

Coventry Homes At Anthem Community Association

*Architectural Review
Guidelines*

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Coventry Homes at Anthem Community Association Architectural Review Guidelines

SECTION 1: INTRODUCTION

In order to implement and preserve the community environment of Coventry Homes at Anthem, the following Architectural Review Committee Rules (the "Design Guidelines") have been established. These principles are necessary to maintain certain standards by which the community may grow and develop. The Design Guidelines provide an overall framework and a comprehensive set of guidelines by establishing criteria for the design, size, location, style, structure, materials and color of architecture and landscaping, and relevant criteria for the construction or modification of all improvements made by any party. They also establish a process for the judicious review of proposed improvements or alterations. However, the Design Guidelines are not the exclusive basis for decisions of the Architectural Committee, and compliance with the Design Guidelines does not guarantee approval of any application.

In order to promote and maintain the design and character and aesthetics of the community, modifications of structures and materials, as well as landscaping, must be compatible with the dwelling and the overall design style and theme of the community. The ARC has been established to ensure the continuity in design which will preserve and improve the community, and aid in ensuring preservation of property values. The Board of Directors set the standards and the ARC 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 values of the property. Article IV, Section 4.3(a) provides amendment provisions to the Architectural Review Guidelines.

Unless otherwise defined herein, all capitalized terms have the meaning set forth in the CC&Rs.

1.1 Purpose

The Architectural Review Guidelines, also referred to as the Design Guidelines ("Guidelines"), detail criteria that have been established to protect and maintain the long-term quality and value of the community. Accordingly, the criteria contained in these Guidelines apply to all projects within the Coventry Homes at Anthem Community Association ("Association"), including but not limited to structures (construction, modifications, additions and accessory structures), landscaping, utilities, and site amenity features.

1.2 Projects

Prior to commencing any project, a completed Architectural Request must be submitted, and written approval received from the Architectural Review Committee ("ARC"). Following these Guidelines will aid the applicant in receiving timely approval from the ARC and expediting the start of the requested project. The ARC may require periodic or final inspections of approved projects.

Unit Owners, please be aware that the most common reason for denials or delays in processing ARC requests is due to Unit Owners submitting incomplete application packages. In addition to these Guidelines, please be sure to read the **Architectural Request Form** thoroughly and make sure that your application package is complete before submitting it to the community manager.

The Lot Owner shall submit to the ARC via the management company (if applicable), by

mail or personal delivery for the proposed Improvement and as follows:

- a. Landscape/Hardscape/Drainage For landscaping plan approval, or amendments to an approved landscaping plan, the Owner shall submit two (2) copies of the landscaping plan for the Lot (no smaller than 11" x 14"), including a description of all varieties and sizes of trees and shrubs, with the location of each tree and shrub clearly delineated on the plan. To the extent the Owner can color code the trees and shrubs and provide a legend, it will facilitate review. The initial submittal shall also describe the proposed irrigation system, the location of the timer box, the valves and each sprinkler head and emitter. All irrigation systems should have an automatic timer. In the event the Owner desires to install any hardscape, including but not limited to brick, masonry, concrete, rocks or other inert material, such items shall be clearly marked on the landscape plan and a legend shall be provided so that the ARC can easily determine the location and type of material. Lots have been designed and graded to provide positive drainage from the Lot and to protect environmental resources. In the event the Owner's plan proposes to alter the grade of the Lot, the location of all drainage structures and direction and slope of flow must be indicated on the plan. The ARC's approval of any plan shall not be deemed to constitute an assurance that the grading or drainage change is properly engineered to avoid any undesirable impact.

NOTE: Home Owners who alter established drainage patterns are responsible for any damages to their own Home and yard, as well as to their neighbors' Home and yard, and for the additional cost of restoring proper drainage.

- b. Additions/ Alterations/Modifications/Restoration For changes or additions to the Dwelling Unit, the Owner shall submit two (2) copies of the plot plan and two (2) copies of the floor plan for the model and elevation. On such plans, the Owner shall draw the proposed changes or additions to the exterior elevation. If the Owner has a photograph of another house, or picture out of a magazine, that will assist the ARC, such photo should be submitted. The application should contain a description of the materials and colors the Owner plans to use in such changes or additions.
- c. Permits
 1. Owners are advised that the City of Henderson requires certain permits, depending on the proposed change or alteration. It is the Owner's responsibility to comply with permit requirements. The Owner shall provide the ARC with copies of any such required permits if so requested. Owners should contact City of Henderson Building Department for further information.
 2. Prior to or concurrently with submittal of a request for a permit to be issued by City of Henderson, the Owner will obtain the approval of the ARC of any plans, changes, or alterations inclusive of, but not limited to, those items outlined above.
 3. Any permit issued or approval given by City of Henderson will in no manner bind the ARC with respect to approval or denial of any application for items submitted for consideration; the ARC shall be fully independent and will have full authority for approval or denial of any such matters.

Note: Only a Unit Owner or an individual with legal power of attorney may submit an Architectural Request.

1.3 Documents

The Guidelines supplement the following supporting documents, which should be consulted when preparing an architectural request for the design and construction of any exterior improvements to the residence, also referred to as the Dwelling, or Unit:

- Clark County Zoning Code
- Clark County Building Code
- Clark County Unified Development Code (Title 30)
- City of Henderson Building Requirements
- Covenants, Conditions and Restrictions (“CC&R’S”) for Coventry Homes at Anthem (A Planned Community)

The ARC reserves the right to change the Guidelines. Any revisions to the Guidelines will be adopted at a Board meeting and provided to the Unit Owners.

1.4 Review

The Board of Directors of Coventry Homes at Anthem (“Board”) and the ARC do not assume any responsibility for plan review as it applies to local codes or ordinances. All applications, whether approved or not approved, must meet all applicable zoning laws and building requirements of both the City of Henderson and Clark County. ARC approval does not constitute assurance of structural integrity. The purpose of the ARC’s plan review is to ensure that each project meets the intent of the Guidelines and the CC&Rs. The Board, the ARC, and the Association and their designated agents shall have the right, but not the obligation, to enter any Lot to inspect any work requiring approval of the ARC, both during performance and after completion of such work. Any work which has not been approved by the ARC, or which is not being performed in accordance with the plans approved by the ARC, will be immediately removed by the Owner of the Lot as such Owner’s sole cost and expense.

SECTION 2: LANDSCAPE GUIDELINES

2.1 Drainage Plan

Any landscape designs and/or other construction projects that involve moving earth may not: 1) obstruct, interfere with or change the direction or flow of water in accordance with the drainage plans for the Community, or any part thereof; or 2) for any Unit as shown on the drainage plans on file with the county or municipality in which the Community is located.

All architectural request plans must conform to the site drainage plan. The drainage plan must direct all water from the backyard to the street. The proposed plan must include swale locations and drainage pipe to be installed. Water may not flow or percolate into a neighbor’s yard.

NOTE: Home Owners who alter established drainage patterns are responsible for any damages to their own Home and yard, as well as to their neighbors' Home and yard, and for the additional cost of restoring proper drainage.

2.2 Landscape Elevations

No proposed project may change the landscape elevation. Units with brick backyard walls must maintain a minimum of six (6) feet vertical clearance from the top of the wall to the dirt grade of the yard.

2.3 Drought Tolerant Landscape Conversions

Conversions from lawn to drought tolerant, Xeriscape, desert landscape themes, etc. in the front, side and/or rear yards require ARC approval.

2.3.1 Xeriscape Front and Side Yards

Conversions to water smart Xeriscape landscaping must generally meet the current requirements of the Southern Nevada Water Authority's ("SNWA") fifty percent (50%) live plant requirement in converted areas. At completion, converted areas must contain enough plant material to create at least fifty percent (50%) live plant cover when the plants are full grown throughout the converted area. . A list of coverage for each type of allowed plants and the coverage values that will be used even when the plants are small is included in the SNWA's Water Smart Landscapes Program Plant List. This requirement applies whether or not the Unit Owner is applying for the SNWA rebate program.

The area converted to Xeriscape must be completely covered by a layer of mulch permeable to air and water. Common mulching materials include rock, bark, un-grouted flagstone or pavers manufactured to be permeable. Concrete or other impermeable treatments are not allowed in front or side yards. Raised planters placed along block walls require barriers impervious to water between the block wall and soil of the raised planter. Planter areas and Xeriscape yards require porous weed barriers, which when used beneath the mulch must be manufactured to be permeable to air and water.

Dry creek beds may not accumulate water and must drain to the street. No dry creek bed may be deeper than the highest point of the street curbing. A weed barrier underlay material is required on all creek bed installations and must be indicated in your plans. Dry creek beds must follow the site drainage plan.

2.3.1.1 Xeriscape Rear Yards Not Subject to Public View

For private back yard areas, conversion to Xeriscape landscaping shall include a mulch layer and a porous weed barrier as described in Section 2.3.1 above. Unless applying for the SNWA rebate program, requirements for plant materials and percentage of coverage are optional.

2.3.2 Artificial Turf

Synthetic turf may be allowed in front, side and rear yards subject to the approval of the ARC. However, the installation of synthetic turf cannot be used as a substitute plants, trees, and shrub requirements currently in place for the front yard landscaping. The minimum density of the synthetic turf shall be forty-six (46) oz., with a minimum 1 -3/4" blade pile height and have a drain rate of forty (40) gallons per hour. The turf shall be installed over a layer of compacted granite a minimum of 2" thick. The submittal must contain manufacturer's information on the turf, the turf warranty, and a sample of the turf. A drainage plan as consistent with Section 2.1 may be required on all artificial turf installations. No putting greens are allowed on front or front side yards. *It is highly recommended that any installation of artificial turf be performed by a licensed contractor.*

Artificial turf is classified as hardscape (non-organic) material and must be installed in a manner

consistent with natural turf installation. **Combinations of different types of artificial turf are not permitted.**

Turf material/infill product specifications must meet or exceed the following:

Fiber type:	Polyethelene and <u>may include no more than 40% nylon</u>
Yarn/Filament Denier:	10,000 – 11,500 denier (Texturized monofilament polyethelene)
Yarn/Face weight:	Polyethylene 6 ended dual color monofilament/dietze & schell texturized monofilament polyethylene-Minimum 80 oz. per sq. yard
Pile height:	Minimum 1 ¾”
Color:	Must match fescue natural turf
Product Weight:	106.25 oz per sq. yard
Primary Backing:	double 13pic polyblac – 2 layers – 6.25 oz per sq. yard
Secondary Backing:	Uethan – 20oz per sq. yard
Roll Width:	15’
Perforations:	Standard
Tufting gauge:	½”
Stitch rate:	Minimum 14.5 per 3”
Backing/weight:	Urethane - minimum weight of 20 oz. per sq. yard with <u>adequate drainage ports</u>
Turf material total weight:	100 oz. per sq. yard
Infill type:	<u>No rubber infill or uncoated silica sand.</u>
Turf material lead content:	Cannot contain measurable quantity of lead in any manner
Other:	Turf material must be manufactured in the USA and must be warranted for a minimum of eight (8) years for defects in material resulting in premature wear / discoloration due to UV exposure.

2.3.2.1 Contractor Installed Artificial Turf

If artificial turf is to be installed by a licensed contractor, ARC approval will be granted if the application meets all the criteria in Section 2.3.2 and other applicable guidelines of Section 2.0 are present. The name of the contractor must be provided and the installation is subject to a final inspection by a member of the ARC.

2.3.2.2 Artificial Turf Installations by Homeowner

In the event that the Unit Owner desires to perform the installation of artificial turf themselves, in addition to the requirements in Section 2.3.2, a detailed step by step plan must be submitted that outlines all aspects of the installation, including: 1) site preparation, 2) underlay material and installation procedure, 3) procedure for layout and seaming the turf material, 4) plan for securing the turf in place, 5) infill material and application plan (if required), and steps taken to obtain the final finished look of the turf. Upon approval of the plan, a member of the ARC reserves the right to inspect the project at certain stages to assure plan procedures are being followed. A final inspection of the project will be performed.

2.4 Drawings

Drawings will be required to show the layout of the landscape conversion. They should show the mulch area, existing plants/trees to remain, distance or the area to the residence and property

lines, showing the distances of plants and other features from the property lines in relationship to the residence. All planted items on the conversion plan must have a name and be among those listed in SNWA's Water Smart Landscapes Program Plant List.

2.5 Trees & Plant Material

The use of native or compatible drought-tolerant species is strongly encouraged for portions of yard landscaping. All landscaping planting shall be maintained by a fully automatic underground watering system. Irrigation systems that use drip emitters instead of spray heads or bubblers, are highly encouraged. When it is necessary to use sprinklers, care should be taken to avoid overspray on hardscape, structures, fences and windows.

All trees, including palm trees, shall be planted a minimum of 2 ½ feet from any property line walls, fences, sidewalks, concrete paving, curbs, or structures. All trees shall be a minimum 24" boxes (minimum 1-1/2" caliper measured at 6" above the top of the root ball) at the time of installation. Palm trees shall be a minimum of 9" in height at the time of installation.

Minimum Planting Recommendations are as follows:

Front & Rear Yard: One (1) Tree – 24" Box or Two (2) Trees 15 gallon

Ground Cover: Ground surfaces of all yards should be covered with inert or living materials or any combination of both. Inert materials shall include decomposed granite, river rock and other such similar materials which are compatible, with the natural environment for Coventry Homes at Anthem; provided, that black rock shall not be the predominant landscaping material. For the purpose of these Design Guidelines, top soil should not be considered inert material. No artificially colored rock will be permitted as ground cover. Wood chips and bark shall not be used as ground cover within the immediate area of a shrub or tree. If sod or turf is used, Fescue Grass is recommended. Grass and sod shall be held a minimum of three (3) feet away from retaining and building foundations so that water infiltration through block wall surfaces is minimized. Approved inert materials are described in Appendix B; additions or variances must be approved by the ARC. For the purpose of these Design Guidelines, top soil or 1/4" minus decomposed granite will not be considered inert material.

Variances to these minimums may be made by the ARC depending on Lot size.

Evergreen trees shall be a minimum of 8' in height at the time of installation. Minimum size: 1-gallon shrubs, 1-gallon ground covering.

Only those plants and trees listed in the SNWA's Water Smart Landscapes Program Plant List may be used.

The following landscape plants are expressly prohibited:

- Pine
- Citrus (permissible only in rear yards);
- Mexican Palo Verde;

- European Olive trees (Oleo Europa), all fruiting varieties;
- Cottonwood;
- Fruitless Mulberry trees (Morus Alba);
- Nerium Oleander;
- Common Bermuda Grass;
- Algerian Ivy (Poisonous leaves and fruit);
- English Ivy (Poisonous leaves and fruit); and
- Any plant listed on the Nevada State Department of Agriculture's noxious weed list as shown in Appendix C, Part 8.

Decorative rock is required in all landscape areas, except where natural turf or artificial turf is planted.

Generally, no more than two (2) trees are allowed in a front yard.

No shrub or hedgerows to the street are permitted in the front yards.

2.6 Irrigation

Front grass yards may install pop up sprinklers as close as three (3) inches from the zero (0) property line, as long as the pop up sprinkler heads are directed toward the Unit Owner's Unit only, also do not spray water on the residence or any other Unit. Pop up sprinkler heads may not be installed closer than three (3) feet from rear yard brick walls or the residence. Spray may not be directed so as to water the rear yard brick walls or residence. Drip irrigation may not be installed closer than nine (9) inches from rear yard brick walls or the residence.

2.7 Curbing

Cement curbing is required between homes with grass and those with Xeriscape or artificial turf. The applicant must insure that there is a cement curb barrier on the zero property line separating a grass from a Xeriscape or artificial turf yard. For example, if you and your neighbor have grass and you are converting to Xeriscape or artificial turf, you are required to install a curb at the zero property line, not over it, to stop grass infiltration into the Xeriscape or artificial turf. Wood, metal, plastic or rubber curbing is not permitted.

2.8 Trellis

No trellis over five (5) feet in height is permitted and they must be free standing. No trellises may be installed in a front yard or front side yard except in the courtyard area of the entrance of a residence. No arch type trellises may be installed anywhere within the Community. Plants and trellis must be properly maintained in good repair at all times. All structural trellises require ARC approval prior to installation. ARC approval is not required for plant installations that comply with these Guidelines.

2.9 Landscape Lighting

Lighting may be installed as long as they do not represent a safety hazard or a nuisance to neighbors. Lights may not be pointed at a neighbor's house or toward the street. Light intensities and location must be carefully considered as not to draw complaints from neighbors. Even after approval, you could be required to remove, modify, or change light locations should a complaint

be filed. All lights must be clearly indicated on the plans. Low voltage lighting does not require ARC approval.

2.10 Masonry Block Walls

In the event that the Unit Owner desires to add, modify, remove and replace existing masonry block walls and construct new masonry block walls, Owners are required to install adequate water proofing to prevent water penetration and seepage through the masonry block walls. Owners with Masonry Block Walls, that border or lie on the perimeter of the Coventry Homes at Anthem community, are responsible for ensuring the integrity of waterproofing for those walls. Owners will be responsible for repairing or replacing those perimeter Masonry Block Walls that display efflorescence or visible signs of calcium deposit residue or mold. Furthermore, in the event that the Unit Owner desires to add, modify, remove and replace existing masonry block walls and construct new masonry block walls, Owners are required to install adequate water proofing to prevent water penetration and seepage through the masonry block walls. All replacement blocks or wall additions are required to match the existing block wall colors schemes. Finally, Owners shall be required to install adequate water proofing when installing any landscaping (turf/lawn, plant or tree) within five (5) feet of any Masonry Block Wall if their proposed landscaping is on an elevation.

2.11 Maintenance

Owners are expected to maintain their landscape in good condition at all times. This includes, but is not limited to, weekly lawn mowing, weeding, pruning trees and shrubs, fertilizing, watering, removal of dead plants or parts of plants, replacement of plants and over-seeding of lawn areas and removal of debris. Damaged, worn, seam separation or discolored artificial turf must be corrected. No ARC approval is necessary for the normal repair, maintenance and replacement of landscape including small turf patches, rock, plants or trees of like and kind.

2.12 Safety Precautions/Damage

During the landscape installation process, to the extent possible, Owners must make their best efforts to minimize traffic restrictions, place building materials out of sight and keep the worksite and street clean and free of construction related debris. Any landscaping materials, including but not limited to landscape rocks, plants, trees, and any other landscape improvements must be placed on plywood or other such protective covering such that it creates a barrier between the plant or rock material and the street to prevent damage to the street. Any materials temporarily stored on the streets must be surrounded by safety/construction cones to reduce any potential safety hazard that the materials may create.

Any rock, dirt, or other material left on the streets after installation of the materials must be cleaned up and/or removed such that there is no visible evidence the material was temporarily stored on the street. The cost to repair any damage to the street surface caused by the landscape materials or equipment used to move the materials to the Lot or damage caused by a failure to place a protective cover under the landscaping, is the sole responsibility of the Owner of the Lot. The cost to repair any such damage will be taken from Owner's construction deposit, if any, and/or will be a Special Assessment against the Owner after notice and a hearing.

SECTION 3: SWIMMING POOLS/SPAS

3.1 Requirements

Swimming pools and built-in spas are permitted subject to the review and approval of the ARC.

In addition, all pools and spas require a County building permit and must be constructed according to the Clark County regulations and other applicable regulations, including required fence and enclosure heights. Swimming pools must be of the in-ground type. Fencing or walls around swimming pools and spas may be combined with property line walls and fencing. Doors and gates leading to swimming pools and spas must meet the Clark County safety and closure regulations, including doors that open directly from the residence to any pool or spa area. Please note that the provisions above in Section 2.12 also apply to the construction of pools/spas, and the Owner will be responsible for any damage caused to the street surface caused by the materials or equipment used during construction.

3.2 Contractor Drawings

Contractor drawings showing dimensions of the pool/spa from your property lines and residence, the location of pool equipment, elevations of any part of the pool/spa that is above the deck (ground) level are required. Drawings should include any proposed patio, patio cover, along with the elevations, materials used, and color scheme. A copy of the final approved building permit must be filed with the Association's Community Management. The requested construction access for pool construction shall be described in the proposal.

3.3 Filtration Equipment

Pool and spa filtration equipment shall be located in accordance with County building codes and regulations. It is strongly suggested that pool equipment be located in the side yard that contains the air conditioner condenser. Pool equipment shall be screened from view from streets, adjacent lots, and Community open space through the use of landscaping or other screening devices. A wall and/or shrubbery must be planted to hide the pool equipment from the street view and neighboring Unit's view. Equipment may not be mounted or attached to common property walls. All filtration and pool equipment must drain to the sanitary sewer. No filter or pool discharge is allowed to the street or neighbors' yard.

3.4 Above Ground Spas

Above ground spas do not require ARC approval as long as they are not visible from a neighboring property, the Common Elements, or the street. Above ground spas must also be located at least 18 inches away from any neighboring property lines. If a County permit is required, a copy of the permit must be provided to the Association's Community Management.

3.5 Landscaping

If landscaping is to be done at the same time as pool/spa projects, a landscape request must also accompany this request. The landscape request must include plans for minimizing traffic restrictions, placing building materials out of sight and keeping the worksite and street clean and free of construction related debris.

Section 4: SECURITY

4.1 Doors

Security doors and gates require ARC approval prior to installation.

4.2 Shutters

Requests to install "Rolladen" style rolling shutters require a licensed contractor proposal and

manufacturer's data sheet. In most cases, the contractor will need to obtain a building permit from Clark County. The color of the residence's existing paint scheme must be indicated. The shutters should closely match the residence's stucco paint color. A photo of the existing door and residence would expedite processing of the request.

4.3 Lighting

Security lighting systems, including motion detectors, shall be designed and installed in a manner that promotes the safety of pedestrian and vehicular movement. Security lighting shall be aimed away from streets, sidewalks, adjacent residential units, and Common Elements. Light intensities and location must be carefully considered so as not to draw complaints from neighbors. Security lighting shall not be subject to ARC, unless complaints are received.

4.4 Cameras

Security Cameras shall be designed and placed so as not to view neighboring properties, common areas, or streets. Owner shall take all necessary steps to prevent the unreasonable trespass or unintended viewing of neighboring private property. Upon request by the ARC, Owner shall be required to modify the viewing angle or take similar appropriate steps to mitigate any unreasonable intrusions into the privacy of neighboring property. The size, number, location and field of view for each camera must be indicated upon a drawing of the unit. A contractor proposal and manufacturer's data sheet for the equipment are to be submitted with the request. A description of the system including recorders must be included. A building permit from the County may be necessary.

4.5 Fencing

No chain link, or similar material, wood, or split rail including traditional picket fences, shall be used as fence material on lots in the Coventry Homes community. Temporary fences may be used to protect a site during pool or spa construction. View fencing, if any, must match existing view fencing both in style and color used by Coventry homes in which Lot is located.

4.6 Coyote/Fence Rollers

"Coyote/Fence Rollers" require an approved ARC request prior to installation. For installation on iron fences, the rollers must match the existing paint color of the fence. When mounted on concrete block walls, the color should match as closely as possible to the color of the block.

If the rollers are mounted on a wall or fence owned in common with another Unit Owner, or the Association, all mounting hardware shall be attached only to the applicant's side of the fence.

If the rollers are removed, the fence needs to be repaired to its original form at the sole expense of the Unit's Owner. If the fence needs to be repaired while the rollers are installed, the Association is not responsible for the labor to remove or re-install them, nor is it liable for any damages caused to the rollers during the repair process.

Section 5: SATELLITE DISHES/ANTENNAS

5.1 Dishes/Antenna

Satellite Dishes/Antenna are defined as antennas or satellite dishes which are: 1) one meter or less in diameter (39.37") and designed to receive direct broadcast satellite services or receive/transmit fixed wireless signals via satellite, or 2) one meter or less in diameter or diagonal

measurement and designed to receive video programming services via multipoint distribution services, broadband radio service (wireless cable) or receive/transmit fixed wireless signals other than by satellite. A Satellite dish/antenna must be installed by certified licensed contractors.

The Association's preferred location for installation of satellite dishes/antenna is ground mounted or may be mounted to the interior side of the property line wall (maximum 5' in height to the top of dish) located and installed in a fully enclosed backyard, and to the extent possible, adequately and reasonably screened from the streets.

A satellite dish shall not be mounted on the front of a residence, unless reception is impossible from any other installation location.

All antennas and wiring must be installed in a neat and workmanlike manner. Wiring must be securely affixed to the surface over which it passes so that it does not droop and tucked neatly under or near horizontal or vertical elements of the building exterior so as to minimize its appearance. Excess wiring may not be looped but should be cut to the length required. All cabling/ wiring must be painted to match the exterior of the home.

5.2 Approval

ARC approval is not required prior to installation of satellite dishes/antenna as long as the stipulations as contained herein are followed:

1)

The proposed location of installation on the residence shall include the location of the dishes/antenna as viewed from the front of the residence, as well as the approximate height from the uppermost part of the dish/antenna from the ground. For example, left side-yard toward the rear of the residence and ten (10) feet high or in the case of backyard installations, right rear yard of the residence and eight (8) feet high.

5.3 Homes Not Pre-wired

Residences not pre-wired with satellite systems do not have a satellite box. The dish shall be mounted in any convenient location that affords good satellite reception as long as the cabling is immediately routed into the residence for distribution. The dish shall be mounted as low as possible, taking advantage of the neighboring residence's roof pitch, while permitting good satellite reception. The dish shall be mounted to the residence and toward the rear of the property to minimize its view from the street. Distribution of satellite signals must be routed internally for distribution to receivers. In no case may cables be externally routed around the residence for distribution to television sets. If the dish is visible from the street or from the side yard, the Unit Owner shall, plant a shrub or tree that will soften the dish's visual impact from the street.

Section 6: PATIO COVERS, PATIOS, SIDEWALKS, DRIVEWAYS, DECKS, & RECREATIONAL EQUIPMENT

6.1 Approval

All additions or modifications to patio covers, patios, sidewalks, decks, and exterior recreational equipment require ARC approval. Detailed drawings depicting the dimensions, location to the residence, elevations, and dimensions from neighboring properties are required. In most cases, a building permit will be required from the County. With the exception of exterior recreational

equipment, a licensed contractor will normally be required for this work. The application must also include plans for minimizing traffic restrictions, placing building materials out of sight and keeping the worksite and street clean and free of construction related debris.

6.2 Rear Yard Patio Covers

Rear yard patio covers may not extend further than the side dimension of the residence and may not be closer than five (5) feet to the zero property line at the rear most part of the patio cover. Patio covers may not be installed on the sides or the front of a residence.

Patio covers and similar projects must match the color schemes of the Unit whose Unit Owner is requesting approval.

All patio covers must be installed and rated to withstand wind of 125MPH.

Stucco covered structures with roofs matching the residence style are preferred.

6.3 Aluminum Patio Covers

Aluminum patio covers are permitted, but must have the appearance of wood, must have baked enamel finish matching the color scheme of the residence, and must be 100% UV resistant. If used, aluminum patio covers must have a fascia element concealing the scalloped ends of the aluminum roof elements. In addition, the top of such aluminum patio covers must be covered in such a manner as to have a wood-grain appearance. Visible scalloped conditions are not permitted. Alumalattice manufacturer's brochure, or similar, must be submitted for ARC review.

6.4 Side Yard Gates & Sidewalks

Side yard sidewalks must be centered on the gate opening not to exceed 36" in width. Underground drainage pipe with clean outs at both ends of the sidewalk may be required if the original drainage plan is impaired. If a sidewalk is to connect to a driveway from the side yard, it may not be wider than 36" and should mirror the placement of the sidewalk from the front door. All cement work must be graded to allow water to drain to the yard drainage system and out to the street. No side yard gates may be installed wider than 72 inches in width.

6.5 Driveways

Driveway replacements must conform to the builders' original design and require ARC approval. This includes pebble tec, stamped concrete and stained concrete driveways. Painted/ color epoxy driveways are not permitted to be installed.. Tire paths are not permitted to be installed.

6.6 Exterior Recreational Equipment

All exterior recreational or play equipment such as trampolines, swing sets, slides, play structures, jungle gyms, and other similar equipment must meet the intent and requirements of all sections of the CC&R's. Equipment must be maintained and in a state of good repair at all times.

No tree houses are permitted.

No permanent basketball hoops and backboards are allowed in front of the property or on the streets. Collapsible hoops are allowed on a Unit Owner's property without ARC approval, as long as they are folded down when not in use and stored so as not to be visible from a neighboring

property or street. They should not be used from dusk to dawn.

Complaints resulting from the improper use of the hoop may result in a violation notice.

Section 7: ACCESSORY STRUCTURES and OTHER EXTERIOR MODIFICATIONS

7.1 Water Features & Statues

Water features, statues, etc. are permitted in front and rear yards. Water features must be located in such a way as not to be a nuisance to the neighbors between the hours of 8PM and 8AM. Water features and statues may not be directly installed against brick walls. No water features or statues of questionable taste will be allowed. The BOD has the right to determine whether an item is in character of the neighborhood. No nude water features or statues are permitted.

7.2 Dog Runs

Dog runs are permitted without ARC approval subject to the following. Dog runs shall not be visible from neighboring properties and must be completely screened from view from any street, Common Elements, and Community open space. It is recommended they be placed on the non-gated side of the property. Such screening shall be shrubs or a solid wall or fence compatible in design and materials with the existing property line walls or main residence on the lot. ARC approval is not required of these items unless complaints are received.

7.3 Flags

A flag may be mounted on a stand or on the front of the house for the express intention of displaying the American flag or the State of Nevada flag. Flags that are mounted on a stand on the front of the house may not exceed six (6) feet. The flag must be flown in accordance with Federal statute and NRS 116.320. Mounting receptacles for such flags may be permanently attached to the residence. ARC approval is not necessary for these fixtures.

The flag must be flown in accordance with the U.S. flag code and NRS 116.320, including being lit if it will be flown at night. Complaints resulting from the improper display of the flag or wind noise from the flag may result in a violation notice or re-review by the ARC. Seasonal and sports related flags are permitted provided that the flag is well maintained and in the character of the community.

7.4 Solar Screens & Screen Doors

Solar screens and screen doors do not require ARC approval, as long as the color matches the exterior of the residence (generally sand or tan in color). This includes roll down solar screens to shade a patio. Retractable awnings over a patio of a cloth/screen mesh material installed over the rear patio of a unit are allowed provided the color matches the exterior residence wall stucco color. No stripes, flowers, rainbow or other designs are allowed. The material must be of solid color. They must be replaced or removed when weathered, torn, soiled, faded, etc.

7.5 Solar Tubes & Skylights

ARC approval is not required for the installation of add on solar tubes and skylights when installed by a licensed contractor and any necessary building permits are obtained from the County.

7.6 Solar Panels

Solar Panels for heating swimming pools, hot water or electric generation are permitted when installed by a licensed contractor and the necessary building permits are obtained from the County. Any piping from the panels to the pool equipment, for example, which runs along the side of the residence, must be painted to match the stucco exterior wall. Panels may not be placed so as to be visible from the street, unless absolutely necessary. ARC approval is required and the proposed installation location(s) on the residence roof and any piping must be indicated on a drawing.

7.7 Sheds & Storage Structures

Sheds or storage structures are permitted so long as they are not visible, including their roofs, from a neighboring property. ARC approval with drawings of the proposed placement, dimensions, materials of construction, and any manufactures data sheets must be submitted.

7.8 Gazebos, Palapas, & Cabanas

The installation or construction of gazebos, palapas, and cabanas are subject to ARC review and approval. They must not be over twelve (12) ft. in height above the floor level of the existing home and the size of such structure shall not exceed one-hundred fifty (150) sq ft of area and must be designed in accordance with the color scheme and general theme of the Community. Palapas must be flame retardant or fire resistant. All ramadas and gazebos must be detached from the existing home and the rear yard location must conform to the setback requirements for accessory structures. To ensure an open, airy appearance, no side of any ramada or gazebo may exceed twenty-five percent (25%) residential construction materials. In other words, at least seventy-five percent (75%) of each side must be open.

7.9 Window Awnings

Window awnings are not permitted.

7.10 Trash Receptacle & Unsightly Item Screening Devices

Any side yard additions intended for the purpose of screening trash receptacles from view are subject to ARC approval and must meet the following criteria: It must prevent trash receptacles and unsightly items from being visible from the street or any other common area and it must prevent trash receptacles from being visible from any angle to any neighboring unit.

Such screening shall be a solid wall or fence, compatible in design and materials with the existing main residence and must be visually appealing. The screen must provide for a minimum of three (3) feet of unobstructed space between the structure and the property line. It must also take into account and maintain existing drainage provisions to allow proper runoff. If the lot on which a Unit is located does not permit these standards to be met, then any application received will be denied.

7.11 Exterior Modifications

Prior written approval of the ARC is required of any Improvement which shall be constructed or installed on any Lot which would be Visible from Neighboring Property. No building, fence, wall, landscaping, addition, alteration, repair, change, excavation or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, of any part of a Lot, shall be made or done without the prior written approval of the ARC. Each Owner is responsible for removing or otherwise curing, at its expense, non-complying and/or unapproved improvements.

1. The architectural design of all additions, alterations, and renovations to the exterior of any Dwelling Unit will conform to the design of the original home in style, detailing, materials, and color.
2. The height of any addition to an existing Dwelling Unit will not be higher than the original roof line.
3. All additions to Dwelling Units will be built within the setback lines originally established for Coventry Homes at Anthem or as changed by Coventry Homes with the requisite approval of the City of Henderson, regardless of more lenient requirements of any local governmental authority.
4. All materials used in maintenance, repair, additions and alterations will match those used by Coventry Homes as to color, composition, type, and method of attachment. The ARC may allow substitute materials if such materials are deemed by the ARC to be compatible with the theme of the community.
5. When any additions, alterations, or renovations are performed to an existing Dwelling Unit, the established lot drainage cannot be altered.

7.12 Barbeques, Firepits and Fireplaces

Built-in barbeque units, firepits and/or fireplace must be contained within the rear yard patio or courtyard and must be designed as an integral part of the Home. Site chimney elements to avoid obstructing views from adjacent properties.

7.13 Not Allowed

No Driveway covers, tents of a permanent nature, cloth lines or clothes poles are permitted.

Section 8: EXTERIOR PAINTING

8.1 Approvals

No ARC approval is required when painting the exterior of your residence the same color as originally selected at the time of the residence's construction. Instead, only a **notification form** is required. The notification form will make it easy for the Unit Owner and still provide the Association and ARC proper documentation. Painting of the residence can begin after submitting the notification form to the Community Manager. The notice form is available from the Community Management Company. The completed notice form may be delivered, mailed or emailed to the Community Manager. It will be placed in the Unit Owner's file.

The color scheme is to remain as originally selected at the time of the residence's construction. This includes the walls, fascia, pop-outs, trim, garage doors, etc. and with the correct colors and finish (flat, semi-gloss). Garage doors are semi-gloss.

ARC approval is required if the Owner wants to change the color of the exterior color of their residence, or wants to add exterior finishes such as stone facades. The colors chosen must be an approved color scheme from Sherwin Williams approved color scheme booklets at the nearest Sherwin Williams store or online at <https://www.sherwinwilliams.com/homeowners/color/find-and-explore-colors/hoa/henderson/nv/coventry-at-anthem/>. The selected color scheme cannot be the same as an immediate neighboring residence including homes on either side of your

home or directly across the street. Painting and other work generally must be completed within thirty (30) days of ARC approval. After the proposed improvements have been completed, an ARC inspection will occur to ensure compliance with approved ARC.

Section 9: ADDITIONAL LIVING SPACES

9.1 Approvals

Additions or modifications to the exterior of a residence will be considered by the ARC under strict conditions. The Board will also reserve the right to review any applications that have been approved by the ARC. The applicant may be asked to meet in person with the ARC and/or Board to review the project.

Any such proposed addition must be completed by a licensed, bonded and insured contractor. The contractor's name and contact information must be identified in the proposal. The proposal must be accompanied by professionally prepared plan and elevation views of the proposed addition that fully describe the clearances to all property lines. The plan view should also disclose the new interior layout and show any new plumbing features and HVAC requirements. The elevation view(s) must show the new roof line and any new windows and doors. Any changes or modifications to the original drainage plan must also be addressed. Upon receiving approval of the application and prior to construction, a complete set of building plans must be available for inspection if necessary, as well as all required building permits.

The following will not be considered for approval:

- Second story additions are not allowed to be installed to the DR Horton Homes
- Any roof mounted or window HVAC units.
- Detached Garages

All exterior features of the addition must match the original construction. These include the roof line and roof tile, stucco, windows, doors and paint color.

The application must include a timeline for completion of the project and a plan for how impact to the Community will be minimized. This would include minimizing traffic restrictions, placing building materials out of sight and keeping the worksite and street clean and free of construction related debris.

All applications will be reviewed and approved on an individual basis and the impact on neighboring properties and the Community in general will be considered. A project approved for a given location may be rejected in other locations due to the differences in the lot and how it will affect neighboring residences. All storage, trash or large equipment that must be stored on the street or on your lot during the time of renovation must be notified to the community prior to renovations occurring. If you have questions regarding this type of proposal, please advise the Community Manager and a member of the ARC will contact you.