structures ..... | 21        |
| H. Bahama Shutters, Fabric Awnings & Retractable Awnings .....   | 23        |
| I. Fixed Solar Screens, Rolling Solar Screens, & Rolling Shutters .....  | 23        |
| J. Distributed Generation Systems (solar) and Wind Energy Equipment .....  | 24        |
| K. Garage Doors.....   | 25        |
| L. Screen Doors, Storm Doors & Security Screen Doors .....   | 25        |
| M. Exterior Window Treatments.....   | 25        |
| N. French Doors, Bay Windows, Architectural Appendages, & Interior Fireplaces .....  | 25        |
| O. Fences, Walls, Pilasters, & Gates (including Entry, Courtyards, Side Access) .....  | 25        |
| P. Playhouses, Play Structures, & Trampolines .....  | 26        |
| Q. Antennas, Internet Access Antenna, & Satellite Dishes .....   | 27        |
| R. Mechanical Equipment.....   | 27        |
| S. Basketball Equipment and Sport Courts .....   | 27        |
| T. Window Coverings .....  | 28        |
| U. Garage Conversions .....  | 28        |
| V. Pools & Spas.....   | 29        |
| W. Decorative Landscape and/or Water Features .....  | 29        |
| X. Real Estate Signs & Election Signs.....   | 29        |
| Y. Security Signs .....  | 29        |
| Z. Flagpoles.....  | 29        |
| AA. Exterior Ornamental Objects .....  | 30        |
| BB. Rain Gutters.....  | 30        |
| CC. Raised Planters.....   | 30        |
| DD. Security Cameras.....  | 30        |
| EE. Holiday Decorations & Lighting.....  | 30        |
| <b>VI. VARIANCES .....</b>   | <b>31</b> |
| <b>VII. NO WAIVER OF FUTURE APPROVALS.....</b>   | <b>31</b> |

**EXHIBITS**

|   |    |
|---|----|
| EXHIBIT 1 – INSTRUCTIONS FOR SUBMITTING AN IMPROVEMENT REQUEST FORM.....        | 32 |
| EXHIBIT 2 – PLOT PLAN FOR ROOM ADDITIONS, FIRST AND SECOND STORY ADDITIONS..... | 33 |
| EXHIBIT 3 – LANDSCAPING PLAN TEMPLATE .....                                     | 34 |

EXHIBIT 4 – LANDSCAPING REQUIREMENTS..... 35  
EXHIBIT 5 – AWNING DESIGN CRITERIA & EXAMPLE ILLUSTRATIVES ..... 36  
EXHIBIT 6 – SLOPE IMPROVEMENTS..... 37  
EXHIBIT 7 – RAISED DECKS/ OBSERVATION DECKS ..... 38  
EXHIBIT 8 – DISTRIBUTED GENERATION SYSTEMS RULES & OWNER RESPONSIBILITIES..... 39  
EXHIBIT 9 – RAISED PLANTERS..... 40

## DEFINITIONS

If there is any capitalized term that is used herein but not defined herein, it shall have the definition attributed to such capitalized term as provided in the Association's CC&Rs.

**Accessory Structure.** "Accessory Structure" shall mean a detached structure with non-livable space only (does not include a casita, guest house, or pool house). Examples include detached garages, storage buildings, equipment enclosures, shade ramadas, gazebos and cabanas.

**Architectural Features and Projections.** "Architectural Features and Projections" shall mean pop-outs, bay windows, fireplaces, columns, wing walls, etc.

**Association.** "Association" shall mean Summerlin West Community Association.

**Balcony.** "Balcony" shall mean a cantilevered, non-livable exterior space, which is accessible from the second story of the Residence.

**Building Setback.** "Building Setback" shall mean the minimum distance a building must be set back from a designated property line.

**Casita.** "Casita" shall mean a secondary structure with livable space either attached to or detached from the principal Residence and located on the same Lot as the principal Residence.

**Courtyard Wall.** "Courtyard Wall" shall mean walls enclosing a courtyard.

**Design Criteria.** "Design Criteria" means the restrictions, review procedures, and regulations for any Improvements within the Association as adopted and enforced by the Board of Directors. These guidelines, as set forth herein, may be amended and supplemented from time to time by the Board of Directors/Design Review Committee.

**Distributed Generation System.** "Distributed Generation System" means a system or facility for the residential generation of electricity that uses solar energy to generate electricity. (NRS 598.9804).

**Elevation.** "Elevation" shall mean a scaled, flat representation of one side of a building or structure. It provides a comprehensive view of the exterior facade, highlighting key architectural features, such as doors, windows, materials, and proportions.

**Existing Grade.** "Existing Grade" is the original topographic elevations for the Lot.

**Fences/View Fences.** "Fences/View Fences" are wrought iron or tubular steel only. Fences installed along the interior rear yard scarps must step down with grade.

**Front Yard.** "Front Yard" shall mean the area between the front property line and the face of the building walls and return walls exposed to the Street, including porte-cocheres, but excluding porches and courtyards with walls.

**Hardscape.** "Hardscape" shall mean exterior elements made with hard materials such as concrete, pavers, wood, brick, stone, etc.

**Improvements.** "Improvements" shall mean all Lot improvements, including, but not limited to, utilities, paving, structures, exterior painting and window coverings, landscaping, and amenities.

**Irrigation.** “Irrigation” shall mean an automatic irrigation system installed on Lots to conserve water and ensure proper watering of plant materials.

**Landscape Wall.** “Landscape Wall” shall mean a wall used to retain grade to create a raised planter or a freestanding low wall used as an accent at an entry walkway, patio, enclosure, etc.

**Lot.** “Lot” shall mean “Unit” as defined in the Declaration.

**Owner.** “Owner” shall mean the Owner of a Lot.

**Perimeter Wall.** “Perimeter Wall” shall mean a wall used to define the Village edges throughout Summerlin and are a visually predominant community feature. The perimeter walls typically consist of solid walls, view fences and accent walls.

**Pilaster.** “Pilaster” shall mean a projecting column built at the end point of a property line wall or as a transition from a solid property line wall to the view fence.

**Play Structure.** “Play Structure” shall mean any outdoor play equipment used for recreational purposes. These structures include, but are not limited to, slides, swings, decks, climbers, play panels, etc.

**Porte-Cochere.** “Porte-Cochere” shall mean a roofed structure extending from the entrance of a Residence over an adjacent driveway and sheltering those getting in and out of vehicles.

**Portico.** “Portico” shall mean a porch or covered entry.

**Private Space.** “Private Space” shall mean the area within a Lot as defined by its property lines including any areas adjacent to, and as delineated by, any building or structure located on the Lot.

**Representative.** “Representative” shall mean the those authorized by the Design Review Committee.

**Residence.** “Residence” shall mean the domicile for the Owner and family members.

**Resident.** “Resident” shall mean any person who is physically residing in a dwelling constructed on any Lot.

**Resident Wall.** “Resident Wall” shall mean a privacy wall between Lots when separating residences. When separating residences, side and rear yard walls must be centered on the property line.

**Rock Mulch.** “Rock Mulch” is a protective cover placed over the soil to help retain moisture, reduce erosion, suppress weed occurrence and add texture and variety to the landscape.

**Side Yard Return Wall.** “Side Yard Return Wall” is a wall between the property line wall and the residence separating front and rear yards.

**Soffit Lighting.** “Soffit Lighting” shall mean light fixtures installed in the ceiling area anywhere from the exterior wall of the residence to the outer edge of the roof fascia.

**Softscape.** “Softscape” shall mean elements of the landscape consisting of live, horticulture material. Softscape areas can include trees, shrubs, accents, ground covers, annual color beds, artificial turf, etc.

**Summerlin Council or Council.** “Summerlin Council” or “Council” shall mean The Summerlin Council, a Nevada nonprofit corporation, its successors and assigns. Any property the Summerlin Council owns, if any, together with such areas, if any, for which the Council has or assumes responsibility.

**Tree.** “Tree” shall mean a woody, perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.

**Yard Setback.** “Yard Setbacks” shall mean that ground area between the wall face of the residence and any property line.

# INTRODUCTION

The Design Review Committee (the "Committee") has been established to help preserve consistency, compliance and equity in the implementation of policies, plans, Covenants, Conditions, and Restrictions, and other documents pertaining to the physical development of the Summerlin West Community Association. Maintaining the Summerlin West Community Association (the "Association") as an attractive community in which to live depends on continuous design excellence and sensitivity to the environment. The Committee serves as the steward of the Association to pursue compliance with protective restrictions, and help ensure the compatibility of construction, design and maintenance of your homes.

Adoption of Design Guidelines and Standards by the Committee has allowed your Association to (1) implement, review and control procedures, and (2) support those recorded legal documents which serve to bind each individual property owner to the Covenants, Conditions, Restrictions and Declarations of the Summerlin West Community Association.

These Design Guidelines and Standards: (1) contain policies and procedures to assist the Committee and property owners through the improvement review process; and (2) apply to all Improvements within in the Association, including Improvements owned by Owners, Lots, and Sub-Associations.

You are advised to contact the Design Review Office, 2115 Festival Plaza Drive, Suite 220, Las Vegas, Nevada 89135, (702) 791-4600, prior to submitting any Improvement Request to be sure that you have the most current Design Guidelines and Standards. **Please be reminded that all exterior improvements to your Lot or residence, or Sub-Association Common Area, including all landscape, require Committee review and approval prior to any installation.**

Design Review office hours are: Monday - Friday 9:00 a.m. - 5:00 p.m. Closed Holidays.

Your Board of Directors and the Committee seek to ensure that the review and control process is effectively administered and that individual property owners are treated equitably in the process. Not every application may have the same facts and circumstances and, as such, those applications will be evaluated based on the individual facts and circumstances.

The Design Guidelines and Standards, Exhibits, Improvement Request Form and other Association Governing Documents are available online at [www.summerlink.com](http://www.summerlink.com). This version of the Design Guidelines and Standards and associated Exhibits, Improvement Request Form, and any other related documentation are effective as of January 1, 2026, and supersede and replace any prior Design Guidelines and Standards and related documentation that have been previously adopted or followed by the Association, whether written or unwritten. In the event that any Owner and/or Lot has received written prior approval for any Improvements, or any other matter addressed by a prior version of the Design Guidelines and Standards and related documentation, such approvals remain effective and are not retroactively terminated or altered by this current version of the Design Guidelines and Standards and related documentation. These Design Guidelines and Standards and related documentation are intended to work in conjunction with the CC&Rs and NRS Chapter 116 and do not supersede or replace any provision of the CC&Rs or NRS Chapter 116 that otherwise controls the matter. If any provision herein is determined to be null and void for whatever reason, then all other provisions shall remain in full force and effect.

# DESIGN GUIDELINES AND STANDARDS

## I. PURPOSE:

In order to promote and maintain the design character and aesthetics of the Summerlin West Community Association, modifications of structures and materials, as well as landscaping, must be compatible with the dwelling and overall design style and theme of each neighborhood. The Committee sets the standards and applies those standards to all exterior improvements. This process assures the continuity of character which helps preserve or improve the property appearance and seeks to protect the overall value of every property.

## II. GENERAL:

A. Approval by the Committee is required prior to any excavation, construction, alteration or erection of any Improvement (including landscaping) that consists of any of the following:

1. All exterior alterations or improvements, whether visible from the street or not, in the front, side or rear yards. (Examples: doors, windows, planters, walkways, driveways, lighting, exterior paint color changes, basketball equipment, room additions, screen doors, security doors, flagpoles, pools, spas, sheds, patio covers, balconies, sundecks, fountains, water features, play structures, fireplaces, etc.)
2. All mechanical equipment. (Examples: air conditioners, mini-splits, spa/swimming pool equipment, waterfall pumps)
3. All landscaping improvements. (Refer to Section V, A. for more specifics)

B. Failure to obtain the necessary approvals prior to installation may:

1. Constitute a violation of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements (CC&R's).
2. Result in a hearing and a fine being assessed against the property.
3. Require modification or removal of unauthorized work at the expense of the homeowner.

C. *These Design Guidelines and Standards (“Design Guidelines”) are intended to be guidelines and standards for the exterior alterations and improvements that are specifically addressed herein based on the products, materials, designs, and aesthetics, among other things, that are known at the time of adoption of these Design Guidelines. It is not possible to specifically address every potential consideration of an owner in these Design Guidelines, including because there may be exterior alterations or improvements considered by an owner that were not considered when adopting these Design Guidelines, as well as the fact that times change and new and additional products, materials, designs, and aesthetics, among other things, are introduced in the market and/or considered by owners and by the Committee. As such, there may be exterior alterations*

*and improvements that may be considered by an owner that are not specifically addressed herein and/or those that are specifically addressed herein but a submittal for approval requests consideration of matters that are not specifically addressed herein. If an exterior alteration or improvement is not specifically addressed herein, that does not mean it is approved or approvable; to the contrary, the CC&Rs prohibit any installation of any exterior alterations and improvements without an advance submittal and approval by the Association. Similarly, if an exterior alteration or improvement is specifically addressed herein, but an owner wishes for the Committee to consider matters not specifically addressed in the guidelines and standards for that specific exterior alteration or improvement, it does not mean it will necessarily be denied; instead, an owner must first submit the required approval application and materials for consideration and response by the Committee prior to installing the exterior alteration or improvement, in compliance with the CC&Rs.*

*Any exterior alterations and improvements not specifically addressed herein, or addressed herein but for which an owner wishes the Committee to consider matters not specifically addressed herein, will be governed and controlled by the CC&Rs, including Article IV of the CC&Rs (Architectural and Landscaping). In making its decision, the Committee may, among other things, impose such conditions that the Committee may reasonably determine to be prudent and in the best interest of the Association. Additionally, any approvals of the Committee will be conditioned on compliance with the Association's governing documents and general improvement and development standards, including the necessity to obtain and comply with all local, state, and federal approvals, licenses, permits and local, state and federal construction and development standards.*

### III. HOME IMPROVEMENT APPLICATION PROCEDURES:

- A. **Improvement Request Form:** All requests for Design and landscaping approval must be made on the Improvement Request Form. This form and other related documentation are available at [summerlink.com](http://summerlink.com).
- B. **Required Information:** A set of plans or drawings must be submitted with the Improvement Request form. Refer to Exhibit 1 for the information that must be provided.
- C. **Neighbor Consent:** The neighbor consent section on the Shared Property Wall Improvement Consent Form serves to inform the Committee that your neighbor has agreed to the proposed changes to shared property features like party walls or property line headers. This ensures transparency and mutual understanding before any modifications take place.
- D. **Approval of Committee vs. City:** Approval of any project by the Committee does not waive the necessity of obtaining the required City permits. In turn, obtaining City permits does not waive the need for approval by the Committee prior to construction or installation of any improvements.

### IV. HOME IMPROVEMENT APPLICATION PROCESSING:

- A. **Processing Time Period:** In accordance with the CC&R's, once a complete application and all supporting documentation have been submitted, the Committee has a maximum of thirty (30) days to render a decision on a request. All homeowners will be notified by mail or email of the Committee's decision. A typical submittal requires ten (10) to fifteen (15) working days to process. Incomplete

applications may not be processed or deemed unapproved and a new complete application must be submitted. If additional information is required to complete our review, allow up to thirty (30) additional days from receipt of the requested information to complete our review.

**B. Approved Requests:** All homeowners will be notified in writing of the Committee's decision. Plans and specifications are not approved for engineering design, and by approving such plans and specifications, neither the Committee, the members thereof, the Association, the Members, the Board nor Declarant (as defined in Article 2 of the CC&R's) assumes liability or responsibility therefore, or for any defect in any structure constructed from such plans and specifications. The applicant is responsible for ensuring the original drainage pattern is not disturbed or altered to adversely affect neighboring property. Additionally, approval by the Committee is not a review of the side yard easement rights between the parties involved, including drainage, or the effect of the proposed improvements on such rights and drainage. The Association will notify the homeowner in writing by mail or email should any noncompliance to the approved plans be determined during field reviews.

1. All construction, alteration or other work shall be performed as promptly and as diligently as possible and shall be completed within one hundred eighty (180) days of the date of commencement as represented on the improvement request form. If no date has been provided on the form, the date the approval is granted will be deemed the commencement date.
2. All construction materials visible from the street must be removed within sixty (60) days of being placed on the Lot. Materials must be stored on the Lot or driveway apron. Materials placed in the public street are subject to City of Las Vegas ordinances.
3. The construction site must be in a neat and orderly condition at the close of each workday. Trash, scrap material, and debris must be disposed of daily through placement in a contained receptacle or removed from the site.

**C. Disapproved Requests:** All homeowners will be notified in writing of the Committee's decision. In the event plans and specifications submitted to the Committee are disapproved, the homeowner may appeal the disapproval, in writing, to the Committee. The homeowner may request to meet with the Committee at a regularly scheduled meeting to review and discuss the plans and application. If the Committee again disapproves the request based on evidence submitted at the appeal, **the decision of the Committee is final.**

**D. Stop Work Orders:** The commencement of construction of the proposed work prior to approval by the Committee, or non-adherence to the approved plans, shall be a violation of these rules and the Committee is empowered to issue a Stop Work Order to the homeowner. Continuing work beyond the issuance of the Stop Work Order shall subject the homeowner to fines and all other legal remedies to which the Association may be entitled pursuant to the CC&R's and the laws of the State of Nevada. The Stop Work Order is issued by the Committee or representative and will be signified by the delivery or posting of a notice at the job site and a copy of the order mailed or emailed to the homeowner.

**E. Access of Common Areas for Construction:** **No access is permitted across common areas or through common area walls for installations or construction work.** This includes, but is not limited to, transporting labor and materials, temporary storage of materials, and vehicular construction traffic. The Committee may consider variances on a case-by-case basis. All variances are subject to the following:

1. The property owner must complete a variance application form that includes the name, address, and phone numbers of the property owner, the contractor, and any special equipment operator (as an example, a crane operator) who is not an employee of the contractor.
2. Payment of the application fee to the Association in the amount of two hundred dollars (\$200.00).
3. Prior to accessing the common areas, the property owner shall deposit with the Association either a cashier's check or bond in the amount of three thousand dollars (\$3,000.00). Said deposit will be held by the Association as security for the repair of any damage to the common areas.
4. Provide the Association with a Certificate of Insurance from the contractor and any special equipment operator who is not an employee of the contractor, in an amount not less than \$1,000,000.
5. All work requiring access of common areas must be completed within a period not to exceed eight (8) hours or as determined by the Committee.

#### V. DESIGN GUIDELINES AND STANDARDS:

These Design Guidelines and Standards provide the homeowner with information for typical improvements. **HOWEVER, OTHER EXTERIOR IMPROVEMENTS, ALTERATIONS AND MODIFICATIONS NOT SPECIFICALLY DESCRIBED IN THIS SECTION SHALL ALSO BE SUBJECT TO PRIOR REVIEW AND APPROVAL BY THE COMMITTEE.**

**A. Landscaping:** Landscaping components can be defined as (1) Hardscape: walkways, driveways, rock mulch, non-organic ground covers, steps, planters, landscape retaining walls, pilasters, patio slabs, pool decking, etc., and (2) Softscape: grass, flowers, shrubs, organic ground cover, trees, artificial turf, etc. The Committee must approve all landscape components. Landscaping must present an attractive appearance for the property and must include a reasonable combination of grass and/or organic groundcover, shrubs and trees. (See required percentages for softscape). Bear in mind that drought tolerant landscaping themes are encouraged to conserve water. A properly concealed weed barrier is encouraged on all front and side yard landscape modifications. Barrier materials must be properly installed and consistently concealed from view.

1. Hardscape Materials: Horizontal hardscape materials may not exceed sixty percent (60%) of the front and side yard.
  - a. Patio Slabs/Decks: Patio slabs and decks must be installed so as not to alter the original drainage of the Lot.
  - b. Walkways: Additional walkways must be installed so as not to alter the original drainage of the Lot. Additional walkways or steps may be acceptable on a case-by-case basis but are subject to advance review and approval by the Committee. Installation of rear access walkways are encouraged to connect to the top of existing driveways and may not exceed three (3) feet in width.

Walkway connections beginning at the street curb or sidewalk should have a minimum width of eighteen (18) inches of landscape area separating them from any property line and a minimum twelve (12) inches of landscape area separating them from any driveway, or as determined by the Committee. **It is important to note that such added walkways are for pedestrian access only and may not be used for any type of vehicular access or parking.**

c. Driveways:

- 1) Driveway Extensions. Expanding the width of driveways is allowed but overall width may not exceed the architectural frontage of the garage itself. Driveway expansion/extension materials must match or complement existing driveway materials.
- 2) Driveway Coatings. Coatings for driveways and walkways leading to the building setback are generally allowed but are considered on a case-by-case basis, including on material and color compatibility with the neighborhood and are subject to advance review and approval by the Committee. Coating must be maintained in like new condition and be sustainable for vehicle traffic. Coatings are not permitted in public access sidewalks or street curbs.

d. Landscape Retaining Walls / Raised Planters / Freestanding Decorative Walls. Landscape retaining walls/raised planters and freestanding decorative walls in the front yard may not exceed thirty-six (36) inches in height and must be set back a minimum of four (4) feet back of curb or two (2) feet back of sidewalk. (For further information on walls, gates, fences, & pilasters for courtyards and other enclosures, refer to Section V, O.)

- 1) Acceptable materials include but are not limited to stones/rocks, Windsor blocks, bricks, flagstone or ledgerstone of natural earth tone colors, or may be stuccoed in a color that matches the stucco of the house.
- 2) Unacceptable materials include unfinished concrete or CMU block. However, split faced CMU block or slump stone may be considered by the Committee on a case-by-case basis for compatibility with the house and neighborhood but are subject to advance review and approval by the Committee.
- 3) Retaining walls must be properly water sealed on the interior side.
- 4) The setback area, as it pertains to this section, must contain a minimum forty (40) percent softscape or organic groundcover at the ground plane.

e. Artificial Turf, Artificial Plants & Trees for Front Yards:

- 1) **Artificial plants and trees** are **prohibited** in front yards and side yards in front of return walls and side yard gates. Artificial plants are not permitted next to or on a view fence.
- 2) **Artificial turf** is classified as an in-organic softscape material not in the same manner as rock mulch.

The 40% requirement for organic plant materials at the ground level must continue to be met. Artificial turf must be installed in a manner consistent with natural turf installation.

**Combinations of grass and artificial turf will not be permitted in front yards, nor will any combinations of different types of artificial turf be permitted.**

**All plans to install artificial turf must be submitted for and approved by the Committee prior to installation.** Each application for installation must be supported by the specifications of the product and the method of installation.

i. Minimum Specifications: the material/product must meet or exceed the following:

- Fiber Type: Polyethylene. (May include no more than 40% nylon)
- Yarn Denier: 10,000–11,500 denier/ Texturized monofilament polyethylene
- Face Weight: Minimum 60 oz. per sq. yard
- Pile Height: Minimum 1¾” – 2” maximum
- Color: Natural turf
- Tufting Gage: ⅜” – ½” maximum
- Stitch Rate: Minimum 14.5 on 3”
- Backing: URETHANE, min. 20 oz. per sq. yd. (adequate drainage required)
- Product Total Weight: 80 oz. per sq. yard
- Infill Type: No rubber infill or uncoated silica sand

Product cannot contain measurable quantities of lead in any capacity or manner.

ii. Installation:

Turf must be placed over ¼” minus chat base material, sand or other fine aggregate that measures two inches (2”) in depth and it must be mechanically compacted. No concrete or reject sand will be permitted under the turf. Nails used to secure the turf to the base shall be 60D nails or comparable and installed six (6) to twelve (12) inches apart along the perimeter of the turf as necessary to ensure the edge does not show. No visible nails or tacks, no wrinkles, or open seams are allowed.

Trees and shrubs installed adjacent to or inside the artificial turf areas will be challenged for sufficient irrigation water and oxygen; therefore, deep root or subsurface irrigation techniques should be incorporated into irrigation plans. Trees and shrubs installed inside the artificial turf areas must have tree rings that are a minimum of twelve inches (12”) beyond the mature caliper of the tree. At a minimum, the rings must be covered with approved mulch.

Turf must be setback a minimum of three feet (3’) from all buildings and property line walls.

Turf must be edged with a hard surface material. (Examples: pavers, flagstone, boulders, decorative or retention walls, mow curbs, steel, etc.).

A minimum twelve inch (12”) separation treatment must be provided if artificial turf is adjacent to real grass or artificial turf in a neighboring landscape.

Turf is not permitted inside front yard raised planters/boxes.

Drainage across the lot cannot be altered nor impact a neighbor's Lot.

iii. Maintenance:

Artificial turf must be maintained in like new condition and not allowed to fall into disrepair. During the life of the artificial turf, the Committee may, in its sole discretion, determine if the turf has deteriorated below acceptable standards of color and/or condition.

- f. Groundcover Materials & Rock Mulch: All planters and ground cover areas shall be covered with a top dressing of rock to a minimum depth of two (2) inches. Exposed bare ground is not permitted. The use of different sizes of one rock color is encouraged. Rock ranging in size from 3/8" diameter to 3/4" diameter is required in front yards. Larger sizes, as well as occasional boulders, may be used for accent areas. Smaller diameter rock that is less than 3/8" diameter, such as pea gravel, fines, or minus materials, are reviewed on a case-by-case basis, subject to advance review and approval by the Committee as they are more likely to erode, particularly on slopes.
- A maximum of two rock colors may be used in a front yard. For continuous aesthetic along the street, a majority of the front yard ground plane should have the established rock (color and size) for the neighborhood or village. The two colors must be closely related and create a harmonious ground plane when used adjacent to each other and must also complement the architectural colors. Rock mulch is limited to natural earth tone colors. White colored rock is not permitted.
- g. Rear Yard Landscape: Rear yard landscaping shall be substantially complete within one (1) year following the date of conveyance of the Lot from the Participating Builder to the first owner other than a Participating Builder. This includes all necessary landscaping, and other vegetation, if any, originally placed on such Lot by the Declarant or any Participating Builder. The minimum level of acceptable rear yard landscape is coverage of all bare dirt with landscape rock to a depth of two (2) inches.
2. Softscape Requirements: Front Yards shall mean the area between the front property line and the face of the building and return walls exposed to the Street, including porte-cocheres, but excluding porches and courtyards with walls. The following minimum landscape (**softscape**) requirements are required on all front yards and side yards:
- a. Shrub/Plant Coverage. Forty (40) percent of the front and side yards must be planted with softscape or organic groundcover at the ground plane. A recommended plant list can be provided by contacting the design review office. Artificial turf is considered a non-organic softscape material – refer to Section A.1.e. for turf information and requirements.
- b. Tree Requirements. Two twenty-four (24) inch box-sized trees with a minimum one and a half inch (1 1/2") caliper or at least six feet (6') tall are normally required in the front yard. Two additional twenty-four (24) inch box-sized trees with a minimum one and a half inch (1 1/2")\_caliper or at least six feet (6') tall are normally provided in the side yard of all corner lot

properties. The trees installed by the builder may be removed or replaced, but only with prior approval of the Committee. Palm trees (24-inch box-sized) with a minimum trunk height of six (6') feet may be considered appropriate. Properties with a frontage of fifty-five feet (55') or less and/or that are shallow, severely sloped, or odd-shaped will require at least one twenty-four (24) inch box-sized tree with a minimum of a one and a half inch (1 ½") caliper. On a case-by-case basis, tree canopies may be considered when calculating all areas.

- c. Corner Lots. Corner lot owners must maintain a minimum of 40% softscape material on those portions of the front and side yards of the lot that is subject to view from the abutting public street or streets. These sections must be kept in a neat and attractive condition, including all necessary landscaping and gardening, and properly maintain and replace, when necessary, the plants and other vegetation, originally placed on such Lot by Declarant or any Participating Builder.
- d. Parkway Landscape. Certain neighborhoods were originally constructed with a uniformly landscaped parkway strip adjacent to the curb in the front yard. In those neighborhoods where such improvements were installed, the parkway landscape materials should either be maintained as originally installed by the builder, or, may be changed and incorporated into the overall front yard landscaping, provided that the same number of original trees in the parkway strip are maintained. Also, the parkway strip itself must contain a minimum forty (40) percent softscape groundcover at the ground plane. The plant materials in the parkway strip may not exceed thirty-six (36) inches in height at maturity and may not have thorns. In all cases, the same number of trees installed by the builder in the parkway must be maintained. Lots with parkway strips between the sidewalk and the street curb must be maintained. These areas are intended to provide a continuous and harmonious aesthetic appearance along the length of each street.

3. Front and Side Yard Ornaments, Statuary Objects, and Water Features:

- a. Front and side yard lawn ornaments may be limited to three (3) and may be a maximum of three (3) feet in height and shall be maintained in like-new condition at all times. These will be reviewed on a case-by-case basis, subject to advance review and approval by the Committee, to factor in what may be suitable to the Lot size and neighborhood.
- b. Any statuary object or water feature forward of the respective building setback may not exceed three (3) feet in height unless located within a courtyard area, in which case statuary objects or water features may not exceed six (6) feet in height. Statuary objects and water features located within the respective building setback may not exceed eight (8) feet in height. In all cases, said objects or features shall be maintained in like-new condition at all times.

4. Prohibited Organic Plant Materials. The following landscaping materials are not permitted:

- a. Common Bermuda Grass (cynodon dactylon)\*\*
- b. Common Mulberry (morus alba)
- c. Common Olive "fruit bearing" (oleo europaea)
- d. Cottonwood (populus fremontii).

\*\* - Hybrid species are allowed in rear yards and may be subject to SNWA requirements or restrictions.

5. Prohibited Landscape Materials: The following landscape materials are not permitted in front yards and side yards in front of return walls, on exterior facing sides of property walls, or in rear yards if visible from common areas, open space and street views:
  - a. White edging
  - b. White rock or artificially painted rocks
  - c. Caliche
  - d. Wooden materials (such as railroad ties, picket fences, and wood chips/bark except within small bedding areas not to exceed (5%) of the front landscape area.)
  - e. Artificial plants and artificial trees.
  - f. Pea gravel, rock fines, chat, or minus materials, unless approved by Committee – refer to Section A.1.f.
  
6. Sidewalk Hedges: Hedge type plant material within a streetside parkway strip or extending within twelve (12) inches of a public sidewalk:
  - a. May not exceed thirty-six (36) inches in height.
  - b. May not have thorns.
  
7. Natural Grass & Artificial Turf Setback: Homeowners are required to maintain a minimum three (3) foot separation from perimeter and property line walls to any natural grass or artificial turf being installed. Only drip lines are allowed in the three (3) foot perimeter areas. Spray heads must remain three (3) feet from all property line walls and must be directed away from the walls. This helps to reduce, and possibly avoid, water damage to walls shared by neighbors or the Association. **Note: Any owner causing damage to a party wall may be liable to the adjoining property owner for such damage.**
  
8. Improvement Request Form Requirements: An Improvement Request form must be submitted with a complete landscape plan attached. The landscape plan must identify all plant material & location of irrigation and hardscape (refer to Exhibits 3 and 4).
  
9. Rear Yard Landscaping & Completion Time: Rear yard landscaping shall be substantially complete within one (1) year following the date of conveyance of the Lot from the Participating Builder to the first owner other than a Participating Builder. This includes all necessary landscaping, and other vegetation, if any, originally placed on such Lot by the Declarant or any Participating Builder. The minimum level of acceptable rear yard landscape is coverage of all bare dirt with decorative landscape rock to a depth of two (2) inches. White-color rock is not allowed if visible from common areas, open spaces and streets.

## **B. Exterior Painting and Stonework/ Veneer:**

1. Exterior Painting: An Improvement Request form is not required for a home or wall which is being repainted using the existing colors in the same locations, provided the colors were originally

used on the home or walls by the builder or were colors previously approved by the Committee. However, an Improvement Request Form and approval by the Committee is required for any proposed change in exterior paint color(s) or the location of existing colors. Refer to the Improvement Request form for additional instructions and required information. No custom palettes will be considered. Please contact the Design Review Office for approved paint schemes for your community. The amount of contrasting paint colors on the home, as established by the builder, may be required to be maintained, as determined by the Committee.

2. Exterior Stone/Veneer: Exterior stone/veneer may be used as an accent or architectural element of the structure only and must complement the colors and materials of the home. An improvement request form must be submitted for review and must include elevations or marked photos demonstrating the proposed stone or veneer locations on the home. A number of stone/veneer examples are already called out in the pre-designated palettes referenced above, and in such case, must be followed as depicted herein.
  - a. The use of stone/veneer on a column, post, pilaster, turret, or structural component is preferred. The use of stone/veneer as Wainscoting or as decoration on a primary mass wall is discouraged. The use of stone/veneer on a secondary mass wall should extend from the bottom of the roof eave.
  - b. Stone/veneer is to be installed per manufacturer's specifications and per all local codes & ordinances. A building permit may be required prior to installation. It is the responsibility of the homeowner to inquire and comply.
  - c. Stone/veneer must be installed with a finished top course cap or equal architectural finish & transition to the body of the structure.
  - d. When applying stone/veneer along corners, only the manufacturer's corner components may be used. No substitutions shall be allowed to the manufacturer's specifications.
  - e. Stone (veneer) depicted on builder-approved elevations, strictly represents the permitted installation. If a homeowner would like to deviate from the original application to install additional stone, a house photo or elevations showing the proposed locations of the stone must be submitted to the Committee for review and approval.

**C. Livable & Non-Livable Space Extensions and Structures** (such as Accessory Structures, Room Additions, Balconies/Sundecks, Patio Enclosures/Sunrooms, and Casitas): The Committee will review these improvements for adequacy of site dimensions, the aesthetic suitability of the design and materials with the home and neighboring residences, the effect of the requested modification on neighboring properties and streets, and the conformity of the plans and specifications with the purpose and general plan of the community. The homeowner is responsible for obtaining a Building Permit from the City and ensuring all such matters of construction are in compliance with the local government requirements. However, a Building Permit does not alleviate the homeowner's responsibility for obtaining Committee approval. The following sections outline the necessary information in order to provide a thorough review of your proposed plans (refer to Exhibit 2).

1. Advisory Opinion: For improvements, such as room additions, expansions, and casitas, homeowners are encouraged to obtain an advisory opinion from the Committee prior to the preparation of a full submittal to determine if the improvements are approvable. The advisory opinion provided by the Committee, while not required, is strongly recommended. **Any**

**comments, written or oral, made by the Committee shall not be construed as its approval. Approval or disapproval by the Committee is rendered only upon submission of a formal Improvement Request form and accompanying plans.**

2. Formal Submittal: A completed Improvement Request form must accompany the formal plan submittal. For such improvements as room additions, expansions, casitas, the following items **must** be included. Additional information may be requested to complete our review. Refer to Exhibit 2 for clarification of how information should be presented on the plan.
  - a. Dimensioned Site Plan: The plan must illustrate the locations of all existing and proposed structures and setbacks to the property lines.
  - b. Floor Plan: Indicate on plan all walls, columns, openings, and any condition or feature that will affect the exterior design of the addition/structure.
  - c. Roof Plan.
  - d. Elevations: Provide exterior elevation drawings of all proposed additions/structures. Indicate all exterior materials and colors and their locations on the structure.
  - e. Photos of existing site conditions are preferred.
3. Lot Coverage: No more than two detached accessory or secondary structures are allowed on any Lot.
4. Detached Structure Height: Casitas and similar detached structures may not exceed a total structure height fourteen feet (14') from original ground plane of the Lot to top of structure.
5. Mass: New additions or remodels must be planned to minimize mass on all elevations to integrate more appropriately with the dwelling and other adjacent homes. Homeowners of corner Lot dwellings shall incorporate design elements and materials along the side Lot line to reduce the visual impact on open space and adjacent homes.
6. Roof: Roof pitch, style, and design shall match roof of residence. Any change in materials may require that a sample of the product and color be submitted with the request. The Committee will limit the overall height of all new room additions to the maximum height of homes in the same subdivision.
7. Rear Yard Setbacks: Room additions, balconies, and sun decks shall extend no closer than fifteen (15) feet from the rear property line. Balconies and sun decks that face an open common area may encroach 50% percent (seven feet, six inches) into the minimum setback. Non-deciduous landscape may be required to screen the structure or alleviate massing effect of structure from neighboring lots and common areas.
8. Side Yard Setbacks: Room additions, balconies, sun decks, accessory structures, casitas, and attached patio covers shall be no closer than five (5) feet from the side property lines, and no less than the established residence setback. Patio cover overhangs may extend ½ the distance (two feet six inches) from the supporting column to the side property line. Greater setback distances may be required depending on the improvement and/or neighborhood. These may be placed on the zero lot line (if zoned SFZL) provided they remain ten (10) feet away from the neighboring home. Townhouse patio covers must have a minimum setback of three (3) feet from the side property line.

9. Balconies/Sundecks: Balconies and sundecks are multi-story features and are not allowed on one (1) story homes. The finished floor of a balcony or sundeck is not to exceed the height of the adjacent finished floor of the existing structure, unless a balcony or sundeck exceeding the height of the adjacent finish floor **was offered as an option by the original builder** and the balcony or sundeck is aesthetically incorporated into the original architecture of the structure in a similar manner. All balconies and sundecks must match the architectural design, materials, and color of the house and should incorporate an area of open rail, and other architectural features, to resemble or complement the builder installed features in the surrounding neighborhood.

a. A balcony, by definition, includes a roof and shall be designed to continue and/or complement the architectural features and projections of the house. Balcony roofs must match the original architectural style, pitch and materials of the house. Alternative roof materials/styles may be considered on a case-by-case basis.

b. A sundeck, by definition, is open to the sky and has no vertical projections in excess of the required handrail height per International Residential Code (IRC). In general, any architectural embellishments or decorative pilasters are not to exceed a total height of forty-eight (48) inches. Alternative handrail materials/styles are subject to Committee discretion, architectural style of house, etc.

10. Patio Enclosure/Sunrooms:

a. Patio Enclosure - Existing covered patios may be enclosed only with glass or screening material from the bottom of the header to finished floor of the patio.

b. Sunroom - Is a non-habitable room addition with fixed glass from the bottom of the header to finished floor.

c. All other enclosures are considered room additions.

D. Windows & Garage Door Windows:

1. Window style, design and materials shall match all other windows on the dwelling. Window style may not be acceptable if the proposed changes alter the character of the window elements already existing in the neighborhood. Windows are not permitted on the zero lot line side of a home.

2. All garage door windows must maintain a uniform appearance. Garage door window coverings, with the exception of un-mirrored or non-reflective tint, are prohibited. (Refer to Section K for more information on garage doors.)

E. Skylights: Skylights will be considered based upon location and number of skylights. Skylight domes may be bronze, clear or white. All visible manufacturer labels shall be removed prior to installation.

F. Exterior Lighting:

1. Subtle, low-level lighting of facades and front yard landscaping is encouraged.

2. The lighting of at least one (1) address plaque is required.
3. Lighting fixtures may be mounted on poles at a height not to exceed six (6) feet, or on the home or accessory structure at a height not to exceed ten (10) feet.
4. Temporary use of string lighting is allowed on an occasional basis (i.e., special event, party, etc.) not to exceed forty-eight (48) hours. Temporary display of color lights and decorations are allowed only for designated holidays. Refer to Section EE.
5. Permanent use of string lighting must be submitted for review and approval prior to installation and must be installed in accordance with local lighting ordinances and the design guidelines as follows:
  - a. Lighting shall not exceed a maximum height of ten (10) feet. Lighting shall be installed no closer than minimum of two and a half (2 ½) feet to any property line or property wall.
  - b. Bistro lights attached to a mounting pole or mast may be installed in rear yards only and must not be higher than eight (8) feet at the perimeter of the property and ten (10) feet at the residence. Poles or post (metal, wood) must be painted a color to complement the residence and subject to review by the Committee. (Poles or posts shall not be attached to property walls or wrought iron view fence). Only clear glass, white light shatterproof bulbs, not to exceed five (5) watts, are permitted. Colored or animated lights are prohibited. The wiring must be black. Unless self-supporting, all lighting must be supported using messenger wire. Lighting must be turned off by 10:00pm unless being used for an event. Lighting shall be listed, approved and intended for outdoor use. Lighting must be hard-wired with a GFCI circuit installed at least eighteen (18) inches above the finished floor. Lighting must be maintained in like new condition at all times.
6. Security lighting must be motion-sensored and shall not exceed a mounted or installation height of ten (10) feet.
7. All lighting shall be located, directed, and shielded so that light rays and glare, to be the greatest extent practicable, do not extend beyond Lot boundaries.
8. Permanent colored or animated lights and fixtures are prohibited.
9. Permanently installed LED outdoor soffit lighting (i.e., Jellyfish lighting) may be considered on a case-by-case basis. Track and wiring must not be visible from the street. Use of soffit lighting is reserved only during designated holidays. Soffit lighting is not considered security lighting.

G. Patio Covers, Shade Structures, Storage Sheds, Raised Observation Decks, Arbors, Trellises, Gazebos, Shade Sails, Media Walls, Exterior Flame Elements and similar structures: These structures should be of materials and colors, which match or complement the existing residence. Size and design must be compatible with the Lot and the immediate neighborhood.

1. A Palapa greater than eight (8) feet in diameter is defined as a shade structure, and therefore, is subject to Section G, Sub-sections 1-3 below. A single pole Palapa less than eight (8) feet in diameter may be considered an umbrella; quantity is limited to a maximum of two (2) per residence with reasonable separation between canopies, and the canopy must be set back a minimum of five (5) feet from all property lines.

2. Front yard patios, shade structures, arbors, trellises and gazebos may not be appropriate; however, the Committee will consider requests on a case-by-case basis, subject to advance review and approval by the Committee.
3. The following materials are not acceptable: (This material list is not all-inclusive.)
  - a. Corrugated plastic or corrugated metal
  - b. Plastic webbing, split bamboo, reed or straw-like material
  - c. Asphalt shingles
  - d. Rolled roofing unless on a flat roof with a tile wrap
4. These improvements may encroach no closer than five (5) feet from all exterior walls and property lines. Greater setback distances may be required depending on the improvement. Overall structure height may not exceed fourteen (14) feet from the original grade.
5. Exterior fireplaces, fire pits, permanent barbecues and any other flame element must be set back a minimum of five (5) feet from all property line walls and may not exceed eight (8) feet in height. Greater height consideration would warrant deeper setbacks and will be reviewed on case-by-case basis.
6. Patio/Balcony covers on condominiums require the approval of the sub-association Board of Directors and must be constructed of the same materials and colors of existing buildings and be of the same architectural design.
7. Raised Observation Decks or Patios. Raised observation decks or patios are allowed in the rear yard only.
  - a. Raised decks originating at grade level of the residence must be setback from all perimeter walls a minimum distance of twice the total height of the deck above the grade of the building pad. Except as noted in item “b” below, no deck may exceed thirty inches (30) in height above the grade of the building pad. (Refer to Exhibit 7).
  - b. Patios, decks, landings, walks, paths, waterslides/features, statuary and other hardscape improvements are allowed on the upward slope of rear and side yards, but the finished surface of the improvements shall be no higher than 2/3 (or 66%) of the difference in elevation between the top and the toe of the slope. The minimum setback is ten feet (10’) from all perimeter walls. Structures (including but not limited to gazebos, sheds, play equipment, fireplaces, barbecues, shade structures, etc.) on slopes are allowed, but the top of such structure may not exceed the elevation height of the top of the slope and must be set back a minimum of ten feet (10’) from all perimeter walls. (Refer to Exhibit 6).

**Slopes that are disturbed for the installation of any improvements may require engineered drawings and City permits.**

8. Storage sheds are allowed in the rear yard only.
  - a. Storage sheds that exceed the height of the property line wall must be set back a minimum of five (5) feet from all perimeter walls.

- b. Storage sheds must match the architectural design, materials and color of the home if visible above the perimeter walls or visible through an open view fence. Non-deciduous landscape/trees may be required to help screen the structure from street or adjacent Lot views.
  - 9. Canvas Shade Sails are subject to review and approval according to location, color, and design. They are subject to Section G, Sub-sections 1 through 9 above. Acceptable colors, including architectural supports, would be those that match or blend with the colors of the residence or the roof tile. Only solid colors are acceptable. No stripes, prints, etc. are permitted. The area covered must be suitable to Lot size and neighborhood. The coverage area of the shade sails must not exceed 60% of the rear yard. The height of the sails may not exceed twelve feet (12') measured from the original grade of the building pad. The sails must be maintained in like-new condition at all times.
  - 10. Media Walls / Free Standing Privacy Walls may not exceed eight (8) feet in height from the ground plane and must be set back a minimum of five (5) feet from all property line walls. Colors, materials, and treatment are subject to review.
- H. Bahama Shutters, Fabric Awnings and Retractable Awnings: Bahama shutters, fabric awnings and similar decorative screen/shade treatments are subject to review and approval according to location, color and design, and architectural style of the residence. Acceptable colors would be those that match the trim on your home or roof tile. Only solid colors are acceptable. No stripes, prints, etc. are permitted. See Exhibit 5 for further standards and acceptable styles. Bahama shutters and awning material must always be maintained in like-new condition. For information on canvas shade sails, refer to Section G. 9. Retractable awnings will be reviewed on a case-by-case basis.
- I. Fixed Solar Screens, Rolling Solar Screens and Rolling Shutters: Submittal must include a copy of the manufacturer's specification sheet, house photos to show location of screens, shutters, etc.
- 1. Fixed Solar Screens shall provide a contrast to the home. The following solar screen colors are acceptable, depending on the color of the home: dark brown, dark gray, sand, light gray, or charcoal. Window screen frames shall be made of roll formed aluminum of at least .025 gauge or extruded aluminum of .055 gauge. Frame design shall match window design including layout of mullions. Mullions shall be of a contrasting color consistent with the trim colors of the home. Color of frames shall match existing window frames. You must submit a color sample of the solar screen you wish to install with the Improvement Request form.
  - 2. Rolling Solar Screens that face a street or a common area must be designed to the maximum extent practicable to be compatible with the style of the common-interest community. They must be of a contrasting color consistent with the color palette on the home and must be mounted in a manner that does not conflict with or hide the architectural features of the home, including but not limited to door or window trim and pop-outs, arches, mullions, etc.
- Rolling solar screens must be maintained in like-new condition at all times.
- 3. Rolling Shutters: In accordance with NRS 116.2111, Subsection 3, the requests for the installation of roll-up shutters must be submitted to the Committee in accordance with the procedures set forth in the governing documents (see the Amended Covenants, Conditions,

Restrictions and Reservation of Easements for the Summerlin West Community Association, Article IV, Section 4.3.1. and the Supplemental Declaration of Covenants, Conditions, Restrictions and Reservations of Easements Article 1, Section 1.12 or Article 2, Section 2.12.

Rolling shutters that face a street or a common area must be designed to the maximum extent practicable to be compatible with the style of the common-interest community. They must be of a contrasting color consistent with the color palette on the home and must be mounted in a manner that does not conflict with or hide the architectural features of the home, including but not limited to door or window trim and pop-outs, arches, mullions, etc.

Rolling shutters must be maintained in like-new condition at all times.

J. Distributed Generation Systems (solar) and Wind Energy Equipment:

1. Distributed Generation Systems (for home or pool/spa) are permitted but must be submitted for approval. The solar energy equipment must be kept in like new condition at all times. All piping below the roof line must be painted to match the color of the surface to which it is attached. All conduit must be attached to the side or rear of the home.
  - a. All wires, conduit, materials used to fasten these devices and modules to the dwelling shall be securely fastened. These materials must be painted to match the adjacent wall color.
  - b. All PV modules and panels shall be flush mounted on roof. Tilt-up kits or mounting brackets that angle the modules opposite the roof pitch are not allowed.
  - c. Bird deterrents are strongly recommended to avoid future issues with bird roosting.
  - d. All inverters, control boxes, etc. shall be installed in an inconspicuous location, and all efforts shall be made to minimize the visibility of these objects from the street, common areas, and neighboring properties.
  - e. Roof and roofing material must be returned to its original state. Asphalt composition roofing material is prohibited per the design guidelines.
  - f. Refer to Exhibit 8 - Distributed Generation Systems Rules and Owner Responsibilities for additional requirements.
2. Wind energy equipment and turbines will only be considered if they meet the provisions of NRS 116.2111 as follows:
  - a. The lot must be two (2) acres or greater in size.
  - b. The written consent of all owners within three hundred (300) feet of any boundary of the Lot must first be obtained.

K. Garage Doors: All changes to existing garage doors must be submitted for approval. All submitted changes to the style of the garage door will be reviewed on a case-by-case basis, subject to the advance review and approval by the Committee, and determined by, among other things, the architectural compatibility to the neighborhood. (Refer to Section T for information on window coverings and other window alterations.)

L. Screen Doors, Storm Doors, and Security Screen Doors: The Committee shall consider approval of screen doors or security screen doors with the following guidelines:

1. They must be maintained in like-new condition at all times.
  2. Color should match the exterior trim color on the home or around front door, other decorative iron on the residence, or the color of the front door itself. Mesh screening is permitted and must match the color of the security door.
  3. The Committee shall take into consideration the architectural style of the residence and the visibility of the door from public or private sidewalks or streets, trails, walkways, greenbelts and parks. Screen doors, storm doors and security doors shall not be overly ornate or massive in design unless the architectural style or scale of the residence suggests a design variation.
- M. Exterior Window Treatments: Exterior window bars and grills are not permitted. Decorative iron window treatments are subject to review by the Committee.
- N. French Doors, Bay Windows, Architectural Appendages, and Interior Fireplaces: These improvements must be painted to match the trim or stucco of the home. These improvements may encroach no more than two (2) feet into any setback limit, provided they remain at least three (3) feet from the side property lines. These improvements may not increase the living space within the home at the floor line. Fireplace installations must comply with all ordinances.
- O. Fences, Walls, Pilasters, and Gates (including Entry, Courtyards, Side Access): Fences, walls, pilasters, and gates shall be reviewed on a case-by-case basis, subject to advance review and approval by the Committee, including with respect to their placement in relationship to the existing residence. These improvements shall not exceed the maximum allowable height as described in items six (6.) and seven (7.) below. All fencing and walls shall be placed at a minimum of four (4) feet from back of curb or two (2) feet back of sidewalk, whichever is applicable. Freestanding or decorative pilasters shall be setback a minimum of two (2) feet from back of curb or, if there is a sidewalk, two (2) feet from the back of the sidewalk. (See Section V, A.1.d for landscape retaining walls). **Any removal or modifications to community perimeter property walls or fences either owned by the community or adjacent to community or Council open space are not allowed.**
1. The Committee and all co-owners of the wall must approve any modifications to existing party walls.
  2. Any wall surface facing the street must be finished in one of the following manners:
    - a. Painted and stuccoed to match the residence;
    - b. Finished with stone to match existing stonework on the residence;
    - c. Painted and stuccoed a neutral color that complements both adjacent residences, if such situation exists; or
    - d. Finished in a manner consistent with the builder-installed walls for the neighborhood.
  3. **Unacceptable materials** (not all inclusive) for fencing, walls and gates are: sheet metal, chicken wire or mesh, metal or plastic chain link, plastic webbing, reeded or straw-like materials, corrugated or flat plastic and fiberglass panels, glass block, reflective materials, rope or other fibrous strand materials or wood. Artificial turf/plants are not permitted on all gates and all view fences.

4. Gates and/or decorative iron work will be considered for compatibility with the residence in terms of design and color. They should take into consideration prominent architectural features of the residence (i.e. archways, door heights, etc.) and should not exceed six (6) feet in height unless the architectural features of the residence suggest a design variation. Mesh metal may be installed. Gate screening material must be attached to the interior facing side of the gate. Preferred screen materials include expanded metal mesh sheet (with less than ¼ inch diamond pattern) and perforated sheet metal. Metal gate screening must be painted to match the gate and cover the entire length and height of the gate panel. Spikes, finials, and spires are prohibited.
  5. Return walls must be setback a minimum of four (4) feet from the face of the portion of the structure to which they are attached, unless dictated by architecture of the house.
  6. Front yard fences, walls, and pilasters that are located **forward** of the respective building setback shall not exceed a maximum height of thirty-six (36) inches.
  7. Front yard fences, walls, and pilasters that are located **within** the respective building setback shall not exceed a maximum height of seventy-two (72) inches.
  8. Decorative features on top of pilasters (i.e., lights, planters, statuary objects, etc.) shall not exceed eighteen (18) inches in height and may not be used on any pilasters that exceed thirty-six (36) inches in height, regardless of their location within the yard.
  9. Ironwork is not permitted atop any perimeter or return walls, unless consistent with that installed by the builder.
  10. Some communities have Lots with side and rear yard retaining conditions and have multiple retaining walls to transition grade between adjacent lots. These retaining walls have a combined height that exceeds 10 feet and are highly visible from the street. To retain visual continuity within the community, the application of stucco or paint is not allowed on those retaining walls or sections of walls that exceed 6 feet from the property's lowest finished grade.
- P. Playhouses, Play Structures, and Trampolines: These improvements will be approved on a case-by-case basis, subject to advance review and approval by the Committee, including with respect to design considerations which the Committee, in its discretion will deem appropriate, as well as Lot layout:
1. These structures must be constructed, located and screened to minimize the impact on the adjacent neighbors' privacy and any existing structure or common area.
  2. If the playhouse, play structure, or trampoline (including the trampoline enclosure) exceeds the height of the property line wall, then the minimum setback requirement is five (5) feet from all perimeter walls.
  3. Playhouses, play structures, and trampolines should be screened with dense non-deciduous vegetation if visible above the perimeter walls or through perimeter view fence, and to the greatest extent possible should not be directly visible through the side yard gate.
- Q. Antennas, Internet Access Antenna, and Satellite Dishes: All antenna and satellite dishes visible from any public or private street, sidewalk, open space, adjacent Lot or condominium must be submitted for review and are subject to all federal regulations currently in effect. On internet access antenna, all non-

receiving surfaces, including but not limited to equipment boxes, poles and wire cables, must be painted the color of the structure to which the equipment, pole or wiring is attached. Unused equipment is encouraged to be removed.

R. Mechanical Equipment: Installation of mechanical equipment, including but not limited to air conditioners, swimming pool and spa equipment, water softeners, waterfall pumps, etc. shall be screened from public view and shall adhere to the following guidelines:

1. Equipment Location: Location of all equipment shall be in compliance with City ordinances.
  - a. Plan drawings must indicate the location of the equipment and, if exposed to view of street or open space, a method of screening that is of a non-organic nature and which is architecturally compatible with other walls and fences located on the lot.
  - b. The Committee may require reasonable measures to aid in the mitigation of noise from pumps and blowers.
2. Pool Construction, Drainage, and Fencing is required to conform to all City and City ordinances.
3. Exterior Air Conditioning Equipment: Any exterior air conditioning equipment, other than the equipment installed as a part of the original residence, must be approved by the Committee and must be mounted below the perimeter wall/fence line and back of the side return wall and must be screened from public view.
4. Electric Vehicle (EV) Charging Stations: To be reviewed on a case-by-case basis, subject to advance review and approval by the Committee. Charging cords must be stowed out of public view when not in use.

S. Basketball Equipment and Sport Courts: The Committee utilizing the following guidelines will consider basketball equipment and sport courts as follows:

1. All permanent in-ground basketball equipment must be submitted to the Committee for approval.
2. Use of mobile basketball equipment is permitted but must be stored at least forty (40) feet from back of curb or out of view from street and/or neighboring property when not in use.
3. Permanently located basketball equipment, whether installed in-ground or mobile, must be placed a minimum of forty (40) feet from back of curb and set back a minimum of seven and one-half (7 ½) feet from all other property lines. Basketball equipment should be screened with dense non-deciduous vegetation if visible above the perimeter walls/fences.
4. Basketball equipment may not be attached to any part of the residence, secondary structure, casita or accessory structure.
5. Basketball equipment/hoop not to exceed regulation height.
6. Chain nets, fluorescent colors, excessive graphics or highly-stylized colors are not allowed.
7. The base of mobile basketball equipment must be weighted in the manner specified by the manufacturer. External weighting by use of sandbags (or other means) is not permitted.

8. All equipment must be properly maintained.
9. Reasonable steps shall be taken to ensure that residents of neighboring properties are not disturbed when the basketball equipment and sport courts are in use, including (i) proper care to ensure that basketballs or balls do not strike any adjoining structures or damage adjoining landscape, and (ii) reasonable hours of use.
10. Sport courts may be considered for rear yards only. Sport courts require a minimum five (5) foot setback from all property walls. Non-deciduous landscape/trees may be required for screening and noise attenuation. A site plan with court locations, dimensions, lighting (if applicable), color/material information must be submitted for review.
11. Refer to Section F. for exterior lighting requirements.

T. Window Coverings:

1. Temporary Coverings: Any window coverings appearing as temporary covering shall be removed six (6) months after close of escrow on a sale of the property to a new owner. Those coverings, which are considered temporary and acceptable include, but are not limited to: butcher paper, plain sheets, plain paper products. **Aluminum foil and newspapers are strictly prohibited.**
2. Reflective window tint materials, which create a “mirror” effect on windows from the outside, **are strictly prohibited.** After market window tinting that is not from the factory may invalidate your manufacturer’s warranty.
3. Garage Door Window Coverings, with the exception of un-mirrored or non-reflective tint, are prohibited. Aesthetically, garage door tint/film/covering should give a same or similar appearance to other windows featured on the home that face the street. In all cases, garage door windows must maintain a uniform appearance.

U. Garage Conversions: Garage conversions are reviewed on a case-by-case basis, subject to advance review by the Committee. Garage conversions are not allowed unless they meet at least the following criteria:

1. The residence is required to maintain a minimum of two enclosed 10’ x 22’ parking spaces.
2. The portion of the adjacent existing driveway to the converted space needs to be removed and that area will be considered front yard and need to be landscaped accordingly.
3. Garage conversion shall not alter the existing design of the home and shall be integral to the existing design and be architecturally compatible with the adjacent homes.

V. Pools and Spas: The water’s edge must remain a minimum of three (3) feet from all property lines. Above ground pools are subject to review. Refer to Section R for pool equipment guidelines. Pool construction access is not permitted through Association or Summerlin Council common walls or property. Refer to Section G. 7. for raised deck guidelines.

W. Decorative Landscape and/or Water Features; such as waterfalls, rock outcroppings, slides or structures are allowed in the rear yard under the following conditions:

1. Natural and artificial rock features may have a zero setback from the property line provided they remain below the height of all solid property line walls and are not structurally supported by such walls.
2. Natural and artificial rock features which are higher than any property line wall, **or located along an open view fence**, must be set back a minimum of seven and one half (7 ½ ) feet from all property line walls and must be screened with non-deciduous landscaping. Such features are limited to a maximum height of eight (8) feet.
3. Any structure which includes or incorporates active areas such as slides, platforms, etc., must be set back a minimum of seven and one half (7 ½) feet from any property line and must be screened with non-deciduous landscaping. Such features are limited to a maximum height of eight (8) feet.
4. Permanent in-ground water features (such as ponds) may not be appropriate for front yards; however, the Committee will consider requests for these improvements on a case-by-case basis. (Refer to Section V, A. 3. for additional guidelines on front yard water features and fountains).

X. Real Estate Signs and Election Signs:

1. Real estate signs will be limited to **one sign** with a maximum allowable size of two feet x two feet (2' x 2') and the industry standard height. Signs will be limited to being placed in the front yard only. Condominium for sale signs are limited to being placed in front windows only.
2. Election signs may not exceed two feet by three feet (2' x 3') and are subject to the provisions of NRS 116.325. All election/political signage should be removed no later than is required pursuant to controlling local governmental codes and/or ordinances. In the event there is not a controlling local governmental code and/or ordinance, election signs may be placed in the front yard up to ninety (90) days prior to the scheduled election day and shall be removed no later than twenty-one (21) days following the scheduled election day.

Y. Security Signs: A security sign bearing the name of the company which installed your security system may be placed in your front yard, provided it is no further than twenty-four (24) inches from your home. The sign face may be no larger than one hundred (100) square inches and the overall height of the sign, to include the post, may be no more than eighteen (18) inches. Limited to one sign per frontage.

Z. Flagpoles: In general, flagpoles shall be a maximum height of fifteen (15) feet. The flag shall be a maximum size of three (3) feet x five (5) feet. Flags displayed on a property are generally limited to a State of Nevada flag or a United States flag. Some flexibility may be granted for short-term decorative purposes in relation to a holiday or event at the discretion of the Committee. (Refer to the Section EE-Holiday Decorations). If located in the front yard the pole shall be located a minimum of fifteen (15) feet back of curb or sidewalk, if one exists, and fifteen (15) feet from side property lines. If located in the rear yard, the pole shall be situated a minimum of five (5) feet from rear wall and centered between sidewalls. The flagpole's finish and color must be approved by the Committee. The Committee may consider larger flagpoles and flags should the particular lot and residence be deemed sufficient to warrant such.

AA. Exterior Ornamental Objects: The placement of exterior ornamental objects (i.e. name plates, bullhorns, decorative flags, etc.) may be reviewed on a case-by-case basis. The Committee will consider the proposed location and amount of such objects relevant to their visibility from neighboring properties,

common areas, and public or private sidewalks or streets. In general, those external ornamental objects that present a mirror-like or reflective surface are not permitted.

- BB. Rain Gutters: Gutters, downspouts and hardware must match the color of the surface to which it is attached. Downspouts must be flush to the wall and placement shall not be on front of the house. Splash blocks are recommended. Gutter water flows and run-off shall not adversely impact adjacent lots; French drains and other collectors should be considered. Gutter system must be maintained at all times in like-new condition.
- CC. Raised Planters: Raised planters may not rely on perimeter walls for structural support or create retaining condition against any perimeter wall. Backfill in any planter that is at level or above grade on an adjacent property wall will require that the planter be constructed independent with a sub-wall. In addition, each planter must be properly sealed with a moisture barrier to prevent any potential damage to such walls. (Refer to Exhibit 9).
- DD. Security Cameras: A maximum of three (3) cameras per frontage, as defined by the architecture and size of the dwelling, are permitted provided that the views of the camera and lighting (if applicable) are strictly confined to within your own Lot boundaries. Lighting shall not be directed into streets, common areas, or adjacent Lots. Cameras must be installed in a professional-looking manner such that all cables, to the greatest extent possible, are run into the house walls. All visible cabling must be painted to match the color of the surface to which it is attached. Lengthy cable runs, slack or use of extension cords on the exterior walls of the house are not permitted.
- EE. Holiday Decorations & Lighting:
  1. Decorations for holidays that fall between December 1<sup>st</sup> and December 31<sup>st</sup> may be displayed as early as 10 days prior to Thanksgiving Day and must be removed by January 31<sup>st</sup>.
  2. All other holiday decorations such as Valentine's Day, St. Patrick's Day, Easter, Fourth of July, Halloween and Thanksgiving decorations may be displayed 21 days prior to the holiday and must be removed seven (7) days after the holiday.
  3. String-like holiday lighting attached to the home or landscape material may only be used for the holidays that fall between October 31<sup>st</sup> and December 31<sup>st</sup>.

## **VI. VARIANCES:**

The Committee retains the right and privilege to permit any homeowner a variance to deviate from any of the Design Guidelines and Standards provided that such deviation is warranted, in the opinion of the Committee. Any such permission of the Committee shall be in writing and shall not constitute a waiver of said Committee or Association's powers of enforcement.

## **VII. NO WAIVER OF FUTURE APPROVALS:**

The approval of the Committee of any proposals, plans and specifications or drawings for any work done or proposed or in connection with any other matter requiring the approval and consent of the Committee shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matters subsequently or additionally submitted for approval or consent. These Design Guidelines and Standards are an attempt to inform each homeowner of the requirements of Committee and the Association as it pertains to exterior improvements to each Lot. These guidelines may be amended

from time to time as the Committee deems necessary. Each submittal is subject to review on a case-by-case basis and requests for additional information, other than outlined in these pages, may be required by the Committee. Please refer to the Master and Supplemental Declarations for further requirements.

Please contact the Summerlin West Community Association Design Review Department office at (702) 791-4600 if you have any questions.

