

Amendments to Design Guidelines and Standards

Summerlin West Community Association

The following are amendments to the Summerlin West Community Association Design Guidelines and Standards. Please insert these amendments into your current design guidelines document.

V. Design Guidelines and Standards

A. Landscaping:

1. Hardscape Materials:

b. Additional sidewalks must not alter the type A drainage of the lot. ~~Only one concrete sidewalk or steps from street to the building setback is allowed in the front yard.~~ Additional sidewalks or steps may be acceptable on a case by case basis and subject to review by the Design Review Committee. Walkway connections beginning at the curb or public sidewalk must 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.

B. Exterior Painting and Stonework/Veneer: 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 the color previously approved by the Design Review Committee.

1. ~~Proposed Color Change or Color Location:~~ An improvement request form is required for any ~~proposed change in to the~~ exterior paint color(s) or the location of existing colors ~~scheme~~. **No custom schemes will be considered. Contact the management office for the pre-designated schemes available for your neighborhood/elevation.**

2., 3. and 4. - Deleted.

5. 2. 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. **A number of stone/veneer examples are already called out in the pre-designated palettes referenced in the section above, and in such case, must be followed as depicted therein.**

F. Exterior Lighting: Subtle low-level lighting of facades and front yard landscaping is encouraged. The lighting of address plaques is required. Lighting shall be located, directed, and shielded so that light rays and glare, to the greatest extent practicable, do not extend beyond lot boundaries. ~~Permanent installation of any type of string lighting (i.e. bistro, lantern, café, LED strips, etc.) are not permitted unless the cords and sources of light are not visible from neighboring property. For purposes of this interpretation, visible from neighboring property means such object is or would be visible to a persons ix (6) feet tall, standing at ground level on any part of a neighboring property, including a unit, common element or street.~~

1. Temporary use of string lighting is allowed on an occasional basis (i.e. special event, party, etc.) not to exceed forty-eight (48) hours.

2. Permanent use of string lighting must be submitted for review and approval prior to installation and must be installed in accordance with the National Electric Code (NEC), City of Las Vegas Outdoor Lighting Regulations Chapter 285 and the Summerlin West Community Association Design Guidelines and Standards as follows:

Lighting shall not exceed a maximum height of 10' (feet).

Lighting shall be installed no closer than minimum of 2 ½' (feet) to any property line or property wall. Lights attached to a mounting pole or mast may be installed in rear yards only and must not be higher than 8' (feet) at the perimeter of the property and 10' (feet) at the residence. Poles must be painted a color to compliment the residence and subject to review by the Design Review Committee. Only clear glass white light shatterproof bulbs, not to exceed 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 10:00p.m. 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 finished floor. Lighting must be maintained in like new condition at all times.

Adopted October 4, 2022
Design Review Committee