



SUMMERLIN NORTH COMMUNITY ASSOCIATION DESIGN GUIDELINES AND STANDARDS

January 1, 2025

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

TABLE OF CONTENTS

INTRODUCTION	4
DEFINITIONS.....	5-6
DESIGN GUIDELINES AND STANDARDS	7
I. PURPOSE.....	7
II. GENERAL.....	7-8
III. HOME IMPROVEMENT APPLICATION PROCEDURES	8
A. IMPROVEMENT REQUEST FORM.....	8
B. REQUIRED INFORMATION	8
C. NEIGHBOR APPROVAL	8
D. APPROVAL OF DESIGN REVIEW COMMITTEE VS. CITY	8
IV. HOME IMPROVEMENT APPLICATION PROCESSING.....	9
A. PROCESSING TIME PERIOD	9
B. APPROVED REQUESTS.....	9
C. DISAPPROVED REQUESTS.....	9
D. STOP WORK ORDERS	9
E. ACCESS OF COMMON AREAS FOR CONSTRUCTION.....	9-10
V. DESIGN GUIDELINES AND STANDARDS.....	10
A. LANDSCAPING	10
1. Hardscape Materials	10
a. Patio Slabs	10
b. Additional Walkways	10
c. Driveway Expansions.....	11
d. Driveway Coatings	11
e. Retaining Walls	11
f. Artificial plants, trees, and turf.....	11-12
g. Rock Mulch Requirements	12
2. Softscape Requirements	13
a. Minimum Plant Coverage at the Ground Plane	13
b. Minimum Tree Requirements.....	13
c. Minimum Tree Requirements - Corner Lots.....	13
d. Lots with Parkway Strips	13
3. Yard Ornaments, Statuary Objects, & Water Features	13
4. Prohibited Plant Material	13
5. Prohibited Landscape Material	14
6. Sidewalk Hedges	14
7. Turf Setback	14
8. Improvement Request Form Requirement	14
B. EXTERIOR PAINTING & STONE VENEER	14-15
C. ROOM ADDITIONS, FIRST AND SECOND STORY ADDITIONS, BALCONIES/SUNDECKS, PATIO ENCLOSURES/SUNROOMS, ACCESSORY STRUCTURES AND CASITAS.....	15
1. Advisory Review	16
2. Formal Submittal	16
3. Mass	16
4. Roof	16
5. Rear Yard Setbacks	16
6. Side Yard Setbacks.....	16-17
7. Balconies/Sundecks.....	17
8. Patio Enclosure/Sunroom	17
D. WINDOWS & GARAGE DOOR WINDOWS	17
E. SKYLIGHTS.....	17
F. EXTERIOR LIGHTING	17-18
G. PATIO COVERS, SHADE STRUCTURES, STORAGE SHEDS, RAISED OBSERVATION DECKS, ARBORS, TRELLISES, GAZEBOS, EXTERIOR FIREPLACES BARBECUES AND MEDIA WALLS	18-20

TABLE OF CONTENTS (cont'd)

H.	BAHAMA SHUTTERS & AWNINGS	20
I.	SOLAR SCREENS, ROLLING SHUTTERS	20
J.	SOLAR & WIND ENERGY EQUIPMENT	20-21
K.	GARAGE DOORS	21
L.	SECURITY SCREEN DOORS.....	21
M.	EXTERIOR WINDOW TREATMENTS	21
N.	FRENCH DOORS, BAY WINDOWS, ARCHITECTURAL APPENDAGES AND INTERIOR FIREPLACES.....	21-22
O.	FENCES, WALLS, PILASTERS AND GATES & COURTYARDS	22-23
P.	PLAYHOUSES, PLAY STRUCTURES, AND TRAMPOLINES.....	23
Q.	ANTENNAS, INTERNET ACCESS ANTENNA AND SATELLITE DISHES	23
R.	MECHANICAL EQUIPMENT	23-24
S.	BASKETBALL EQUIPMENT & SPORTS COURTS.....	24
T.	WINDOW COVERINGS	24-25
U.	GARAGE CONVERSIONS	25
V.	POOLS AND SPAS	25
W.	DECORATIVE LANDSCAPE & WATER FEATURES.....	25
X.	REAL ESTATE SIGNS AND ELECTION SIGNS	25-26
Y.	SECURITY SIGNS	26
Z.	FLAGPOLES.....	26
AA.	EXTERIOR ORNAMENTAL OBJECTS	26
BB.	RAIN GUTTERS	26
CC.	SECURITY CAMERAS.....	26
DD.	HOLIDAY DECORATIONS	26
EE.	RAISED PLANTERS	26
VI.	VARIANCES	27
VII.	NO WAIVER OF FUTURE APPROVALS.....	27

EXHIBITS

1.	INSTRUCTIONS FOR SUBMITTING AN IMPROVEMENT REQUEST FORM	28
2.	PLANT MATERIAL CALCULATION	29
3.	LANDSCAPE PLAN	30
4.	LANDSCAPING REQUIREMENTS	31
5.	ARTIFICIAL TURF – SITE PLAN EXAMPLE	32
6.	STONE VENEER	33
7.	PLOT PLAN FOR ROOM ADDITIONS, FIRST & SECOND STORY ADDITIONS, BALCONIES/SUNDECKS, PATIO ENCLOSURES/SUNROOMS, AND PATIO COVERS	34
8.	RAISED DECKS/OBSERVATION DECKS	35
9.	SLOPE IMPROVEMENT	36
10.	FABRIC AWNING DESIGN CRITERIA.....	37
11.	AWNING ILLUSTRATIVE	38
12.	ROLLING SHUTTERS.....	39
13.	SCREEN DOOR SAMPLES	40
14.	SECURITY SCREEN DOOR SAMPLES	41
15.	CUTAWAY DETAIL OF PLANTER	42
16.	SNWA POOL RESTRICTIONS.....	43

INTRODUCTION

The Design Review Committee ("the Committee") has been established to 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 North Community Association. Maintaining the Summerlin North Community Association ("Association") as an attractive community in which to live depends on continuous design excellence and sensitivity to the environment. The Committee serves as an arm of the Board of Directors to pursue compliance with protective restrictions, and ensure the compatibility of construction, design and maintenance of your homes.

Adoption of Design Guidelines and Standards by the Board of Directors and 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 amended and restated Covenants, Conditions, Restrictions and Declarations of the Summerlin North Community Association.

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

You are advised to contact the Design Review Office, 2120 Snow Trail, Las Vegas, Nevada 89134, (702) 838-5500 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 the Committee review and approval prior to any installation.**

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.

It is important to note that per the Association CC&Rs, Article 8, Section 8.2, the Committee may further require that all plans and specifications first be approved by any Sub-Association having jurisdiction.

The Design Guidelines and Standards, Exhibits, Improvement Request Form, Re-Submittal Form, and other Association Governing Documents are available online at www.summerlink.com. This version of the Design Guidelines and Standards and associated Exhibits, Improvement Request Form, Re-Submittal Form and any other related documentation are effective as of January 1, 2025, 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 Review Office Hours: Monday – Friday, 9:00 AM – 5:00 PM (Closed Holidays)

DEFINITIONS

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 North 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.

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 slope with grade.

Front Yard. “Front Yard” shall mean the area between the front property line and the face of the building 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, artificial turf, 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.

Master Color and Materials Palette. “Master Color and Materials Palette” shall mean the specific range of colors and materials that were developed for use in specific communities/neighborhoods and may be available for review at the Summerlin North Management Office.

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

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. 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.

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, 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.

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.

DESIGN GUIDELINES AND STANDARDS

I. PURPOSE:

In order to promote and maintain the design character and aesthetics of the Association, modifications of structures and materials, as well as landscaping, must be compatible with the dwelling and overall design style and theme of each subdivision. The Board of Directors set the standards and the Committee 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, 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. (Example: air conditioners, mini splits, spa/swimming pool equipment, waterfall pumps)
3. All landscaping improvement. (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 Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Summerlin North Community Association, recorded August 15, 1997, in Book 970815, Instrument No. 00692 and any supplements and/or amendments thereto ("CC&Rs").***
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.***

B. 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 VIII of the CC&Rs (Architectural Landscaping and Control). By way of example, pursuant to Article VIII, Section 8.2 of the CC&Rs, the Committee will consider at least the following in relation to any such submittal for approval: (a) is the construction, alteration, or additions contemplated by the owner detrimental to the appearance of the surrounding area of the community as a whole, (b) will the appearance of any structure affected by the alteration or improvement be in harmony with other structures in the vicinity; (c) will the construction detract from the beauty, wholesomeness and attractiveness of Association common elements or enjoyment thereof by the owners and residents in the community; and (d) will the upkeep and maintenance become a burden on the Association. 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 should be made on the Improvement Request Form.
- B. Required Information: Plans or drawings must be submitted with the Improvement Request form. Refer to Exhibit 1 for examples of the information that must be provided.
- C. Neighbor Approval: The neighbor approval 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 Design Review 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 has been submitted, the Committee has a maximum of thirty (30) calendar 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. If additional information is required to complete our review, please allow up to thirty (30) additional days from receipt of this requested information to complete our review.
- B. Approved Requests: All homeowners will be notified in writing, by mail or email, 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, Representative, nor Declarant (as defined in Section 1.2.1 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 to ensure 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 should any noncompliance to 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, by mail or email, 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 may subject the homeowner to a hearing and fines and all other legal remedies to which the Association may be entitled pursuant to the CC&Rs 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, in its discretion. 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 to common areas should 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 DESIGN REVIEW 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, etc. The Design Review 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 ground cover, shrubs and trees. (See required percentages for softscape). Bear in mind that drought tolerant landscaping themes are encouraged to conserve water. A weed barrier is encouraged on all front and side yard landscape modifications.

1. Hardscape Materials: Horizontal **hardscape** materials may not exceed sixty (60) % of the front and side yard.
 - a. Patio slabs/decks must be installed so as not to alter the original drainage of the Lot.
 - b. 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. Walkway connections beginning at the curb or sidewalk must have a minimum width of eighteen (18) inches of landscape area separating from any property line and a minimum of twelve (12) inches of landscape area separating them from any driveway.

- c. Expanding the width of driveways is allowed but overall width may not exceed the architectural frontage of the garage face itself. Driveway expansion materials must match or complement existing driveway materials.
- d. Coatings for driveways and walkways leading to the building setback are generally allowed, but are considered on a case-by-case basis, including based on material and color compatibility with the neighborhood and are subject to advance review and approval by the Committee. Coatings must be maintained in like new condition and be sustainable for vehicle traffic. **Coatings are not permitted on public access sidewalks.**
- e. Landscape retaining walls/raised planters in the front yard may not exceed thirty-six (36) inches in height and must be setback a minimum of four (4) feet back of curb. (For further information on walls, gates, fences, & pilasters for courtyards and other enclosures, refer to Section V.O.)
 - 1. Acceptable material includes but are not limited to stones/rocks, Windsor blocks, bricks, flagstone or ledgerstone of natural earth tone colors, or may be stucco 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 Design Review Committee on a case-by-case basis, including based on 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 must contain a minimum forty (40) percent softscape or organic groundcover at the ground plane.
- f. **Front yard criteria for artificial turf, artificial plants and artificial trees:**
 - 1. **Artificial plants and trees** are considered hardscape materials and are ***prohibited*** in front yards and side yards in front of return walls.
 - 2. **Artificial turf** is classified as a hardscape (non-organic) material 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, 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 Design Review Committee prior to installation. Each application for installation must be supported by the specifications of the product and the method of installation. (Please use Artificial Turf Application form)

- 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:	¾" – ½" maximum
Stitch Rate:	Minimum 14.5 on 3"
Backing:	URETHANE, min. 20 oz. per sq. yd. – <u>adequate drainage required</u>
Product Total Weight:	80 oz. per sq. yard
Infill Type:	<u>No rubber infill. No uncoated silica sand.</u>
Product cannot contain measurable quantities of lead in any capacity or manner.	

ii. **Installation:**

Turf must be placed over ¼" minus chat base material that measures two (2) to three (3) inches 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.

Trees and shrubs installed adjacent to or inside the artificial turf areas will be challenged for sufficient irrigation water; 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 (12) inches beyond the mature caliper of the tree. The rings must be covered with approved mulch.

Turf must be setback a minimum of three (3) feet 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 separation treatment must be provided if artificial turf is adjacent to real grass or artificial turf in a neighboring landscape.

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.

- g. All shrubs and ground cover areas shall be covered with a top dressing of rock mulch to a minimum depth of two (2) inches. Bare ground is not permitted. The use of different sizes of one rock mulch color is encouraged. Mulches ranging in size from ¾" diameters to ¾" diameter are required in front yards. On a case-by-case basis, subject to advance review and approval by the Committee, larger sizes, as well as occasional boulders (not to exceed 36" in height and diameter), may be used. Smaller diameter mulches that are less than ¾" diameter, such as, pea gravel 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 rocks mulch colors may be used in a front yard. 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. Painted rock and boulders are not allowed. **White and/or light-colored rock is not permitted.**

2. **Softscape Requirements:** The following minimum landscape (**softscape**) requirements are required on all front yards and side yards:
 - a. Forty (40) percent of the front and side yards must be planted with softscape or organic groundcover at the ground level plane. Tree canopies may be considered when calculating this area on a case-by-case basis, subject to advance review and approval by the Committee. Artificial turf is considered a hardscape material. (refer to Exhibit 2)
 - b. Two twenty-four (24) inch box trees with a minimum one and a half (1½) inch caliper are normally required in the front yard. Trees may be removed or replaced, but only with prior approval of the Committee. Properties with a frontage of fifty-five (55) feet or less will require at least one twenty-four (24) inch box tree with a minimum of a one and a half (1½) inch caliper. As an alternative, palm trees with a minimum trunk height of six (6) feet at time of installation may be considered appropriate.
 - c. Corner Lot owners must maintain a minimum of 40% softscape material in all landscaping that is subject to view from the abutting public street or streets, in a neat and attractive condition, including all necessary landscaping and gardening, and properly maintain and replace, when necessary, the trees, plants, grass and other vegetation.
 - d. Lots with parkway strips between the public sidewalk and the curb must maintain those parkway strips in unity of design with respect to the remainder of the front landscape. 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, Water Features:**
 - a. Front and side yard lawn ornaments, such as decorative pots, 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 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, the number of said objects or features shall not exceed one (1) and shall be maintained in like-new condition at all times.
4. **Prohibited Organic Plant Material:** The following landscaping materials are not permitted:
 - a. Common Bermuda Grass (cynodon dactylon)
 - b. Common Mulberry (morus alba)
 - c. Common Olive (oleo europaea)
 - d. Cottonwood (populus fremontii).

5. Prohibited Landscape Material: The following landscape materials are not permitted in front yards and side yards, in front of return walls, or on exterior facing sides of property walls.
 - a. White edging
 - b. White rock or artificially painted rocks
 - c. Caliche
 - d. Wooden materials (such as railroad ties 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. Rock fines, chat, crushed rock, or minus materials.
 6. Sidewalk Hedges: Hedge type plant material within twelve (12) inches of a public sidewalk:
 - a. May not exceed thirty-six (36) inches in height.
 - b. May not have thorns.
 7. Turf Setback: Homeowners are required to maintain a minimum three (3) foot separation from perimeter and property line walls to any 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 2 & 3).
- 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 colors previously approved by the Committee.
1. Color Change: An Improvement Request form is required for any change in exterior paint colors.
 2. Exterior Color Choices: Specific color schemes have been developed for each subdivision and are available by contacting the management office. Once a color scheme has been selected, submission of an Improvement Request form indicating the color scheme is required. See the Paint and Stone Improvement Request Form.
 - a. A homeowner may select any brand of paint; however, NO deviations from the approved colors are permitted. The homeowner is to ensure that all paint is to match the exact color specifications to the Dunn Edwards exhibits.
 - b. The use of all four colors as specified in the color schemes is recommended; however, a minimum of three colors are required. Should you desire to only use three colors you have the following options:

A = Body Color B = Garage Door, Popouts & Accent C = Trim/Fascia D = Front Door

1. No deviations from the body color labeled as "A" will be permitted. Color "D" may only be used as a front door option.
 2. A minimum of two colors must be used on the body of the home. The second color on the body of your home must be "B" or "C".
 3. If you choose to use only "B" or "C" on the body of your home, you must use color "D" on your front door.
 4. If you choose to use both "B" and "C" on the body of your home, front door must be painted "B".
- c. Return walls are to be painted color "A".
 - d. Paint color changes must terminate at an inside corner.
3. Exterior Stone Choices: Specific stone colors have been developed for each paint color scheme and are available by contacting the management office.
 - a. Stone (veneer) is to be used as an architectural element of the structure. The use of stone on a column, post, pilaster or a structural component is preferred. The use of stone (veneer) on a mass wall should continue to the bottom of the roof eave. Wainscoting or decorating of the exterior with stone (veneer) is discouraged. (refer to Exhibit 6)
 - b. All stone veneer is to be installed per manufacturers' 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. When applying stone veneer, the homeowner shall ensure that the installation has a finished top course cap or equal architectural finish and 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 manufacturers specifications. Stone/veneer must wrap to an inside corner or terminate at a minimum of three (3) feet on an outside corner.
 - e. Stone (veneer) depicted on approved elevations, strictly represents the permitted installation. If a homeowner would like to deviate from the original application to install additional stone, please submit a plan to the Committee for approval.
- C. Room Additions, First and Second Story Additions, Balconies/Sundecks, Patio Enclosures/Sunrooms, Accessory Structures 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 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 information necessary in order to provide a thorough review of your proposed plans (refer to Exhibit 7).

1. **Advisory Review:** Homeowners are encouraged to obtain an advisory opinion from the Committee prior to the preparation of detail drawings for such improvements as room additions/first and second story additions. Such drawings should contain the following:
 - a. **Dimensioned Site Plan:** Illustrates the locations of all existing and proposed structures and setbacks to the property lines.
 - b. **Floor Plan:** Indicate all walls, columns, openings, and any condition or feature that will affect the exterior design of the addition/structure.
 - c. **Roof Plan**
 - d. **Elevation:**
 1. Provide exterior elevation drawings of all proposed additions/structures.
 2. Note all exterior materials and colors and their locations on the structure.
 - e. **Photos of existing site conditions are preferred.**

The advisory review 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.** It may be appropriate that the property owner consult with their neighbors to inform them of the proposed addition/structure and provide them with an opportunity to review the plans.

2. **Formal Submittal:** A completed Improvement Request form must accompany the Advisory Review plan submittal. All items listed in item (1), a through e above, must be included. Additional information may be requested to complete our review. Refer to Exhibit 7 for clarification of how information should be presented on the plan.
3. **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.
4. **Roof:** Casitas and similar detached structures may not exceed the height of the accompanying structure on the Lot. Roof pitch, color and material shall match roof of residence. Any change in materials will require that a sample of the product and color be submitted with the request. The Committee will limit the overall height of all new additions to the maximum height of homes in the same subdivision.
5. **Rear Yard Setbacks:** Room additions, balconies, sun decks, and two story/casitas 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. Patio covers, accessory structures, single-story casitas and structures outlined in Section V.P. may extend no closer than five (5) feet from the rear property line.
6. **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. Patio cover overhangs may extend into the setback no more than two (2) feet maximum, or not to exceed the existing roof overhang 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 (zoned SFZL) provided they remain ten (10) feet away from the neighboring home. Townhouse patio covers have a minimum setback of three (3) feet from the side property line.

7. Balconies/Sundecks: Balconies and sun decks are multi-story features and are not allowed on a one (1) story home. The finished floor is not to exceed the height of the adjacent finished floor of the existing structure, unless a balcony or sun deck exceeding the height of the adjacent finish floor **was offered as an option by the original builder** and the balcony or sun deck is aesthetically incorporated into the original architecture of the structure in a similar manner. All balconies and sun decks 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. (refer to Exhibit 7)

- a. A balcony, by definition, includes a roof and shall be designed to continue and/or compliment the architectural features and projections of the house. Balcony roofs must match the original architectural style, pitch and materials of the house.
- b. A sun deck, by definition, is open to the sky and has no vertical projections in excess of the required handrail height per IRC. Any architectural embellishments or decorative pilaster may not exceed a total height of forty-eight (48) inches.

8. Patio Enclosure/Sunroom:

- 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. Garage Door Windows; all garage door windows must maintain a uniform appearance. Garage door window covering, with the exception of un-mirrored or non-reflective tint, are prohibited.

- E. Skylights: Skylights will be considered based on the location, size, material, 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. The lighting of at least one (1) address plaque is required.

2. Lighting fixtures may be mounted on poles at a height not to exceed six (6) feet, or on the home or accessory structures at a height not to exceed ten (10) feet.
3. 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 allowed only for designated holidays. (Refer to section DD.)
4. 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 North Community Association Design Guidelines and Standards as follows:

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. 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 posts (metal, wood) 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 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 10:00p.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.

5. Security lighting must be motion censored and shall not exceed ten (10) feet in height.
6. All lighting shall be located, directed, and shielded so that light rays and glare, to the greatest extent practicable, do not extend beyond Lot boundaries.
7. Colored or animated lights are prohibited.
8. Permanently installed LED outdoor fascia/soffit lighting is prohibited.

G. Patio Covers, Shade Structures, Storage Sheds, Raised Observation Decks, Arbors, Trellises, Gazebos, Exterior Fireplaces, and Barbecues 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. 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 (8) feet in diameter may be considered an umbrella: quantity is limited to a maximum of two (2) per residence with reasonable separation between the canopies and the edge of the canopy must be setback a minimum of five (5) feet from all property lines, and must be submitted for review.

1. 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.
2. The following materials are not acceptable: (This material list is not all-inclusive.)
 - a. Corrugated plastic or corrugated metal
 - b. Plastic webbing, split bamboo, reeded or straw-like material
 - c. Asphalt shingles
 - d. Rolled roofing unless on a flat roof with a tile wrap

3. 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. Structure height may not exceed twelve (12) feet from original grade.
4. Exterior fireplaces, fire pits, permanent barbecues or open flame element must be setback a minimum of five (5) feet from all property line walls and may not exceed eight (8) feet in height from original grade.
5. Patio/Balcony covers on condominiums require the approval of the Sub-Association and must be constructed of the same materials and colors of existing buildings and be of the same architectural design.
6. 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 (30) inches in height above the original grade of the building pad. (refer to Exhibit 8)
 - 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 (66%) of the difference in elevation between the top and the toe of the slope with a minimum setback of 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 10' from all perimeter walls. (refer to Exhibit 9)

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

7. Storage sheds are allowed in the rear yard only.
 - a. Storage sheds that exceed the height of the property line wall must be setback 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.
8. Canvas Shade Sails, which are temporary in nature, are subject to review and approval according to location, color, and design. They are subject to Section G, Sub-sections 1-3 above. Acceptable colors, including architectural supports, would be those that match or blend with the colors on 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 and the height of the sails may not exceed twelve (12) feet measured from the original grade of the building pad. The sails must be maintained in like-new condition at all times.

9. Media/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, retractable awnings and similar decorative screen/shade treatments are subject to review and approval based on 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 Exhibits 10 and 11 for further standards and acceptable styles. Bahama shutters and awning material must be maintained in like-new condition at all times.

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:

a. Dark brown b. Dark gray c. Sand d. Light gray e. Charcoal

Window screen frames shall be made of roll formed aluminum. Frame design shall match window design including layout of mullions. Color of frames and mullions 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 4, 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 North Community Association, Article 8, Sections 8.2 and 8.7 and the Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements, Article I, Section 1.12)

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. (refer to Exhibit 12)

J. Solar and Wind Energy Equipment:

1. Rooftop solar energy equipment (for home or pool/spa) is 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 to the street and common areas.
 - e. Roof and roofing material must be returned to its original state. Asphalt composition roofing material is prohibited per the design guidelines.
- 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 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)
- L. Screen/Security Screen Doors: The Committee shall consider approval of screen doors or security screen doors with the following guidelines:
 - 1. The Committee shall take into consideration the architectural intent of the residence and the visibility of the door from public or private sidewalks, streets, trails, walkways, greenbelts and parks.
 - 2. They shall not be ornate or massive in design unless the architectural style or scale of the residence suggests a design variation.
 - 3. Color should match the exterior trim around the front door opening, 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.
 - 4. They must be maintained in like-new condition at all times. (refer to Exhibits 13 & 14)
- 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.

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 four (4) feet from back of curb. Freestanding or decorative pilasters shall be setback a minimum of two (2) feet from back of curb. **Height increases or length extensions to community property walls managed by the Association are not allowed.** (See Section V, A.1.e for landscape retaining walls).

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 and unfinished wood.
4. Gates and/or decorative metal 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 suggests 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 it is attached.
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 pilaster that exceed thirty-six (36) inches in height, regardless of their location within the yard.
 9. Iron work is not permitted atop any perimeter or return walls.
- P. Playhouses, Play Structures, and Trampolines: Playhouses, play structures, and trampolines may 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, the minimum setback requirement is five (5) feet from perimeter walls.
 3. Playhouses, play structures, and trampolines should be screened with dense non-deciduous vegetation if visible above the perimeter walls 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 and County 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 County building codes and health ordinances. (refer to Exhibit 16)
 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 (7½) feet from all other property lines. Basketball equipment should be screened with dense non-deciduous vegetation if visible above the perimeter walls.
4. Basketball equipment may not be attached to any part of the residence, secondary structure, casita or accessory structure.
5. Chain nets, fluorescent colors, excessive graphics or highly-stylized colors are not allowed.
6. 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.
7. All equipment must be properly maintained.
8. 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 do not strike any adjoining structures or damage adjoining landscape, and (ii) reasonable hours of use.
9. Sport courts may be considered for rear yards only. Sport courts require a minimum of 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.

T. Window Coverings

1. 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.
2. Garage door window coverings, with the exception of un-mirrored or non-reflective tint, are prohibited. Aesthetically, garage door window 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 and approval 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 exiting 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. Refer to Section V.G.6 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 (7½) 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. Permanent in-ground water features may not be appropriate for front yards; however, the Committee will consider requests for these improvements on a case-by-case basis, subject to advance review and approval by the Committee. (refer to Section V, A. 3. for additional guidelines on front yard water features and fountains)
4. Any structure which includes or incorporates active areas such as slides, platforms, etc., must be setback a minimum of seven and one half (7.5) feet from any property line and should be screened with non-deciduous landscaping. Such features are limited to a maximum height of eight (8) feet.

X. Real Estate Signs and Election Signs:

1. Real estate signs will be limited to one sign with a maximum allowable size of two (2) feet by two (2) feet and the industry standard height. Signs will be limited to being placed in the front yard only.
2. Election signs may not exceed two feet by three feet (2'x3') and are subject to the provisions of NRS116.325. 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: 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 and shall be limited to a State of Nevada flag or the United States flag. (Refer to Holiday Decorations Resolution). 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 sidewalks. The flagpoles finish and color to be approved by the Committee. The Committee will 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, subject to advance review and approval by the Committee. The Committee will consider the proposed location 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 be painted to 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. Gutter systems must be maintained at all times in like-new condition.
- CC. Security Cameras: A reasonable number of security cameras are permitted providing all cabling is painted to match the color of the surface to which it is attached, and the view of the cameras, and lighting (if applicable) are strictly confined to within your own Lot boundaries. Lighting must not be directed into streets, common areas, or adjacent Lots. Cameras shall not be mounted directly above the center of the garage door.
- DD. Holiday Decorations:
 - 1. Decorations for holidays that fall between December 1st and December 31st may be displayed as early as 10 days prior to Thanksgiving Day and must be removed by January 15th.
 - 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-type holiday lighting attached to the home or landscape material may only be used for the holidays that fall between October 31st and December 31st.
- EE. Raised Planters: Raised planters may not rely on perimeter walls for structural support or create retaining condition against any perimeter wall. Backfill to any planter that is at level or above grade on an adjacent property 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 15)

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 the Committee and the Association as it pertains to exterior improvements to each Lot. These Design Guidelines and Standards may be amended from time to time as the Committee deems necessary. Each submittal is subject to review on a case-by-case basis, subject to advance review and approval by the Committee, 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 North Community Association Design Review Department office at (702) 838-5500 if you have any questions.

EXHIBIT 1

Instructions for Submitting an Improvement Request Form

What needs to be submitted for approval?

All exterior alterations or improvements, whether visible from the street or not, in the front, side or rear yards, or to the exterior of the home itself, must be submitted for approval. An Improvement Request Form is required.

I. Instructions in submitting your Improvement Request Form:

- a) Complete the form with your name, address, subdivision, and phone number.
- b) Provide a detailed explanation of the improvement you wish to make.
- c) The Owner of Record must sign and date the form.
- d) Include drawings, pictures, sketch/plan, product specifications and any other related information regarding your desired improvement.

II. Provide a Sketch/Plan

- a) Provide a simple drawing of the proposed improvement. Sample exhibits, which can be duplicated, are available in the *Summerlin North Community Association Design Guidelines and Standards* and on our website at summerlink.com.
- b) For room additions, patio covers, balconies, etc., include a completed Exhibit 7 form and provide side and rear elevation drawings.
- c) Exterior Paint and Stone Veneer projects: Please complete the *Paint and Stone Improvement Form*. Predetermined subdivision paint schemes can be obtained by contacting our office.
- d) Shared property line/wall improvements: a completed and signed *Shared Property Wall Consent form* is required.
- e) Exhibit 3 is an example for landscape improvements. Additional exhibits are available and may be helpful.
 - i. Artificial Turf Projects: Along with the Improvement Request, you'll need to submit the *Artificial Turf Application*.
 - ii. List type of turf (maintain a 3-foot minimum distance from property line walls and all buildings).
 - iii. Provide the color and size of decorative rocks to be used.
 - iv. List plants, new and existing, & indicate where they will be placed.
 - v. If placing plants near walls, specify the locations for drip irrigation.
- f) For pools, include dimensions, the distance from the water to the property line, the location of pool equipment and how it will be screened from view, as well as the location of construction access.
- g) Indicate the elevation of any improvements that are above the grade of the residence, as well as any excessive grades or escarpments. Provide setback distance from all property line walls and view fencing.
- h) Providing photograph(s) or renderings, as applicable, are helpful but should not substitute for a landscape plan or drawings.

Submitting the Request

You may submit your Improvement Request by hand delivery, mail, or email to:

Design Review Committee

2120 Snow Trail

Las Vegas, NV 89134

Telephone: (702) 838-5500

Email: SSCA@howardhughes.com

Office hours are 9:00 AM to 5:00 PM Monday – Friday





Please contact us if you have any questions or need assistance with submitting your improvement request. The CC&Rs provide the Association with thirty (30) business days in which to respond to your improvement request submittal, however average reviews time may be less. Upon completion, the Association will send to the property owner a written response via US mail.

EXHIBIT 2

Plant Material Calculations to show 40% softscape material

Plant Type	Size (in gallons)	# used	SF in coverage

Example - Total Front Yard Softscape – 1230.00 sf

Plant Type	Size (in gallons)	# used	SF in coverage
 Lg. Shrubs	5 gal	1.5 per	100.00 sf
 Med. Shrubs	5 gal	2.5 per	100.00 sf
 Accents	5 gal	.5 per	100.00 sf
 G.C.	5 gal	1 per	100.00 sf
68 Plants Total			

NOTES:

1. FRONT YARD AREA EXTENDS TO SIDE RETURN WALLS.
2. THIS EXHIBIT REFERS ONLY TO SHRUBS AND GROUDCOVER.
3. THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY
4. REFER TO THE DESIGN CRITERIA FOR MINIMUM TREE REQUIREMENTS.

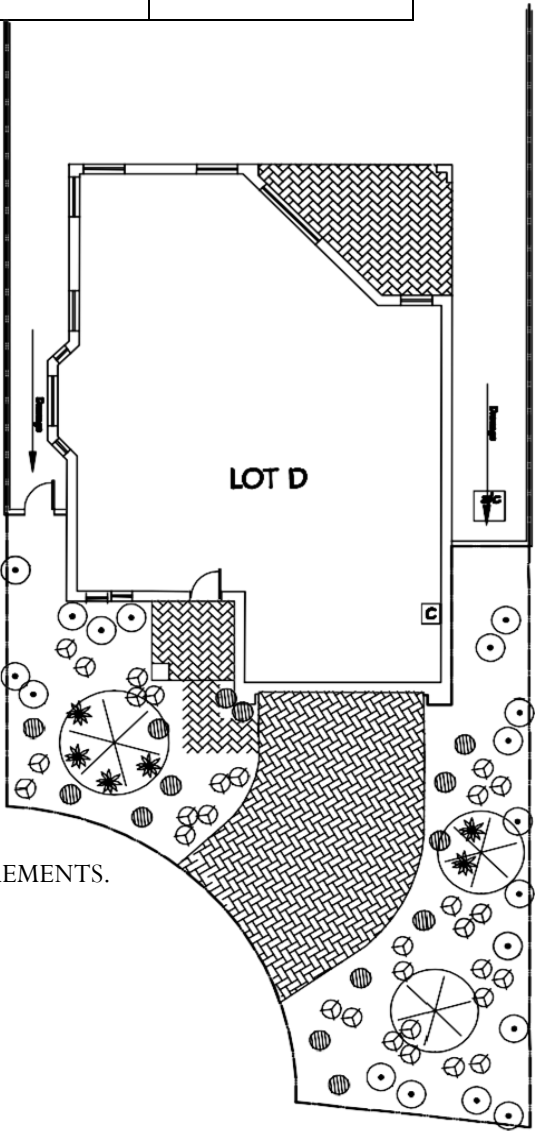
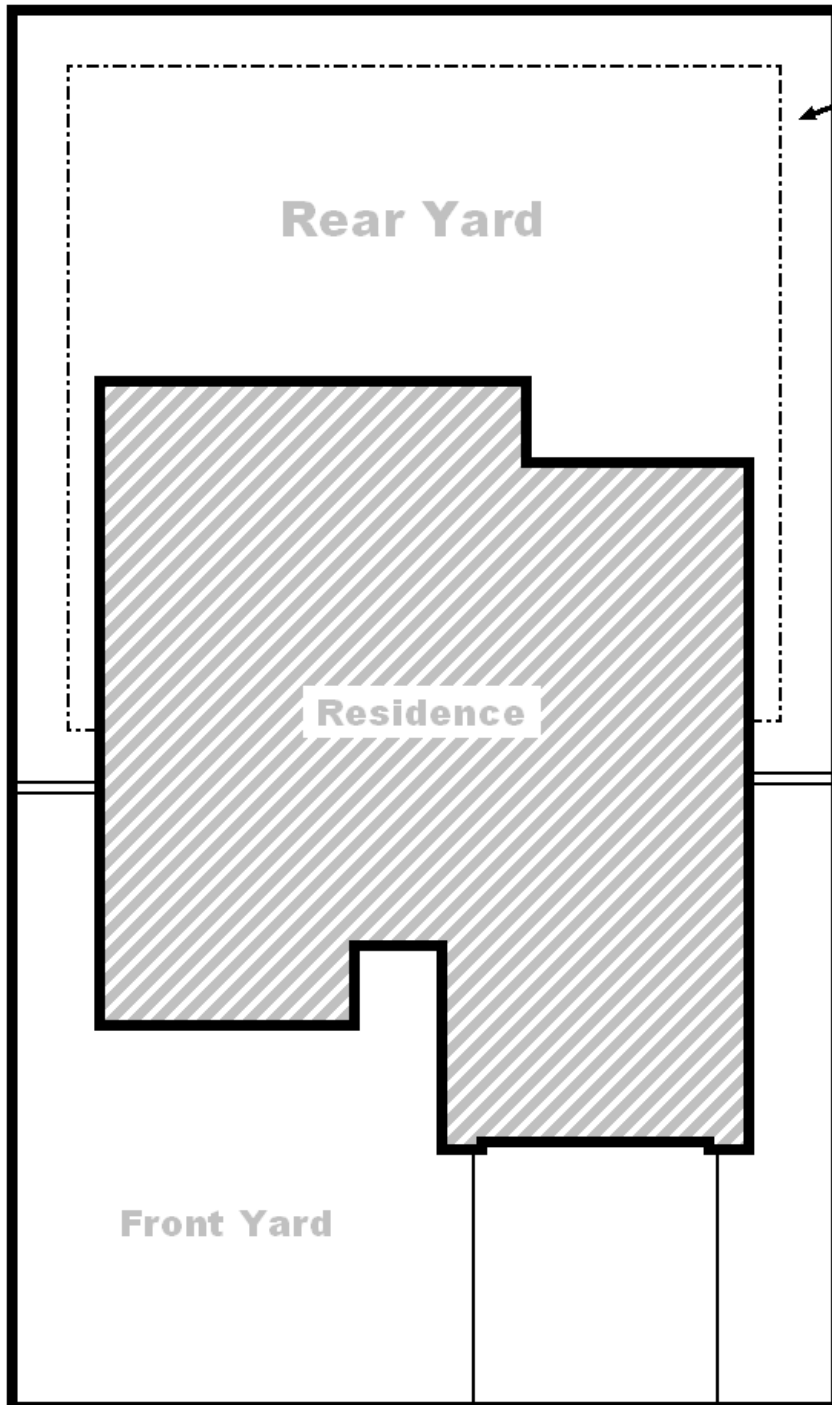


EXHIBIT 3

LANDSCAPE PLAN



**NO SPRAY IRRIGATION
OR TURF IN THIS AREA.**

1. List plants in the legend below.
2. Place the appropriate number for each plant on the plan at left.
3. Note the type of turf to be used.
4. Give color and size of decorative rock.
5. Note all dimension (width of planters, grass area, etc.)
6. Keep turf a minimum of three (3) feet from walls & property lines.
7. Note the location of irrigation spray heads.
8. Note the location of drip irrigation around the walls.
9. Attach a side view of each planter.

PLANT LEGEND	
# OF PLANT	NAME OF PLANT/ TREE/ SHRUB
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

EXHIBIT 4

LANDSCAPING REQUIREMENTS (Sample Only)

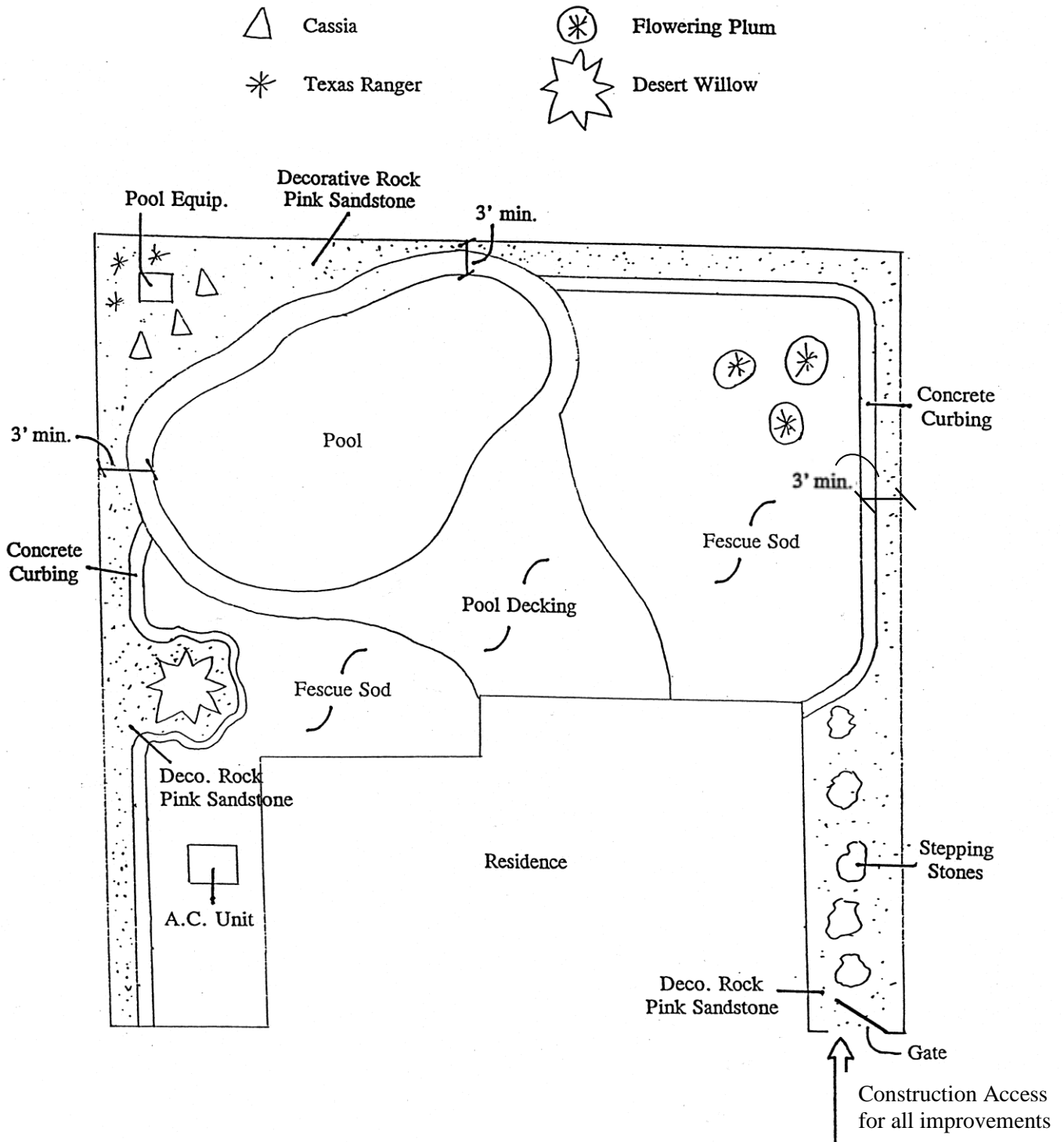
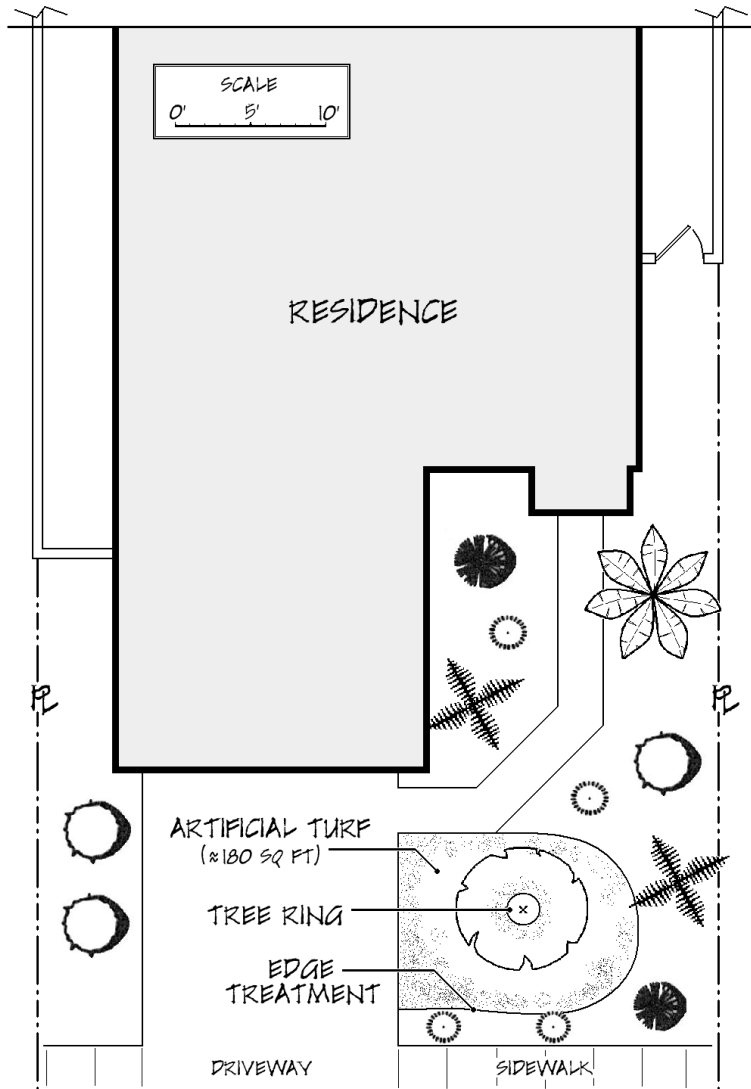


EXHIBIT 5

ARTIFICIAL TURF - SITE PLAN EXAMPLE



PLANTS (40% COVERAGE)

EVENING PRIMROSE



YUCCA



VIOLET TEXAS RANGER

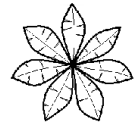


SAGO PALM

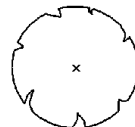


TREES (MINIMUM OF 2)*

CANARY ISLAND PALM
* 6' BTB MINIMUM



PLUM TREE
* 24" BOX MINIMUM



OTHER

3/4" MOJAVE GOLD ROCK MULCH OVER
ALL EXPOSED DIRT - (2" DEPTH)

You must provide square footage calculations of the artificial turf and the entire front yard (see shaded area).

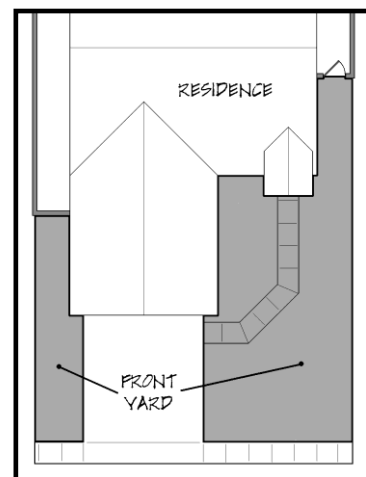


EXHIBIT 6

STONE VENEER

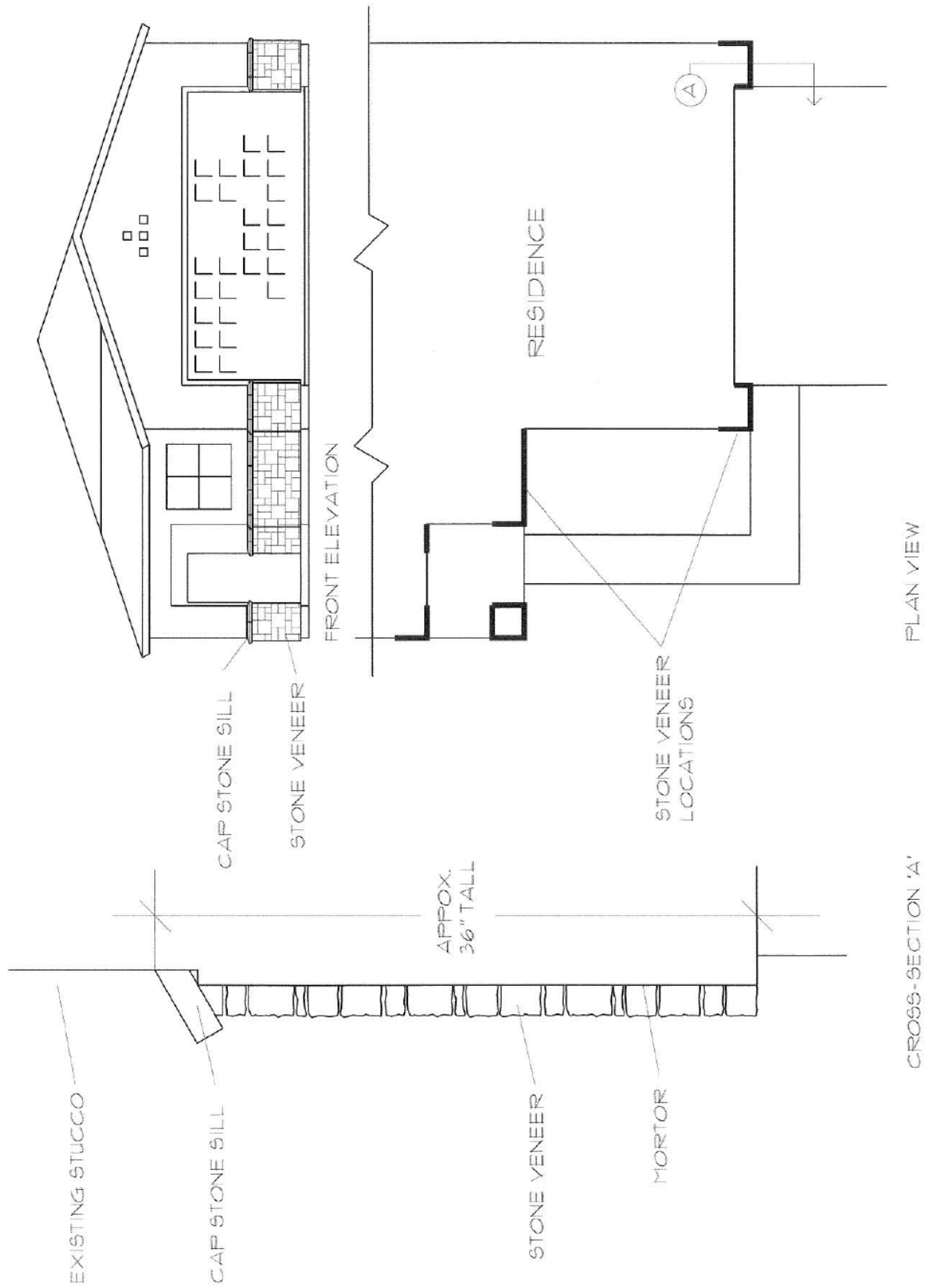
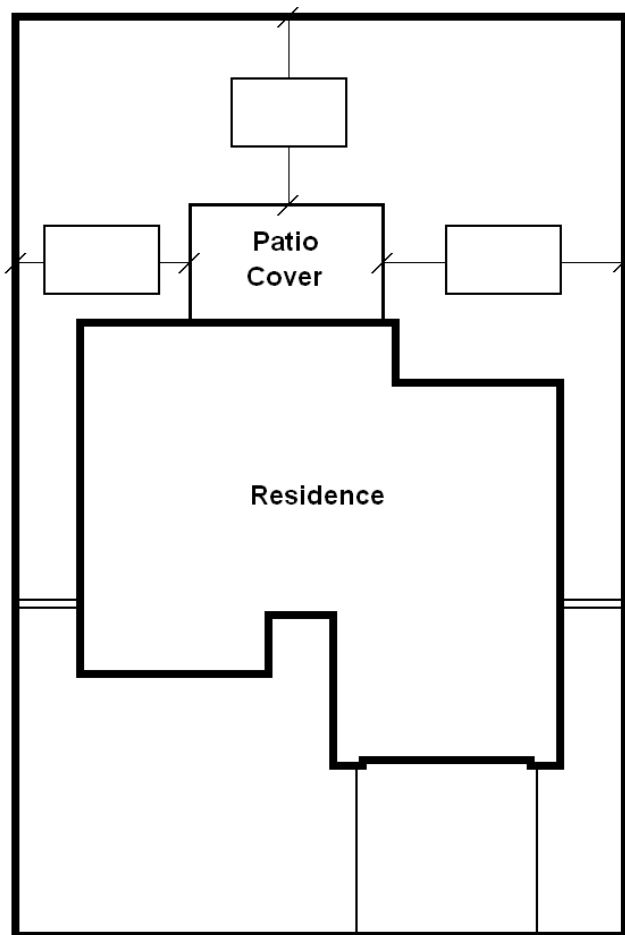


EXHIBIT 7

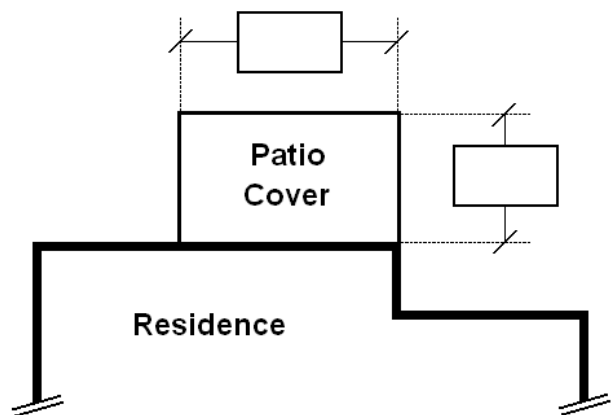
PLOT PLAN FOR ROOM ADDITIONS, FIRST & SECOND STORY ADDITIONS, BALCONIES/SUNDECKS, PATIO ENCLOSURES/SUNROOMS AND PATIO COVERS.

Please provide the following information:

SETBACK DISTANCES (as measured from the edge of the improvement to the property line.)



DIMENSIONS



PLEASE CHECK ONE OF THE FOLLOWING:

- ☐ Wood Painted to match the:
 - ☐ home
 - ☐ trim
- ☐ Stucco & tile to match the house
- ☐ Alumawood per the attached brochure
- ☐ Rolled roofing with a tile wrap
- ☐ Other (Explain on a separate sheet)

****PROVIDE A SEPARATE PLAN SHOWING THE FRONT AND SIDE ELEVATIONS.****

EXHIBIT 8

RAISED DECKS/ OBSERVATION DECKS

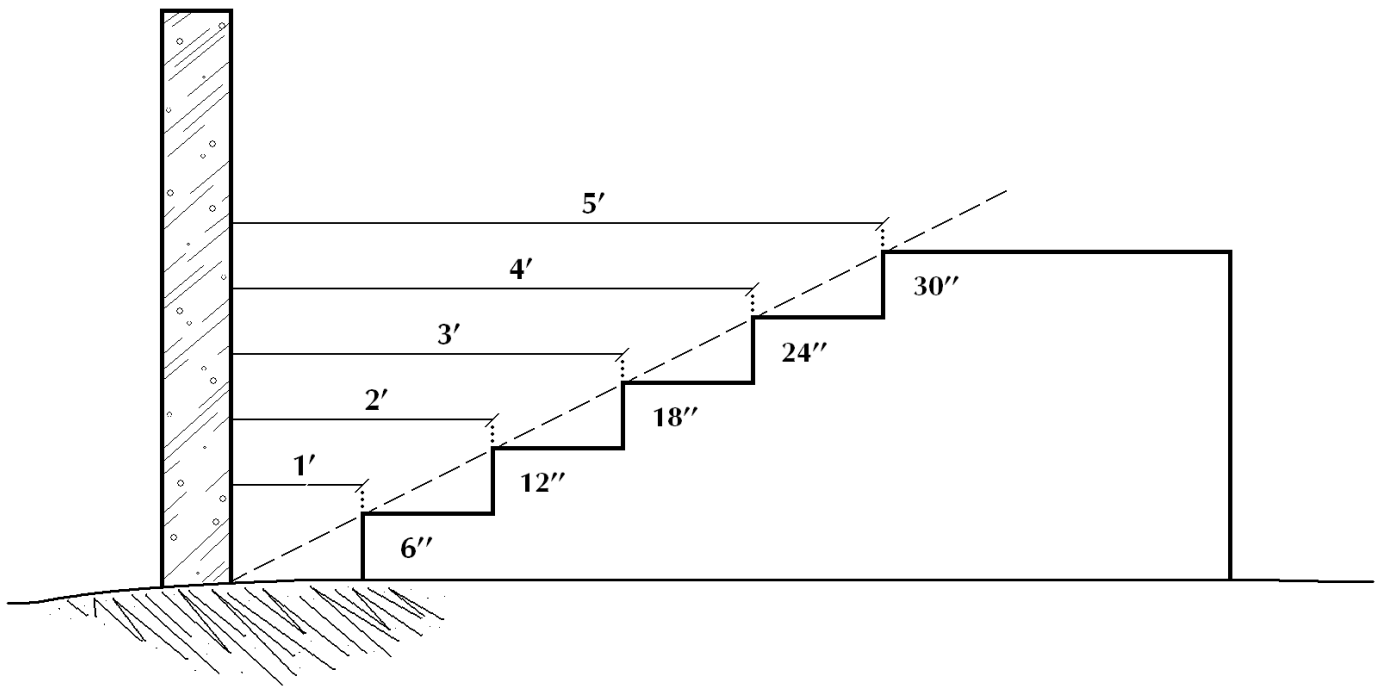
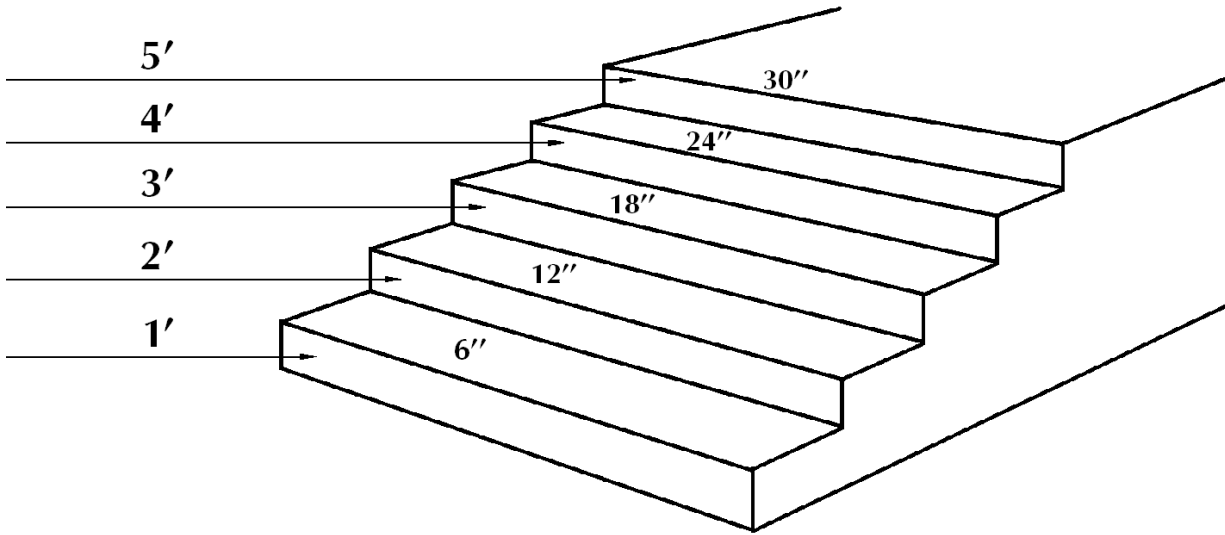


EXHIBIT 9

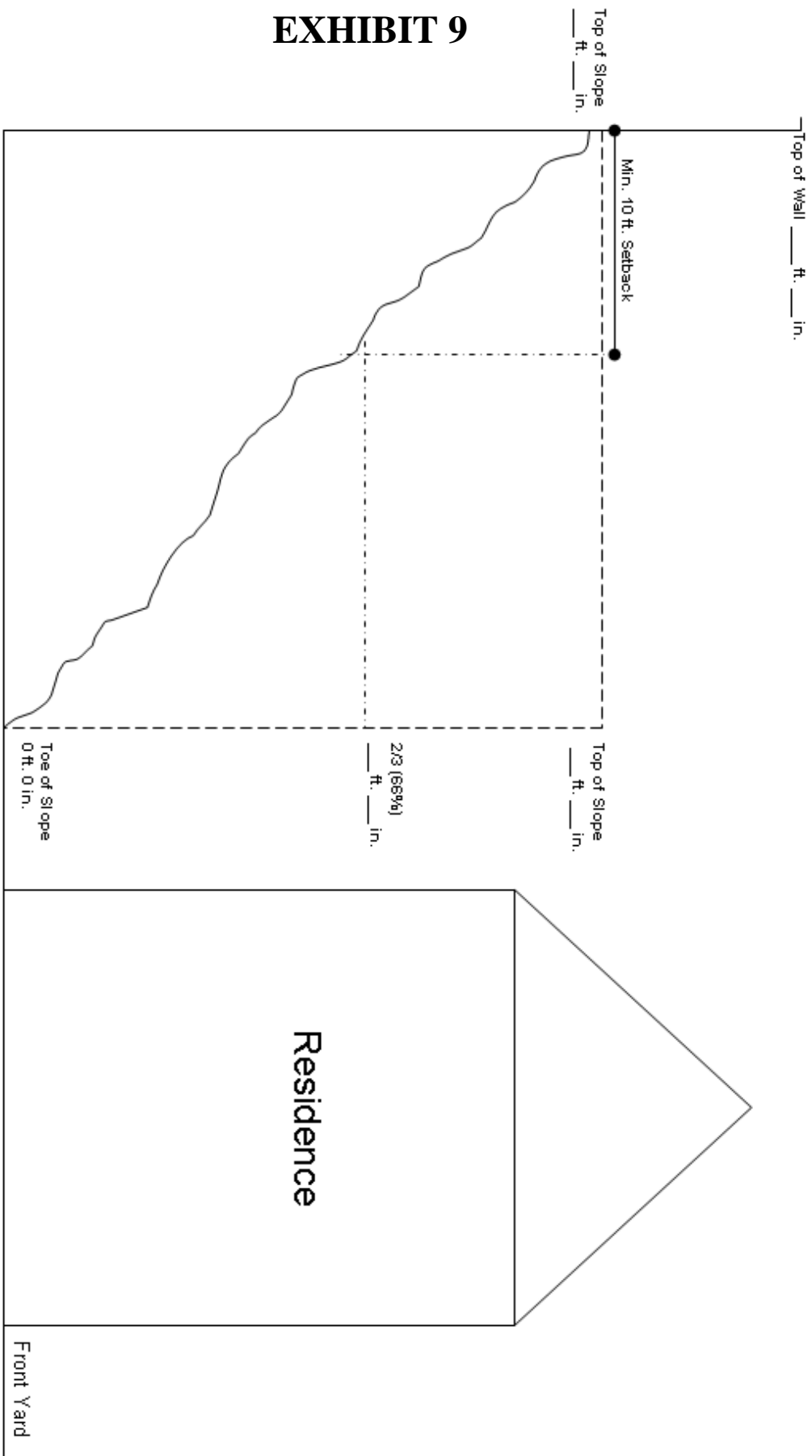


EXHIBIT 10

FABRIC AWNING DESIGN CRITERIA

1. Drawings depicting the awning size, design and color of fabric, trim and frame must be submitted.
2. Fabric awnings must be manufactured and installed by licensed contractors.
3. Minimum requirement for awning frames is one (1) inch steel square tube with a corrosion proof finish.
4. Minimum requirements for awning ribs are three-quarters (3/4) of an inch steel square tube with corrosion proof finish.
5. For awnings requiring column supports, minimum requirements are a two (2) inch outside dimension square or round steel tube with corrosion proof finish. Decorative wrought iron will not be allowed.
6. All fabric seams must be located over ribs.
7. Hard valances are preferred due to increased awning longevity. Unsupported valances are allowed. Valances with fringe are not allowed for the reason of increased maintenance.
8. Shed, barrel or convex awning designs must incorporate side panels. See illustration (Exhibit 11).
9. Awnings designed as patio covers must incorporate a minimum 2:12 pitch as well as side panels.
10. As deemed necessary, the Summerlin North Community Association reserves the right to remove damaged, deteriorated or otherwise unsightly awnings at the expense of the individual homeowner.
11. Approved awnings will be one solid color. If more than one awning is installed per house, all awnings shall maintain the same color. Trim or piping shall be the same color as the fabric.
12. Retractable awnings are subject to review on a case-by-case basis.

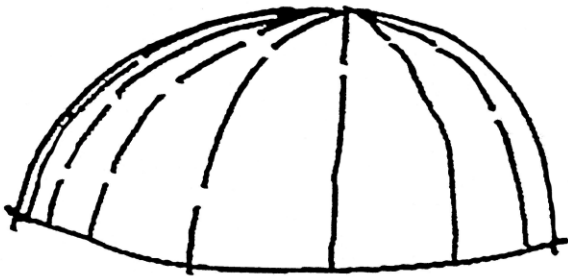
EXHIBIT 11

AWNING ILLUSTRATIVE

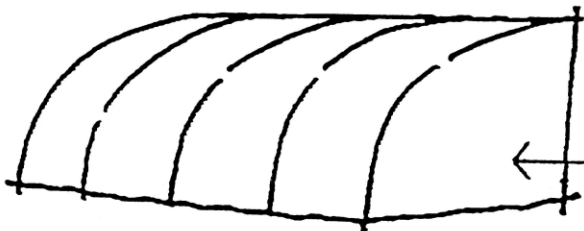


SIDE PANEL

SHED WITH HARD VALANCE

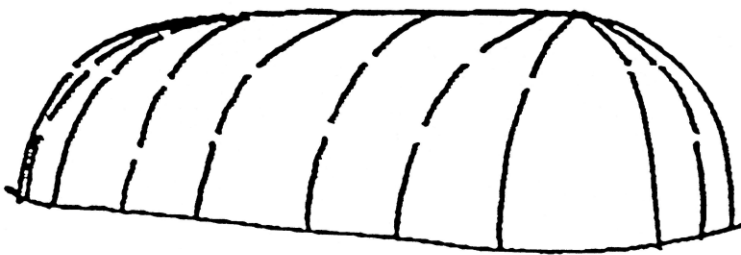


DOME WITHOUT VALANCE



BARREL OR CONVEX W/OUT VALANCE

SIDE PANEL



LONG DOME WITHOUT VALANCE

EXHIBIT 12

ROLLING SHUTTERS

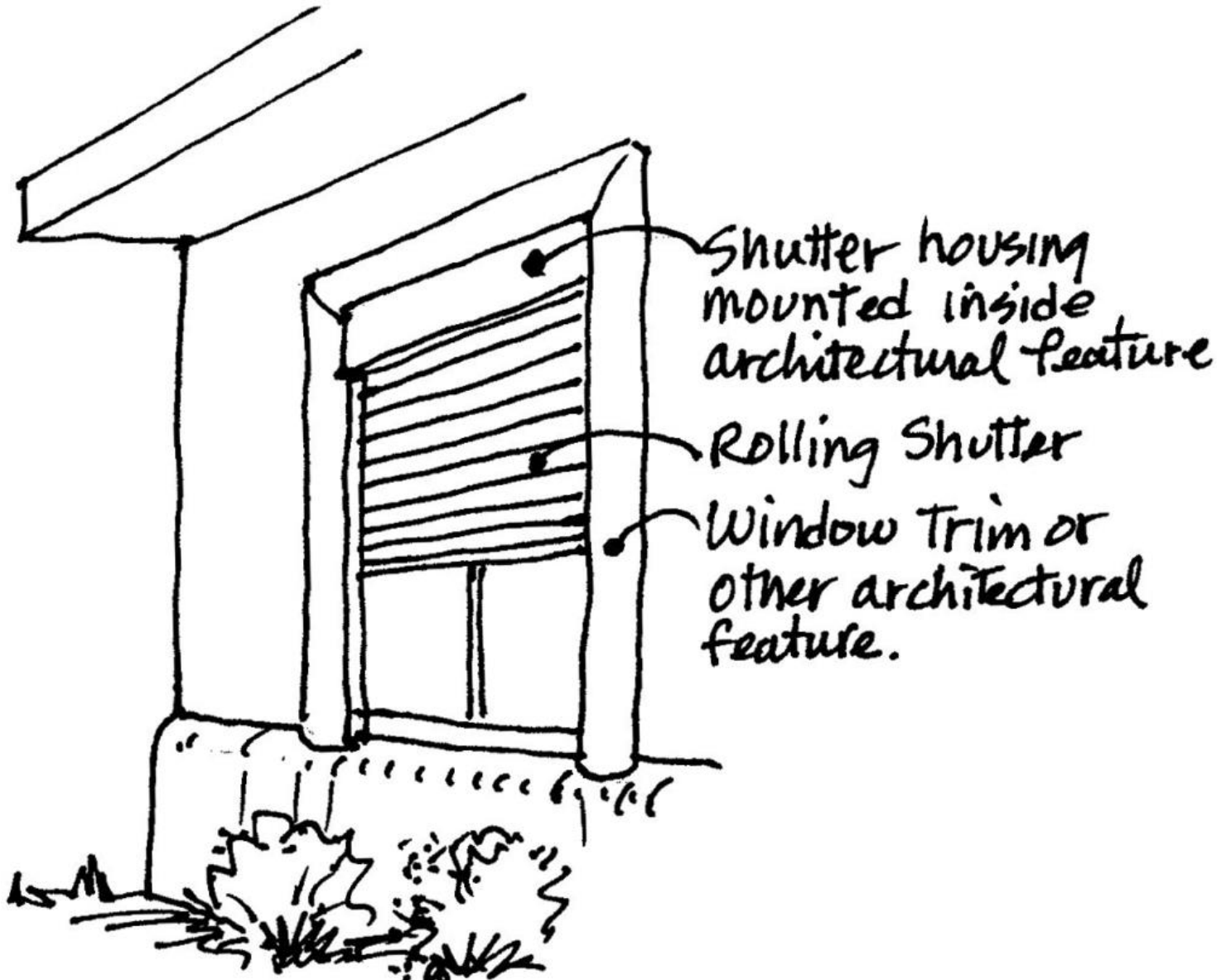


EXHIBIT 13
SCREEN DOOR SAMPLES



EXHIBIT 14
SECURITY SCREEN DOOR SAMPLE



EXHIBIT 15

CUTAWAY DETAIL OF PLANTER

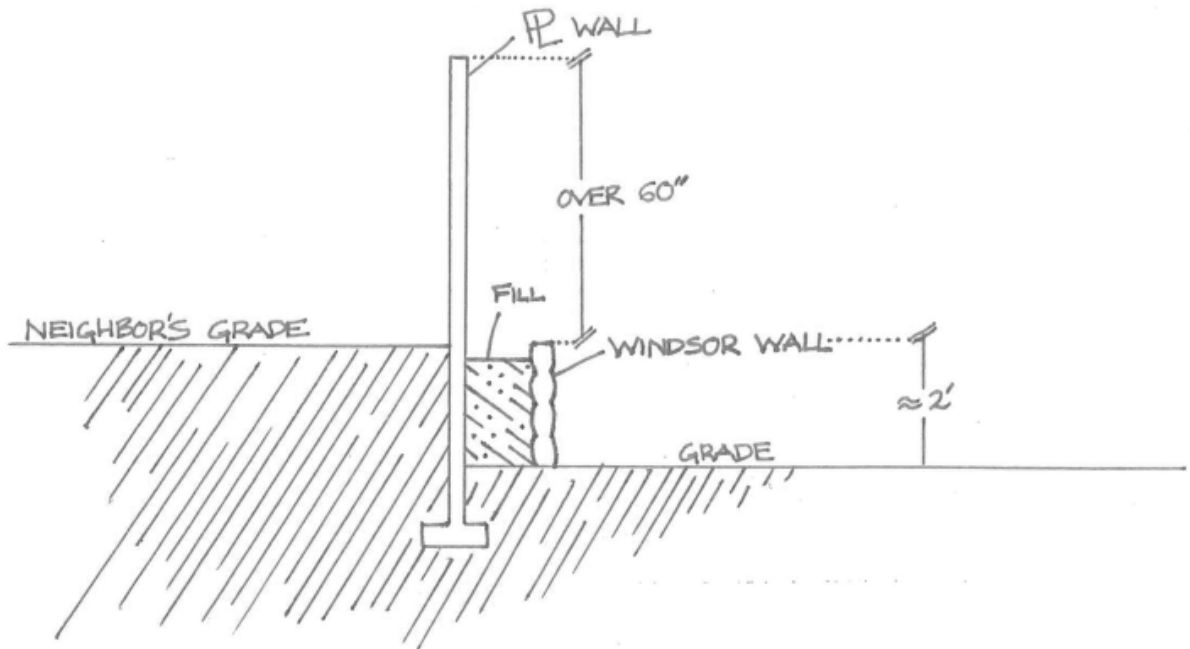


EXHIBIT 16

POOL RESTRICTIONS

Limiting residential pool sizes

The Southern Nevada Water Authority approved a resolution in July 2022 that supports a 600-square-foot surface area limit on new residential pools. Local jurisdictions also approved this change with rule and code changes.

This measure will help reduce consumptive water use associated with evaporative water loss, targeting saving from the top 25 percent of new pools constructed.

While the average size swimming pool in Southern Nevada is about 475 square feet, the new pool size limits will prevent large-scale, water-intensive residential swimming pools. The measure is expected to save more than 32 million gallons over the next 10 years.

Visit snwa.com for more information.