

**BRISTLECONE RANCH HOMEOWNERS' ASSOCIATION
RV FRIENDLY COMMUNITY
ARCHITECTURAL REVIEW GUIDELINES UPDATED 2024**

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INTRODUCTION

This version of the ARC Guidelines supersedes and replaces all prior versions. For more information about the Architectural Review Committee, refer to Article 8 of the CC&Rs. The BRISTLECONE RANCH HOMEOWNERS' ASSOCIATION (hereafter the "Association") Board of Directors and the Association's Architectural Review Committee (ARC) have revised and adopted these guidelines in accordance with the governing documents of Association. In any case of conflict, the governing documents will always take precedence over these Architectural Guidelines.

Please note that "architectural review" does not imply that a licensed architect will review any submitted application. Any proposed improvements requiring the creation of or review by a licensed professional, it the responsibility of the homeowner to obtain those services, at their sole expense. Please note that no improvement is permitted to alter the original drainage in any way, or cause any water pooling, flooding, or collection or impact of any kind to Association owned area or neighboring lots. This is inclusive of organic growth, such as mold. **Any proposed improvement must be in accordance with and compliant with the governing documents, as well as any other governing authority's (including city, county, or state) laws, codes, standards, and regulations.**

For additional information on the purpose and description of the ARC, the process for submittal of any proposed improvement(s), and documentation required, please refer to Article VIII of the Association CC&Rs. Failure to obtain written approval prior to commencement of any proposed improvement, or failure to complete any approved improvement(s) in accordance with the governing documents, applicable governing agencies, Building Codes, ordinances, laws, and requirements, are actionable violations, subject to enforcement by the Board of Directors, which may include compliance action in the form of monetary fines, penalties, or immediate restoration to the original condition of the property or element.

Applications for architectural improvement(s) must be submitted to the care of the management company, to the attention of the ARC, including detailed completion of the application and supporting documentation, such as plans, drawings, specifications, and other pertinent documentation as may be deemed necessary by the management company or ARC, as well as any deposit required as a condition of review. Incomplete applications will be immediately denied. Resubmitted application packages and deposit will be reconsidered once all applicable requirements and conditions as noted for such resubmittal have been met.

**NO WORK MAY BE COMMENCED ON ANY PROPOSED EXTERIOR IMPROVEMENT(S)
TO ANY LOT WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARC.**

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DEFINITIONS

FRONT YARD: immediate area between main driveway and adjoining (opposite) side gate.

BACK YARD: All area between the rear patio door/wall and rear and side facing exterior walls.

COLOR SCHEME: DR HORTON color schemes for Bristlecone Ranch are through the HOA management portal or DR Horton
Warranty Coordinator at
1081 Whitney Ranch
Henderson, NV 89014
Main: 702-635-3600

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ARCHITECTURAL GUIDELINES

- A.** The ARC (Architectural Review committee) will review each application on a case-by-case basis within forty-five (45) days of receipt of a complete application package and deposit. Should the ARC fail to respond within forty-five (45) days of the submitted architectural package and deposit, the application shall be deemed automatically disapproved.
- B.** Any proposed project shall follow the architectural and aesthetic standard and color palette of the community, as established by the association.
- C.** Any changes made to the exterior of the property shall require an Architectural Application.
- D.** Any approval by the ARC shall not constitute a representation, warranty, guarantee, or approval, either expressed or implied, of compliance with zoning or building ordinances or codes, or other governmental or agency restrictions, stipulations, regulations, or requirements. Neither the Association, ARC, or members thereof, nor the Board of Directors, nor the management company, nor any agent, successors or assigns of such shall assume any liability or responsibility with regard to submitted plans, structural defect(s), or other issues that may arise from approval of such proposals, plans, or specifications.
- E.** Access for equipment used for improvements must be over or through the property owned by the homeowner applicant, and such equipment must be contained and kept reasonably screened from public or neighboring view until the completion of the project. Streets, driveways, and vehicular or pedestrian rights-of-way shall not be blocked or impeded in any manner, with either vendor vehicles, equipment, or material, for any period.
- F.** Proposed installation of any pool and/or spa shall require a deposit amount of \$1,000.00, and must be accompanied by a complete Architectural Application, complete plans by fully licensed and insured contractor (oversize plans shall not be accepted and must be submitted on a flash drive or in '.pdf' format only), and approved building permit.
- G.** If any portion of the project requires use of an adjoining property or lot, the homeowner applicant must first obtain written, express permission from said property owner(s), and submit proof with application. (Neighbor Awareness Form).
- H.** Any Architectural Application submitted without the required deposit shall be immediately denied.
- I.** Following review of any received application, written notification of the decision of the ARC will be sent by the management company.

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ARCHITECTURAL SPECIFICATIONS

A. AWNINGS

Building permit(s), if required, must be obtained prior to commencement of installation or construction. All awnings require submission of an application, including a picture and specifications of the preferred awning, including material and color, plans showing height and depth of proposed awning(s) and schematic showing proposed placement of proposed awning(s) relating to the lot land residence.

B. BASKETBALL STRUCTURES (INCLUDING PORTABLE) AND BACKBOARDS

All basketball structures, including portable units, and backboards, require submission of an application for review by the ARC prior to installation or erection within the community.

C. DRAINAGE

No owner shall interfere with, alter, or impede the natural or established drainage on any lot. Any approval of plans by the ARC will require the written, express agreement that the drainage on any lot will not be altered in any way or provide documentation from a licensed professional to confirm that positive drainage is maintained, and that no alteration shall be made that could potentially result in flooding, pooling, erosion, or any other potential issue arising from the alteration of such. The homeowner applicant is solely responsible for any damage to any neighboring property or element, including, but not limited to, dwellings, foundation, block retaining walls, landscape, personal belongings, streets, sidewalks, or curbs. Please refer to CC&R 10.7 for more information.

D. EXTERIOR AND LANDSCAPE LIGHTING

Any exterior lighting involving the addition of lighting or lighting elements, or changes to any existing lighting or lighting element, requires submission of an application for review by the ARC. Such written request and approval will be recorded and filed. Please refer to CC&R 9.11 for more information.

E. EXTERIOR PAINT

Any exterior painting requires submission of an application for review by the ARC, detailing the color(s) proposed (including color swatches), location of each, and specification of the paint to be used. Schemes 1-10 are exchangeable [mixed & match. For example: A home with Scheme 2 can choose other colors from Scheme 1-10 only. Thus, conforming to the overall color scheme of the community.

F. FENCING, GATES, FRONT PORCH GATES AND WALLS (Application required)

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Require submission of an application for review by the ARC, detailing the proposed material(s), color, height, and detailed plans showing such on the lot. Unacceptable fence, gate, and wall materials include, but are not limited to aluminum, sheet metal, wire of any kind, plastic webbing, reeds, bamboo, glass block, glass panels, or woven board or plastic. Privacy screens are allowed to be installed on the back side of the gate(s) to provide privacy. Color should be same or color coordinate with existing side gate installed Example: black, venetian/antique bronze. **Please refer to CC&R 10.15(c), no wood fencing or "cyclone fencing is allowed within the community. Please refer to CC&R 9.5, 9.6 and 9.7 for more information.**

G. GAZEBOS, PATIO SLABS AND PATIO COVERS

No portion of any gazebo or patio cover shall exceed twelve feet (12') in height at its highest point. Building permit(s), when required, must be obtained prior to commencement of installation or construction. The color of any gazebo or patio cover must coordinate with the color palette of the residence and to existing RV cover.

H. LANDSCAPE OVERVIEW

Changes to landscaping must be submitted and approved by the ARC, **EXCEPT normal** maintenance of landscaping, replacing, relocating or removing plants, shrubs, or trees, does not require approval of the ARC. Unless you are **altering** in any way that might affect drainage, material, or change the dominant elements of the plan. For example: adding raised planters, concrete paths or pads, mounds, or replacing grass with desert landscaping, or vice versa, would all require written approval by the ARC prior to the commencement of any such work. **Please refer to CC&R 9.8 and 10.16 for more information.**

I. LANDSCAPE MATERIALS NOT PERMITTED IN FRONTYARDS

1. White or artificially colored rocks or sandstone rocks.
2. Plant material with thorns located within eighteen inches (18") of public walkways or common areas at full maturity.
3. Oleanders, Common Mulberry, Cottonwood, Weeping Willow, Poplar, Redwood Trees, Fruit-Bearing Trees, Saguaro Cacti, Joshua Trees, etc. Please reference full list prior to completion and submission of application, which can be obtain from <http://www.snwa.com/land/designplants.html>.

J. DRIVEWAY / RV DRIVEWAY / SECONDARY DRIVEWAY PAVERS

Homeowner consultation with and following the advice of a licensed professional with regards to the installation of concrete slab, including but not limited to: proper distance from block wall and home, the installation of drainage pipes, expansion joints, or other requirement that will ensure that NO portion of the concrete will permit water to drain toward the foundation

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of the home, block walls/footings, and/or neighboring home(s), property and improvements, as it could result in water damage and/or flooding.

1. The same material and color scheme (**Sierra Blend**) as the existing main driveway must be used.
2. Driveway width must not exceed the width of the existing RV Access Gate opening.

K. PATIO FURNITURE (FRONT YARD/FRONT PORCH)

Exterior patio furniture which may be visible from public view or common areas does not require prior written approval by the ARC, provided that the following conditions are met:

Shall be aesthetically complementary to the community's architectural design.

- 1 Shall be always maintained in good aesthetic condition.
- 2 Shall be in harmony with the color palette of the residence.
- 3 Pre-approved colors include tan, beige, bone, grey, charcoal, cream, or dark green.
- 4 Shall be constructed of wood, canvas, wrought iron, or powder-coated metal.
- 5 Shall properly fit within the area designated for placement, so as not to create a cluttered or unkempt appearance.
- 6 Any portable-style patio furniture (plastic, folding, beach and lawn chairs, etc.) must be stored out of public view when not in use.
- 7 BBQ grills shall not be permitted to be stored in front yard/driveway(s).

L. PLAY EQUIPMENT

Play equipment installed in the backyard shall not be required. Prior written approval by the ARC. All play equipment and structures shall meet the following requirements, whether the structure is commercially constructed. **No portion of the equipment shall exceed fifteen (15') at its highest point.**

1. The equipment must be screened from the public view as much as possible.

M. POOL AND SPA (\$1000 deposit)

Building permit(s) must be obtained prior to commencement of installation or construction. Any pool and/or spa, whether in or above-ground, shall require the submission of an Architectural Application for review by the ARC and shall include complete plans provided by a fully licensed and insured contractor (oversize plans shall not be accepted, and must be provided on a flash drive or in .pdf format only), copy of approved building permit, and deposit (see ARCHITECTURAL GUIDELINES (D)). If any of the

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aforementioned items are not included with the application, the ARC may deny the application, pending receipt of all required items.

1. All proposed pool and/or spa installations shall meet the following requirements:
 - a. Plans shall be accompanied by an approved building permit and shall meet all rear and side yard setbacks and/or easement distances required by all current city building codes.
 - b. Positive drainage, as originally established by the builder during development, shall be maintained to ensure that no water damage, flooding, pooling, or other issues will arise from alteration. Plans must specify whether or not original drainage will be maintained, and what provisions will be made to ensure proper positive drainage in case of required alteration or modification of original drainage.
 - c. Waterfalls and other water features shall be no less than three feet (3') from any wall, fence, or gate, and must comply with all current city building codes.
 - d. Water slides and/or related or similar pool accessories shall obtain written approval by the ARC, prior to installation or construction and shall comply with current city building codes.

N. RAIN GUTTERS (No Application required)

1. Gutter and down spouts must be aesthetically matching to existing home color scheme.
2. Downspouts be directed away from the building

O. RV/MOTORHOME COVER

Building permit(s) must be obtained prior to commencement of installation or construction. Covers for recreational vehicles and motorhomes require written approval by the ARC prior to commencement of installation or construction, and shall be considered a "Temporary Structure", **in accordance with the CC&Rs, Article X, Section 10.11**. No portion of the cover shall exceed fifteen feet (15') at its highest point. The color and design must be matched to any existing patio cover to maintain architectural consistency and aesthetic appeal throughout the lot. The latter stipulation does not apply to any lot that does not have an existing patio cover. **Please refer to CC&R 10.18(c), (d) and 16.1(mm) for more information.**

P. SATELLITE DISHES/RECEIVERS/ANTENNAS/UTILITY CONDUIT (No Application required)

The following conditions must be met:

1. All cables, cords and wiring shall be aesthetically pleasing. Service loops are required.

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2. All cables, cords, and wiring (metal or PVC conduit) and service panels (if possible) shall be painted to match as closely as possible to the color of the residence.
3. Any dish, receiver, or antenna shall be installed and secured at the most discrete location possible, provided it does not interfere with receiving of adequate signal or service. **Please refer to CC&R 10.15(d) for more information.**

Q. STORAGE SHEDS, UTILITY AND OUTBUILDING (Application required)

Building permit(s), if required, must be obtained prior to commencement of installation or construction. **In accordance with the CC&Rs, Article X, Section 10.11, all storage sheds, utility buildings or outbuildings** shall require submission of an Architectural Application and written approval by the ARC prior to installation and shall meet the following requirements:

1. Color of the storage shed, utility building or outbuilding shall be in harmony with the color palette of the residence or complementary to the architectural style of the community.
2. Shall meet and comply with all the applicable law and meet minimum setback and easement requirements that may exist by all applicable governing and building authorities and agencies.
3. Shall not constitute a nuisance.

R. WINDOW/WINDOW COVERINGS


Windows being replaced due to damage or necessity that are identical in specifications and color shall not require prior written approval by the ARC.

Any proposed window replacement not identical in specifications, color or any alteration, modification, relocation and/or removal of a window visible from public view shall require submission of an Architectural Application and written approval by the ARC prior to installation and shall meet the following requirements:

1. Mirrored or reflective finishes or coverings, cardboard, metal foil, bed sheets, newspaper or similar materials shall not be used as a window covering.
2. Installation of proposed painted or stained-glass windows or any other decorative embellishment of any window visible from public view shall require written approval by the ARC prior to installation.

S. WINDOW SECURITY SCREENS/SOLAR SCREENS

Installation of solar screens shall require prior written approval by the ARC with the following conditions to be met:



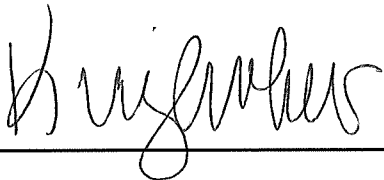
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1. **A copy of the plans from a fully licensed and insured contractor shall be submitted to management for Association records** (oversize plans shall not be accepted and must be submitted on a flash drive or in '.pdf' format).
2. Color of frame and screen installed shall be of a pre-approved color. Pre-approved colors include cream, bone, grey, bronze, beige, or tan (as described in Section 7).

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In accordance with the CC&Rs, Article VIII, Section 8.2(d), the Board of Directors may revise the Architectural Review Process & Guidelines.

ADOPTED BY BOARD OF DIRECTORS



DATE 4.25.24

Board member signature (President)

Kingdon W. Chew



DATE 4/25/24

Board member signature (Secretary)

Ken Kost



DATE 4/25/2024

Board member signature (Treasurer)

Rebeca Cole-Forteza