

COVENTRY HOMES AT ANTHEM COMMUNITY ASSOCIATION



ARCHITECTURAL REVIEW COMMITTEE REQUIREMENTS

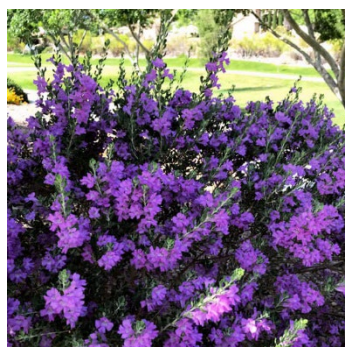


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Coventry Homes at Anthem Community Association

Architectural Review Requirements

SECTION 1: INTRODUCTION

To implement and preserve the community environment of Coventry Homes at Anthem, the following Architectural Review Committee Rules (the "Design Requirements") have been established. These principles are necessary to maintain certain standards by which the community may grow and develop. The Design Requirements provide an overall framework and a comprehensive set of Requirements 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 Requirements are not the exclusive basis for decisions of the Architectural Committee, and compliance with the Design Requirements does not guarantee approval of any application.

In order to promote and maintain the design, 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 Board of Directors set the standards and the ARC has been established to apply those standards to all exterior improvements. This process assures continuity in design and 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) of the Coventry Homes at Anthem Community Association CC&R's, provides amendment provisions to the Architectural Review Requirements.

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

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

1.1 Purpose

The Architectural Review Requirements, also referred to as the Design Requirements ("Requirements"), details criteria that have been established to protect and maintain the long-term quality and value of the community. Accordingly, the criteria contained in these Requirements 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 Application must be submitted, and written approval received from the Architectural Review Committee ("ARC"). Following these Requirements 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 Requirements, please be sure to read the **Architectural Request Application** 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, by mail, email or in person 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 copies of the landscaping plan for the Lot 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. 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, pavers, concrete, gravel, rocks, boulders, 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. The color of all gravel, rock, and boulders being used must be specified by the ARC.

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 or elevation 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.

- b. Additions / Alterations / Modifications / Restoration / Painting: For changes or additions to the Dwelling Unit, the Owner shall submit a copy of the plot plan and a copy 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 a 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 the 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.

1.3 Documents

The Requirements 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)
- SNWA Water Authority Water Smart Plant List

The ARC reserves the right to change the Requirements. Any revisions to the Requirements 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 Requirements 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.

Per the governing documents and NRS 116, the ARC review process could take up to Forty-Five (45) days for an approval / denial to be granted at worst. This process is typically much faster. To avoid construction delays, please ensure all forms and plans are complete prior to your submittal. Any incomplete submittals will be returned.

SECTION 2: LANDSCAPE REQUIREMENTS

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: Homeowners 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. All units 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 (Desert Landscaping)

Coventry Homes at Anthem require lush full landscapes that are more extensive than the minimum requirements defined by Southern Nevada Water Authority (“SNWA”). All conversions upon completion to a water smart Xeriscape landscape (“Desert Landscaping”) must meet or exceed the current requirements of the Southern Nevada Water Authority’s (“SNWA”) fifty percent (50%) live plant requirements with plants being planted **throughout the converted areas** in addition to all other areas of your landscape. Large areas of gravel without plants dispersed throughout are prohibited.

The converted area is the area where grass, turf, trees, or other plants have been removed. For example, if you remove 600 square feet of grass, then a minimum of 300 square feet of living ground level plants (**Trees are NOT included in the coverage calculations**) must be planted throughout this area including the areas below any trees canopy. Southern Nevada Water Authorities’ (SNWA) Water Smart Landscapes Program Plant List provides a comprehensive listing of allowed plant types and their coverage values. These coverage values are used to validate if your coverage requirements have been met. This requirement applies whether or not the Unit Owner is applying for the SNWA rebate program.

The SNWA Water Smart Landscape rebate program is **NOT** part of Coventry and does **NOT** replace the Coventry ARC review process or it’s landscape requirements. An approval from the SNWA rebate program is **NOT** an approval from the Coventry ARC. Coventry has established Requirements that exceed the SNWA requirements that homeowners must also comply with when completing a landscaping project or desert landscaping conversion. This is to ensure our homes have lush landscapes that offer great curb appeal while helping to maintain our home values.

The area converted to Xeriscape must be completely covered by a layer of inert material permeable to air and water as defined in 2.3.1.1. Common inert materials include rock, 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 inert materials 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.

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2.3.1.1 Trees & Plant Material

Coventry Homes has a 1-tree minimum requirement in the front landscape. If you remove your tree due to size, age, disease, bark beetle infestation, etc., that tree must be replaced.

The use of native or compatible drought-tolerant species is strongly encouraged for all 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. Drip emitters are required for plants or xeriscape conversion especially if applying for the SNWA Water Smart rebate program. When it is necessary to use sprinklers such as with grass, care should be taken to avoid overspray on hardscape, structures, fences, and windows. If removing grass as part of your Xeriscape conversion, sprinkler heads must be completely removed, and the pipes capped.

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 must be a minimum 24" box if planting a single tree or 15 gallon if planting 2 trees at the time of installation. Palm trees shall be a minimum of 9' in height at the time of installation. Evergreen trees shall be a minimum of 8' in height at the time of installation. Tree height is measured from the top of the root ball to the top of the foliage.

Generally, no more than two (2) trees are allowed in the front yard. There is no minimum tree requirement for the rear landscape.

Minimum planting and ground cover Requirements are as follows:

Variances to these minimums may be required by the ARC depending on Lot size and overall landscape design.

Minimum plant size: 1-gallon shrubs and ground covering at a minimum. 3 to 5-Gallon plant size is recommended in order to create a more mature looking landscape at time of planting.

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

Palms are prohibited for use as a primary tree in the front landscape or use as replacing a primary tree. There are two exceptions as follows:

- **Canary Island Date Palm:** May be used as a primary tree, must be a minimum of 24" Box or larger at time of planting.
- **Mediterranean Fan Palm:** May be used as a primary tree but must have multiple trunks. Must be a minimum of 24" Box or larger at time of planting.

Ground Cover: All ground surfaces in both the front and rear yards must be covered with a combination of approved inert AND living materials except where natural turf or artificial turf is planted. 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 walls and building foundations so that water infiltration through block wall surfaces is minimized.

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Approved Inert Materials and Plants:

Decorative rock and/or stone of naturally pigmented (i.e., as found in its native form) color and other materials as may be approved by the ARC (subject to authorization and veto rights of Coventry Homes). Materials used must be compatible and consistent with the natural environment for Coventry Homes at Anthem.

Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the ARC (subject to authorization and veto rights of Coventry Homes) and shall be in writing.

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

Note: All rock and boulder colors used, any additions or variances to the materials used, must be approved by the ARC.

Current **approved inert** materials are as follows:

- River Rock (2" – 6" in diameter) – not to exceed 50% of your yard.
- Decomposed granite (1/4" minus material is NOT permitted in the front landscape) – Not to exceed 5% of your yard.
- Decorative crushed granite (3/4" to 4" in diameter)
- Boulders (must be buried at least 1/3 of their depth)
- Dark colored rock – not to exceed 5% of your yard.

Succulents, Agaves, Cacti, and Yucca Landscapes:

The use of succulents / cactus as a primary plant or as the only plant types in the front landscape is prohibited. Succulents, Agaves, Cacti, and Yucca **must be mixed with other plant varieties** such as evergreen shrub or bushes to ensure that the landscape maintains a lush appearance all year round. Succulents are generally considered slow growing and take many years to fill in your landscape and/or to produce flowers. Succulents by themselves are too compact and sparse and are out of character within Coventry. Because of this, there are additional requirement that must be followed If choosing to mix succulents into your landscape. In general, you must select from larger more mature plants to be used at time of planting. Select 5-gallon or larger pots from the nursery or from your landscaper.

- Barrel Cacti: When planting barrel cacti such as Golden Barrel, Red Barrel, Fire Barrel, etc., you must select a cactus that has a diameter of no less than 8 inches at time of planting.
- Saguaro Cactus: If choosing to include one of these magnificent cacti in your landscape, they must have a minimum of 1 (one) arm that is growing off the main cactus.
- Agave Plants: Agaves must be a minimum 15-Gallon size pot at time of planting.

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Prohibited inert materials, plants and trees:

The following list of **prohibited** inert materials, plants and trees are strictly enforced and will not be considered for approval.

- Dark colored rock may **NOT** be used as a predominant landscaping material.
- Black rock, Lava rock of any kind, White Quartz rock, Marble, or any artificially colored rock is prohibited in the front landscape.
- Decomposed granite of 1/4" minus material is NOT permitted in the front landscape.
- Topsoil is not considered an inert material and must be completely covered by gravel.
- Wood chips and bark are prohibited as a ground cover except within the immediate area below a shrub or tree.
- Pine Trees – All types are prohibited in the front and rear landscapes. You may not replace a pine tree with another pine.
- Cypress Trees are prohibited in the front landscape.
 - All fruit bearing trees such as pomegranate, all citruses, pear, peach, avocado, persimmon, fig, cherry, apricot, or any other edible fruiting trees are prohibited in the front or side yard landscapes – Only permitted in the rear landscape.
 - Queen Palm Trees – Queen Palms are prohibited in the front landscape because of their intolerance to cold temperatures and wind.
 - Mexican Palo Verde
 - European Olive trees (Oleo Europa), including **ALL** fruit varieties.
 - Cottonwood Trees
 - Fruitless Mulberry trees (Morus Alba)
 - Nerium Oleander bushes
 - Common Bermuda Grass
 - Algerian Ivy and English Ivy (Poisonous leaves and fruit)
 - Any plant listed on the Nevada State Department of Agriculture's noxious weed list as shown in Appendix C, Part 8.
 - Shrub or hedgerows to the sidewalk are prohibited in the front landscape.
 - The use of only succulents / cactus as the primary / only plants in the front landscape is prohibited.
 - Use of landscaping consisting of only plant varieties that go dormant during winter months is prohibited. This would include plants such as the Lantana plants. You can use lantana, but it must be included with a variety of other evergreen type plants and bushes to ensure beauty year-round.

2.3.1.2 Xeriscape Rear Yards Not Subject to Public View

For private back yard areas without visibility to a common area, 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 coverage percentage 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. The installation of synthetic turf cannot be used as a substitute for plants, trees, and shrub requirements currently in place for the front yard landscaping. **Artificial turf must have a minimum blade pile height of 1 -3/4" and a total product weight of at least 106oz. Total weight is the sum of face weight + backing weight.** The turf must be installed over a layer of compacted granite / white chat, to a minimum depth of 2". The submittal must contain the manufacturer's information and specifications about the turf. No putting greens are allowed within front or front side yards. Artificial turf is classified as hardscape (non-organic) material and must be installed in a manner consistent with natural turf installation. Using a combination of different types of artificial turf is prohibited. *It is highly recommended that any installation of artificial turf be performed by a licensed contractor.*

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

Total Product Weight: <i>(Face weight plus Backing):</i>	Minimum 106oz per sq. yard.
Pile height:	Minimum 1 ¾" tall grass blade
Yarn/Face weight:	Minimum 80 oz. per sq. yard
Backing/weight:	Urethane backing - Minimum weight of 26 oz. per sq. yard
Fiber type:	Polyethylene and may not include more than 40% nylon.
Color:	Must match fescue natural turf
Infill type:	No rubber infill or uncoated silica sand may be used.
Other:	Turf must include drainage ports.

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 Requirements of Section 2.0 are present. All installations will receive a final inspection by a member of the ARC. If the installation does not appear professionally installed, has not been brushed, has lumps, visible seams, or visible spike placement divots, those problems will need to be fully rectified or could place you into violation status until rectified.

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 that will be taken to obtain the final finished look of the turf.

After approval of the plan, a member of the ARC reserves the right to inspect the project at certain stages to ensure plan procedures are being followed. A final inspection of the project will be performed. If the installation does not appear professionally installed, has not been brushed, has lumps, visible seams, or visible spike placement divots, those problems will need to be fully rectified or could place you into violation status until rectified.

2.4 Drawings

Detailed drawings are required to show the layout of the landscape conversion and the measurements for the area turf is being installed. They should show the mulch area, existing plants/trees that are 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 Irrigation

Front grass yards may install pop-up sprinklers as close as three (3) inches from the zero (0) property line, if the pop-up sprinkler heads are directed toward the Unit Owner's Unit only and 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.

If removing grass and converting to desert landscaping or artificial turf, all existing sprinkler heads must be removed and permanently capped.

2.6 Curbing

The applicant must ensure that there is a cement barrier on the zero-property line separating a grass landscape from Xeriscape or Artificial Turf landscape.

Cement curbing is recommended between yards with grass and those with Xeriscape or artificial turf. As an alternative to concrete curbing when used within the landscape, decorative bricks or pavers may be used.

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, precast scalloped concrete edging, or rubber curbing is not permitted on the property line or against the sidewalk.

Concrete curbing is not permitted along the property line adjacent to the sidewalk.

If removing grass or artificial turf to convert your landscape to Xeriscape, you must also remove any concrete curbing that was within your landscape. The curbing can only remain when grass or artificial turf is being used.

The installation of cement curbing or the use of pavers as curbing requires an ARC submission and approval.

2.7 Trellis

No trellis over five (5) feet in height is permitted and they must be free standing, not attached to any lot walls. 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. All structural trellises require ARC approval prior to installation.

2.8 Landscape Lighting

Lighting may be installed if it does 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 so 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. ALL exterior lighting requires an ARC.

2.9 Exterior Masonry and Block Walls

An ARC submission is required for all changes or modifications to exterior masonry. If the Unit Owner desires to add, modify, remove, or replace existing masonry such as adding stone or brick veneer to the exterior of the home, extending, or raising your exterior walls, adding courtyard walls, adding raised masonry planters, etc., 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. All replacement blocks or wall additions are required to match the existing block wall colors schemes. 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. Existing lot wall setbacks must be maintained as installed when Coventry was built. Walls may not be pushed out to a property line or to the sidewalk such as exists on a corner lot.

If using Cinder Blocks to build a planter or retaining wall, the block must be professionally installed by a mason and permanently mortared in place and must include a cap. If the block is to remain exposed without having stucco or a stacked stone façade applied to it, it must be built using the approved Anthem block. All block planters or retaining walls that will have dirt filled in behind them, must have an appropriate water barrier installed below the dirt's grade to prevent any moisture penetration and efflorescence from occurring.

The block color used throughout Coventry for both the smooth and split face blocks is called Anthem. IT is manufactured locally by Cemex and can be sourced by your landscaper.

For masonry damage repair or coverup of graffiti or water damage to your exterior walls, Sherwin-Williams has formulated a special 2-part Primer and Topcoat paint system that closely matches our Anthem block color. This system is only available at Sherwin-Williams. Due to color variances throughout the neighborhood resulting from age and weather, if painting of your wall is necessary, you must paint the entire wall from one end of your property line to the other. Spot painting only the damaged area is prohibited.

Painting the masonry wall requires an ARC.

- **Color:** SW 9093 – Nearly Brown
- **Primer:** LX02W0050 - LXN C&M PRIMER WH
- **Topcoat:** A80W01151 - SuperPaint® Exterior Latex Flat Extra White

2.10 Maintenance

Owners are expected to always maintain their landscape in good condition. This includes, but is not limited to, weekly lawn mowing, weeding, pruning trees and shrubs, fertilizing, watering, removal of dead plants, removal of dead tree limbs, or parts of plants, replacement of plants and over-seeding of lawn areas and removal of debris. Damaged, worn, rippled/lumpy, 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 unless the layout and design of your landscaping is being altered. Tree roots may not be visible in your landscape or lawn and must be removed once they start showing through your landscape or are lifting lot walls or sidewalk.

2.11 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 if any, 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 Clark County building permit and must be constructed according to the Clark County regulations and other applicable regulations, including required fencing and enclosure heights. 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 2.11 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. Damage to walls or walls removed for the construction of a pool, must be replaced in the exact same manner as prior to construction including block type, color, and surface texture.

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 must be screened from the 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. Any visible conduit or plumbing must be painted to match the home.

3.4 Above Ground Pools and Spas

Above ground pools and spas require ARC approval. They may not be visible from a neighboring property, any Common areas, or the street. Above ground spas must also be located at least 18 inches away from any neighboring property lines. If a Clark 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 separate landscape ARC 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 Security Entry Doors

All security doors and gates require ARC approval prior to installation. Pictures to indicate style and color, and dimensional drawings to show the size and placement when installed must be included.

4.2 Security 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.

Wood shutters on your home should be well maintained and painted in one of the approved paint scheme shutter colors. Any changes to the color of your shutters or if adding shutters, requires an ARC submission.

4.3 Security Lighting

Security lighting systems, including motion lighting, shall be designed, and installed in a manner that promotes the safety of pedestrian and vehicular movement. Security lighting shall be aimed down and away from streets, sidewalks, adjacent residential units, and Common-areas. Light intensities and location must be carefully considered so as not to draw complaints from neighbors. If using motion activated lighting, the sensors should be pointed far enough down so as to not be activated by people walking down the sidewalk or passing through common areas.

4.4 Security Cameras

Security Cameras shall be designed and placed so as not to view neighboring properties, common areas, or pointed into the parks. Owner shall take all necessary steps to prevent the unreasonable trespass or unintended viewing of neighboring private property. If found to be out of compliance, 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.

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. The use of cloth or other non-metal screening materials on a fence or gate is prohibited. Iron work may not have any hardware cloth, chicken wire, or other non-permanently welded materials attached to it. Ironwork must be well maintained, painted, and free of rust at all times. The installation of iron work or change to paint colors if painting your iron work requires ARC submission and approval.

Touchup of HOA painted iron fencing, use Sherwin-Williams color Coco Whip – SW 9084 in Exterior Semi-Gloss.

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 and all screw holes filled 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 Satellite Dishes and 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. Certified licensed contractors must install a Satellite dish/antenna.

To the extent possible, satellite dishes and antennas should be adequately and reasonably screened to soften and/or hide the dishes visual impact from the street.

The satellite dish shall be mounted in any 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. 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 satellite wiring must be installed neatly and routed internally for distribution to receivers. 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. Cabling must be painted to match the exterior of the home.

ARC approval is not required prior to installation of satellite dishes/antenna as long as all stipulations contained in 5.1 are followed.

SECTION 6: PATIO COVERS, SIDE GATES/SIDEWALKS, DRIVEWAYS, & RECREATIONAL EQUIPMENT

6.1 Requirements

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, colors, materials used and dimensions from neighboring properties are required. In most cases, a building permit will be required from Clark 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 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 existing color schemes of the Unit.
- All patio covers must be installed and rated to withstand wind of 125MPH.
- Stucco covered structures with roofs matching the residence style are preferred.

Palapa style patio covers must be regularly maintained ensuring the thatching remains in good condition at all times. If damage occurs as a result of wind, repairs must be completed as soon as possible to return the cover to good condition. Palapas must be flame retardant or fire resistant.

6.3 Aluminum Patio Covers

Aluminum patio covers are permitted but must have the appearance of wood with a baked enamel finish matching the color scheme of the residence and must be 100% UV resistant. In addition, the top lattice or solid aluminum roof panels should also have a wood-grain appearance. Aluma-wood 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". 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 that do not already exist.

6.5 Driveways

Driveway replacements must conform to the builders' original design and requires ARC approval. This includes Pebble Tec, stamped concrete and stained concrete driveways. Painted or color epoxy driveways are not permitted to be installed. Tire paths are not permitted to be installed.

Widening the driveway on either side, adding pavers, concrete extensions, or replacing a concrete driveway with a paver driveway, requires an ARC. The width of the extension on both sides and the color and size of pavers being used if applicable must be submitted along with your ARC review packet. As a general guideline, driveway extensions should not exceed 24" on either side. Removal of the side yard or any planters next to the driveway to be replaced only with concrete or pavers is prohibited. Not all driveways and landscapes have the room necessary to accommodate widening and are reviewed on a case-by-case basis.

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 placed in the back yard must meet the intent and requirements of all sections of the

CC&R's. All playground equipment must be maintained in good working order. Canopy's, painting/staining, net enclosures, etc., must be maintained in good working condition.

Tree houses are prohibited.

Permanent basketball hoops or backboards are prohibited in the front of the property or on the streets. Collapsible hoops are allowed on a Unit Owner's property without ARC approval. Unless in the back yard, when a collapsed hoop is not in use, it must be stored. It may not be stored in the street, the front or side of the house. Backboards must be in good useable condition, unbroken. Permanent basketball hoops or courts in the back yard, require and ARC.

Complaints resulting from the improper use of any exterior recreational equipment 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 such as within your entry way. Water features must be located in such a way as not to be a nuisance to the neighbors or be audible 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. Any water features should take into consideration their placement so as to not splash walls or cause water any visible water staining.

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 area, or open community spaces such as parks or gathering areas. It is recommended they be placed on a non-gated side of the property. Such screening shall include 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 required if permanent screening is required, or structural changes/additions are made. If utilizing a dog run, unit owner is responsible to ensure all nuisance barking is prevented and the quiet enjoyment clause of our CC&R's is always maintained. Failure to comply with the quiet enjoyment clause at all times will result in a violation. Dog waste must be frequently collected and properly disposed of in closed trash containers to prevent any undesirable smells or insect/rodent problems.

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 in the front of the house may not exceed six (6) feet in height. The flag must be flown in accordance with Federal statute and NRS 116.320 and be well maintained. Mounting receptacles for such flags may be permanently attached to the residence. ARC approval is not necessary for these. 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 or taking it down on a daily basis. Complaints resulting from the improper display of the flag or excessive wind noise from the flag may result in a violation notice or re-review by the ARC. Only seasonal and sports related flags are otherwise permitted provided that the flag is well maintained and is in the character of the community. Displaying a seasonal flag or a sports flag should only be done during that sports season or on the day of the game being celebrated. Offensive flags of any type are prohibited.

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 (beige or tan in color). This includes rolldown 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 patterns, or other screen designs are allowed. The material must be of a solid color without any pattern. They must be replaced or removed when weathered, torn, soiled, faded, sunburned, 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 Clark County.

7.6 Rooftop Solar Energy System

Rooftop Solar Energy Systems require ARC review and approval prior to installation. Details about the size of the system being installed, quantities of solar panels and an engineering design showing the rooftop panel placement as well as the location for all installed equipment must be included with the ARC submission.

Solar Panels installations require the installation of Mesh Bird Protection to prevent nuisance birds from roosting on and under the solar panels.

All exposed conduit running to the solar equipment must be painted to match the color of the walls they are mounted to. This includes any track or cabling that may be exposed and mounted on the stucco.

7.7 Pool Solar Heating 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 Clark County. Any piping from the panels to the pool equipment that runs along the side of the residence and up to the roof, must be painted to match the exterior stucco walls. Panels may not be placed so as to be visible from the street, unless absolutely necessary. Heating panels must be properly secured to the roof. If damage such as from high winds occurs, the heating panels must be immediately repaired/reattached to the roof. ARC approval is required and the proposed installation location(s) on the residence roof and any piping must be indicated on a drawing.

7.8 Sheds & Storage Structures

Sheds or storage structures are permitted so long as they are not visible, including their roofs, from a neighboring property. An ARC submission is required and must include drawings of the proposed placement, dimensions, materials of construction, and any manufactures data sheets must be submitted. Sheds should be a high quality, professionally constructed wood style such as those available from Tuff Sheds and should be painted in the same color scheme as your home. Rubbermaid, plastic, or metal style sheds that have any visibility from a common area on any side of the home are prohibited.

7.9 Gazebos & Cabanas

The installation or construction of gazebos 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 (12' 3" x 12' 3") of area and must be designed in accordance with the color scheme and general theme of the Community. All cabanas 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 gazebo or cabana may exceed twenty-five percent (25%) residential construction materials. In other words, at least seventy-five percent (75%) of each side must be open.

7.10 Window Awnings

Window awnings are prohibited.

7.11 Replacement Windows

Replacement of your homes windows requires an ARC. When selecting your replacement windows, you will have various options to choose from. Options will include Vinyl windows or Aluminum windows, selecting the frame color, as well as deciding if your windows will have a grid or not. You may select whatever type of window replacement you prefer as long as overall aesthetics of the home remain the same. The frame color must be white. Including a grid is optional. When submitting your ARC, please provide the manufacturer details for the windows being installed, including type, color, and grid/no grid.

7.12 Trash Receptacle & Unsightly Item Screening Devices

Any side yard additions intended for the purpose of screening trash receptacles from view requires an ARC 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. The structure must also be able to maintain existing drainage provisions and allow for 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. Cloth screening material tied onto a fence or gate to block visibility of the trash receptacles is prohibited. Only steel mesh privacy screen welded to the gate is permitted. Any modifications made to a fence or gate requires an ARC.

7.13 Exterior Modifications

Submission of an ARC and prior written approval is required for ALL improvements, modifications, construction, or installation. No building, fence, wall, landscaping, addition, alteration, repair, change, excavation, painting, or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, any part of a Lot, front or rear, shall be made or done without the prior written approval of the ARC. Each Owner is responsible for removing or otherwise correcting, at its expense, non-complying and/or unapproved improvements.

- Architectural design of additions, alterations, and renovations to exterior of any Unit will conform to the design of the original home in style, detailing, materials, and color.
- The height of any addition to an existing Unit will not be higher than the original roof line.
- All additions to 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.
- 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.
- When any additions, alterations, or renovations are performed to an existing Dwelling Unit, the established lot drainage cannot be altered.

7.14 Barbeques, Outdoor Kitchens, Firepits and Fireplaces

Built-in barbeque units, outdoor kitchens, 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. Chimney elements must avoid obstructing views from adjacent properties.

7.15 Lighted House Numbers

Originally installed house numbering style used throughout Coventry must be used. This requirement is strictly enforced. The original style house numbers with internal lighting must be properly maintained with the light functioning at all times. The house numbers may not be lit by an external lighting source such as landscape lighting. House numbers must maintain a clear and unobstructed visibility from the street. Tree limbs and tall bushes must be trimmed to ensure the numbers are never blocked.

The original plastic house numbers as well as any parts you may need are available directly from the manufacturer, Aero-Lite Plastics. <http://aero-lite.com> as well as select Ace Hardware stores.

7.16 Permanent Exterior Architectural Lighting Tracks

The use of professional installed, track mounted permanent architectural lighting installed along the roofline below the eaves and hidden from plain view is permitted. An ARC submission is required. Details all of the product components and all technical specifications are required with your submission.

- The lighting system can be used and illuminated year-round if using only white or warm white colors. No other colors are permitted outside of holidays.
- The use of colored lighting, RGB lighting, or sequenced lighting effects such as chasing, blinking or music activated is prohibited year-round except during the holiday or holiday season if used during Halloween and Christmas seasons. Must comply with any other seasonal decoration Requirements as defined in the CC&R's.
- Use of any lighting system other than professionally installed architectural track lighting system is prohibited.

7.17 Prohibited Items

Driveway covers, car ports, tents of a permanent nature, storage containers, clothes lines or clothes poles are prohibited. Rooftop or window mounted air conditioning is prohibited.

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SECTION 8: EXTERIOR PAINTING

8.1 Painting the original paint scheme with NO modifications to colors or placement

ARC approval is not required only if painting the exterior of your residence in EXACTLY the same color scheme as was originally painted at the time of the residence's construction. This includes the use of each of the colors used

on the home as well as their original placement on the home. Instead, only a **notification to the management company is required.** The notification is to provide the Association and ARC proper documentation about the work being performed to prevent being placed into violation. Painting of the residence can begin after submitting the notification to the Community Manager. The notification will be placed in the Unit Owner's file. If the freshly painted color scheme is found to be different from how it was originally applied, an ARC submission will be required and will require review and approval of the colors and the scheme used. If compliance is not feasible, repainting of the home may be required at the unit owner's expense. The color scheme must remain as originally selected at the time of the residence's construction. This includes the walls, fascia, pop-outs, trim, garage doors, entry doors, shutters, etc. and with the correct colors and finish (flat, semi-gloss). Garage doors are semi-gloss. A listing of all paint colors, their codes, substitute naming/codes, each colors placement, and the paint supplier is required as part of the notification.

It is highly recommended not to paint the original scheme but to select a new color scheme from the approved Coventry paint schemes found at Sherwin-Williams. You will find similar options within the new schemes. Your original colors have faded significantly over the years and are hard to reproduce and validate as original. The original color codes are no longer available and make verification challenging.

8.2 Painting with a new Sherwin-Williams Coventry paint scheme.

ARC approval is required if changing the exterior color scheme to one of the current Coventry color schemes found at Sherwin-Williams. The colors chosen must be selected from the approved Coventry color schemes located on the Sherwin-Williams website at <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/henderson/nv/coventry-at-anthem/> or from the Coventry Color Schemes book available for review at the local Sherwin-Williams store on S. Eastern Ave. You may also visit and review the color schemes on the *Coventry Homes Architectural Design & Review Requirements* Facebook page. The selected color scheme cannot be the same as an immediate neighboring residence including the homes on either side of your lot or directly across the street from your lot.

SECTION 9: CASITAS AND OTHER MAJOR LIVING SPACE ADDITIONS

Section 9: ADDITIONAL LIVING SPACES

9.1 Casitas and other Major Home Additions

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 plans that include elevation views of the proposed addition that fully describe the clearances to all property lines. 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 on any of the DR Horton Homes
- Detached garages or workshops.

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 containers or large equipment that must be stored on the street or on your lot during the time of renovation must be notified to the HOA Management Company 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.