

**DECATUR MOUNTAIN VILLAS HOMEOWNERS ASSOCIATION**

**DECATUR MOUNTAIN VILLAS HOMEOWNERS ASSOCIATION  
AMENDED AND RESTATED ARCHITECTURAL STANDARDS**

**RESOLUTION OF THE BOARD OF DIRECTORS**

WHEREAS, the Decatur Mountain Villas Homeowners Association (“Association”) is a Nevada non-profit corporation duly organized and existing under the laws of the State of Nevada; and CC&Rs and Bylaws gives the Board of Directors (“Board”) the power to adopt, amend, repeal and enforce reasonable architectural standards for the improvements and modifications to the properties in the Association; and

WHEREAS, NRS 116.3102, gives the Board rule-making authority; and

WHEREAS, the Association adopted its Architectural Guidelines on May 22, 2007, by the Association Board of Directors. At this time, the Board desires to repeal those Architectural Guidelines and replace them with the Architectural Standards as set forth herein;

NOW, THEREFORE, BE IT RESOLVED, the Board adopts the following Amended and Restated Architectural Standards:

ALL TERMS DEFINED IN ARTICLE I OF THE CC&RS SHALL HAVE THE SAME DEFINITION WHEN USED HEREIN, UNLESS THE CONTEXT OTHERWISE REQUIRES.

**I. APPLICATION PROCESS AND DISCLAIMERS:**

1.1 Pursuant to Article 5 of the CC&Rs, no building, fence, patio cover, wall, structure, landscaping, temporary structure, improvement or alteration, including, without limitation, removal of partitions between Units shall be commenced, placed, erected or altered upon the Units, Common Elements or Limited Common Elements, unless plans and specifications have been submitted and approved by the Association. The Association has a duty to ensure that any improvements maintain a harmonious appearance in design and contextual relationship as it determines in its judgment.

1.2 Any owner desiring to make any improvements must submit an Architectural Review Checklist. The checklist form is available through the Association’s management. Please submit an Architectural Review Checklist Form supplied by your Property Management Company for any changes you propose to make to your Unit or Limited Common Elements. Reminder as an owner in the Association, your Unit consists only of the air space inside the Unit, inside garage and the backyard. Submit your request and an approval/denial will be given after full review. Failure to comply with the requirement and procedures set forth herein shall cause your request to be delayed pending submission of other information and documentation and will be subject to re-submission.

1.3 Approval by the Association does not constitute waiver of any requirements by applicable governmental agencies. An owner is responsible for obtaining any and all permits and other authorizations from any applicable government agency and ensuring compliance with any and all regulations of such government agencies. Every approval issued by the Association is conditioned on the terms of this paragraph.

1.4 Association approval does not constitute acceptance of any technical or engineering specifications or governmental requirements. The function of the Association review process is to review each submittal for conformity to the intent and provisions of the CC&Rs.

1.5 As a part of the application process, the Association may require an applicant to submit a Neighbor Awareness Statement, which is designed to provide the Association with additional input from neighbors regarding any improvements, which may have an affect on the use, enjoyment, or value of their property, as well as to promote communication and avert potential problems. The Association will use the statement for advisory purposes only.

1.6 All work to be done must be done by licensed and bonded contractors. Contractors must submit license, and proof of insurance with the Architectural Review.

## **II. SHADING, WINDOW AND DOOR IMPROVEMENTS:**

2.1 Owners must obtain architectural approval from the Association before adding any mesh to their side gates. If approved, any such mesh must match the same color as the gate to which it is to be attached. No chain link or chicken wire will be allowed on the gates.

2.2 Screen door for front door — White in color only. Screens must be affixed to the wood casing around the door only. The screen cannot penetrate into the stucco or building. No changes to door frames are allowed.

2.3 Solar Screens — Owners must obtain architectural approval from the Association before installing any solar screens. If approved, all solar screens must be brown in color (color to match exterior building). Solar screens cannot attached to the exterior building. Missing, hanging, broken, or unsightly screens must be repaired and/or replaced promptly but, in no event, longer than 30 days.

2.4 Patio Sun Screens — Owners must obtain architectural approval from the Association before installing any patio sun screens. If approved, all patio sun screens must be white or neutral in color.

2.5 Any change in window coverings (i.e., blinds) need architectural approval of the Board. Notwithstanding anything herein, aluminum foils or other reflective materials, bed sheets, papers, and the like may not be applied to windows, at any time. Any additional window tinting is not allowed. The Unit owner or resident is responsible for the care and maintenance of these blinds. Blinds must be kept in good condition. The Association can require that Unit owner or

resident to replace shabby and torn materials exposed to the exterior. All vertical blinds must be uniform in white color only. No wood blinds.

2.6 Exterior sun control devices such as awnings or other types may not be used on the residence exterior windows.

2.7 Metal bars of any kind are not permitted on exterior facing windows.

2.8 Rooftop solar panels and skylights are not permitted.

### **III. IMPROVEMENTS TO STRUCTURES AND BEARING WALLS:**

3.1 No exterior stucco penetrations are permitted on any dwelling Unit. No wind-chimes or other decorative items may be installed or attached to any exterior wall.

3.2 Changes or modifications to any structural or load bearing walls or other improvements within the Unit is not permitted.

3.3 No owner or resident shall attach to the interior walls or ceilings of any Unit any fixtures or equipment which will cause unreasonable vibrations or noise or unreasonable annoyance or otherwise constitute a nuisance to adjacent Owners or residents or to the Common Elements.

3.4 Any Owner making any non structural or non load bearing changes or modifications to the interior of his or her Unit does so at his or her own risk.

### **IV. MISCELLANEOUS EXTERIOR IMPROVEMENTS:**

4.1 Any and all exterior changes to a Unit or its Limited Common Elements must be approved by the Association before initiating any such changes. Changes to the unit to include, but are not limited to: adding storage units, changing or adding external lighting fixtures, hanging or installing exterior shading devices to including window coverings as discussed above.

4.2 No pots or potted plants or any other exterior decorative item shall be left or placed in any common areas or limited common areas, as such items interfere with the Association's landscape vendor.

4.3 Vines on trellises, climbing plants against the exterior stucco wall, or on the roof shall not be permitted.

4.4 No balcony, patio or deck covers, wiring, fans, or installation of air conditioning, water softeners, or other machines shall be installed on the exterior of the Units or within any other portion of the Unit or to be allowed to protrude through the walls or roofs of the building, unless written approval from the Association has been obtained.

4.5 Benches and landscape decorations are not permitted on common areas or limited common areas. No items shall be left or placed in any common areas or limited common areas, as such items interfere with the Association's landscape vendor.

**V. SATELLITE DISH INSTALLATION:**

5.1 The only satellite dishes that are permitted to be installed on any Unit or Limited Common Element are satellite dishes that are used to receive video programming signals and/or used to receive and transmit fixed wireless signals, including direct-to-home satellite dishes that are one meter (39.37 inches) in diameter or less, TV antennas and wireless cable antennas designed to receive signals from direct broadcast satellites ("DBS"), multi-channel multipoint distribution (wireless cable) providers ("MMDP") and television broadcast stations ("TVBS").

5.2 Installation of a Satellite Dish is recommended in the following locations: (i) within the confines of a patio or other Limited Common Element area that is appurtenant to the Unit; (ii) wholly within a Unit.

5.3 Satellite dishes are not permitted to be installed by drilling or anchoring the satellite dish into the stucco or roof of a dwelling Unit.

5.4 Installation of a Satellite Dish, any device of any kind designed to broadcast radio or television signals, or an antenna used for amateur ("HAM") radio, Citizens Band ("CB") radio, FM or AM radio service, satellite radio or used as a hub to relay signals among antennas is strictly prohibited.

5.5 To the extent that it does not unreasonably increase costs or prevent reception of an acceptable quality signal, the Association may require that the satellite dish hardware, mounting brackets and cable lines be painted to blend into the background onto which it is mounted, placed or attached. The satellite dishes shall be located so as to minimize their view from Common Elements and Limited Common Elements. All exterior wiring shall be installed in a manner which minimizes visibility by making use of existing wiring, ribbon cable and other devices designed to minimize visibility. All wiring shall be tightly secured in areas where it runs along the exterior of the unit to minimize its visual impact on the unit and surrounding property and to minimize the safety hazards.

**IN WITNESS WHEREOF**, this Amendment to the Architectural Guidelines has been executed by the Association as of this 23 day of August, 2016. The undersigned hereby certify that this Amendment to the Architectural Guidelines has been adopted and approved in accordance with the NRS 116 and the Association's Governing Documents.

**DECATUR MOUNTAIN VILLAS HOMEOWNERS ASSOCIATION**, a Nevada non-profit corporation

By: Robert E Safe  
Its: Secretary  
(Print Name): Robert E Safe

By: Gretchen P Murphy  
Its: President  
(Print Name): Gretchen P Murphy