

**ENCANTO HOMEOWNERS  
ASSOCIATION**  
*Architectural Guidelines*

**PURPOSE**

The purpose of the Architectural Guidelines is to provide an overall framework for establishing criteria for architectural style and design, landscape concepts, site improvements, colors and materials for Encanto Homeowners Association. The guidelines are only one of many items considered by the Architectural Review Committee (ARC). Thus, compliance with the guidelines does not guarantee approval of an application.

**INTRODUCTION**

- 1) The architectural guidelines for Encanto HOA are being revised. Our goal is to ensure that our community maintains some elements of uniformity while still allowing for each homeowner's personality and creativity to show through. We now have specified which trees are allowed to be planted in our front yards. We have chosen some trees that will not get quite as big and have less chance of roots causing disruption of sidewalks and driveways down the road. You are not required to remove and replace any existing front yard trees; however, if you decide to do so, you must use the list of approved front yard trees to choose which will be best in your space. **Please remember that any changes to your home's exterior or yard must be approved by the HOA Board prior to the changes being made.** More information can be found at [springspreserve.org](http://springspreserve.org) for all the approved plants with the exception of the purple plum tree and the fruit and nut trees.
- 2) The guidelines are intended as a supplement to the CCRs for Encanto HOA. They do not cover the entirety of the legal documents. They are designed to promote and maintain an environment harmonious with the character of the Encanto community.
- 3) The Architectural Review Committee (ARC) does not seek to restrict individual creativity or personal preferences, but rather to assure continuity in design, which will preserve and enhance the appearance of the community and the property values therein.
- 4) The ARC reviews all plans for **exterior improvements** to residential lots and dwellings in Encanto. These improvements include any and all structures or buildings including additions, modifications or alterations (whether free standing or attached to the existing dwelling) and, without limitation, items such as fences, walls, patios and patio covers, gazebos, pools, spas and all landscaping.
- 5) Prior to the commencement of construction or installation of **any exterior improvement**, the ARC must review and approve the request. Except as noted, compliance with these guidelines does not eliminate the need for submission of the Architectural Change Request forms, including, but not limited to, plans, drawings and specifications.
- 6) Failure to submit plans for the ARC or failure to complete improvements according to the approved plans, are violations of the Governing Documents.
- 7) The Architectural Change Request forms along with a checklist designed to guide you through the completion process can be obtained by contacting the management or online at [epicamlv.com](http://epicamlv.com).
- 8) If any additions/alterations/changes of any kind are made without prior approval, the homeowner may be required to return the property to its prior state at the owner's expense if the changes are deemed to be inappropriate for our community.

## GENERAL CONDITIONS

- 1) Any condition or material not defined within these guidelines shall become a matter for the consideration and determination of the ARC.
- 2) ARC approval of plans does not constitute acceptance of any technical or engineering specifications or requirements of the City of Las Vegas or other applicable agency. All technical and engineering matters as well as applicable permits are the responsibility of the homeowner. **Approvals or variances granted by any municipality or other agency do not guarantee ARC approval.**
- 3) ARC approval of plans is not authorization to proceed with the same or similar improvements on any property other than the applicant's.
- 4) ARC approval of plans is conducted on an individual basis. The ARC reserves the right to deny approval of design modifications that do not meet existing community construction standards.
- 5) An oversight by the ARC regarding the CCRs, or guidelines does not constitute a waiver. Any violation must be corrected upon written notice.
- 6) Access through common property will be discouraged and must be approved by the ARC. When construction requires use of adjoining property, the applicant must obtain written permission from the affected property owner and submit it with the architectural request.
- 7) All completed work considered being of an unsightly or improperly finished nature, or of lesser quality than the prevailing community standards will be required to be corrected at the homeowner's expense.
- 8) Color samples of any paint or stain are required as part of the architectural request when they deviate from the original color of the existing dwelling.
- 9) It is the owner's responsibility to keep copies of any architectural applications that you have submitted, were approved and completed in the event you have to prove later on that changes to your home's exterior were approved by the HOA.
- 10) It is the owner's responsibility to include the drainage pattern on all plans for improvements that will alter the drainage pattern as initially constructed by the builder. Owners are required to indemnify the Association for any damages caused by drainage resulting from said improvements.

## LANDSCAPE AND CONSTRUCTION MATERIALS

This section of the guidelines suggests appropriate materials for use in improvements or modifications. Landscape materials chosen from the approved list will generally receive, but will not guarantee ARC approval. More information can be found at [springspreserve.org](http://springspreserve.org) for all approved plants with the exception of the purple leaf plum tree and the fruit and nut trees.

### 1) LANDSCAPING

- A. Each home shall have at least one tree in the front yard. If an existing tree is removed, the replacement must be chosen from the list of approved trees contained within this document.
- B. Homes with grass in the front yard should have a minimum of four shrubs/ground-covers/vines/succulents/ornamental grasses with some being placed on each side of the driveway.
- C. Homes with desert landscaping (rock only) should have a minimum of six shrubs/ground covers/vines/succulents/ornamental grasses. For homes on corner lots, more are required depending upon the size of the lot.
- D. All new plants must be a five-gallon plant or larger. No one gallon plants are permitted.
- E. Palm trees may be planted in the front yard in place of one of the shrubs/ground covers/vines/succulents/ornamental grasses, but not as the primary or main tree and prior approval is required.
- F. Planters containing flowers are allowed in front yard without prior HOA approval provided the planters are in good repair and the plants in them are living.
- G. All turf must be kept a minimum of 24 inches from any block wall to prevent water damage.

- H. Artificial grass is allowed. However, it must be of high quality and a sample of the proposed product must be presented to the board for approval, no exceptions. (Bright green indoor/outdoor carpet or inexpensive turf from a home improvement store will not be allowed.)
- I. Landscaping can be effectively used to accent entryways, define space and create soft privacy screens. Since landscaping is a design element, consideration should be given to the relationship with surrounding areas and adjacent properties. If plantings are going to be detrimental to the community, homeowners may be required to rectify the problem. Please refer to Approved Plant List.
- J. All landscaping work, plantings, and installation of permanent irrigation system by an owner will remain aesthetically consistent with the design and plan of the community and climatically and culturally appropriate to Southern Nevada.
- K. No owner will modify, landscape, or otherwise improve any common area which is owned and maintained by the Encanto Homeowners Association without written Board approval.
- L. The following are the approved colors for decorative rock (1/2 to 1 ½ inches in size). A picture of chosen rock must be submitted with the application:

California Gold	Brown Cinder Mix	Rocky Road
Vergo Red Cinder	Desert Rose	Arizona River Pebble
Calico Tan	Calico White Peach	Desert White
Red Sandstone	Gravel White	Pink Sandstone
Apache Brown	Mojave Gold	Pink Coral
Cranberry Red	Wild Rose	

M. Materials Not Permitted:

- Artificially painted any or natural mint green rocks or gravel
- Railroad Ties
- Common Bermuda grass, Fruitless Mulberry, or European Olive Trees
- Any plants and/or trees prohibited by the SNHD or LVVWD (SNWA)

N. Approved Plants for Encanto:

**Front Yards Trees**

**Sweet Acacia** – Need to be maintained or they will break in the wind. Yellow flowers make somewhat of a mess but usually only last a month. Low water requirement and low maintenance tree and is an Evergreen tree.

**Chitalpa (Pink Dawn Chitalpa)**

Very hardy tree and easy to prune and keep manageable; a little messy with leaves all year. Medium/low water requirement, medium maintenance and a deciduous tree.

**Raywood Ash**

Nice looking ash variety, narrower than the other varieties, and are a hardy tree. High/medium water requirement, low maintenance, and is a deciduous tree.

**Southern Live Oak**

Hardy tree, a little messy due to dropping leaves all year. Medium water requirement, medium/low maintenance, and is a semi-evergreen tree.

**African Sumac**

Great tree, can get pretty big and need to be maintained to prevent wind damage. Tree drops leaves all year. Medium water requirement, medium maintenance, evergreen tree with heavy annual leaf drop (messy).

**Purple Leaf Plum**

Flowering Plum – Good size, nice color, needs to be treated for insects yearly, and plums drop and can make a mess. Medium water requirement and medium maintenance.

**Back Yard Trees (Front yard trees are also permitted in the back yard)**

**Deciduous Trees**

Arizona Ash – medium water and medium maintenance

Valley Oak – medium water and low maintenance

Crape Myrtle – medium water and low maintenance

Blue Palo Verde – medium/low water and medium maintenance

Modesto Ash – high/medium water and medium maintenance

Chinese Pistache – medium water and medium/low maintenance

Chinese Elm – high/medium water and medium maintenance

Honey Locust – medium water and medium maintenance  
Desert Willow – low water and medium/low maintenance  
Mexican Palo Verde – medium/low water and medium maintenance  
Chaste Tree – medium/low water and medium/low maintenance  
Silk Tree – medium/low water and high maintenance

### **Evergreen Trees**

Strawberry Tree - medium/low water and low maintenance  
Blue Atlas Cedar – medium/low water and medium/low maintenance  
Italian Cypress – medium/low water and medium/low maintenance  
Holly Oak – medium water and medium/low maintenance  
Aleppo Pine – medium/low water and medium/low maintenance  
Afghan Pine – medium/low water and medium/low maintenance  
Stone Pine – medium/low water and medium/low maintenance  
Blue Elderberry – high/medium water and medium maintenance  
Heritage Live Oak - high/medium water and medium maintenance

### **Semi-Evergreen/Semi-Deciduous**

Argentine Mesquite – low water and high/medium maintenance  
Chilean Mesquite – low water and high/medium maintenance

### **Fruit and Nut Trees**

Pistachio Trees	Pecan Trees	Almond Trees
Pomegranate Trees	Apricot Trees	Peach Trees
Plum Trees	Citrus Trees	Persimmon Trees
Edible Fig Trees		

### **Palms**

Mexican Blue Palm	Pindo Palm	Date Palm
Mediterranean Fan Palm	Windmill Palm	Queen Palm
California Fan Palm	Mexican Fan Palm	Sago Palm

### **Shrubs**

Glossy Abelia	Lavender Cotton	Acacia
Strawberry Tree	Senna(various bushes)	Fairy Duster
Desert Lavender	Creosote Bush	Redtip
Chihuahua Sage	Nandina (Heavenly Bamboo)	Bottle Brush
Mock Orange	Indian Hawthorn	Sugar Bush
Rosemary	Autumn Sage	Euonymus (various)
Texas Ranger	Junipers	Shrub Roses
Western Redbud	Mexican Bird of Paradise	Chaste Tree
Golden Arborvitae	Cape Honeysuckle	Society Garlic
Texas Mountain Laurel	Yellow Buh Daisy	Day Lily

### **Ground Covers**

Verbena	Rock Cotoneaster	Copper King
Gazania	Prostrate Myoporum	Blue Flax
Lantana or Trailing Lantana	Baja Evening Primrose	Dwarf Periwinkle
Star Jasmine	Bush Morning Glory	Hummingbird Flower

### **Vines**

Trumpet Creeper	Creeping Fig	Carolina Jessamine
Trumpet Honeysuckle	Cat's Claw	Lay Bank's Rose
Virginia Creeper	Star Jasmine	Bougainvillea
California Wild Grape	Chinese Wisteria	Lilac Vina

### **Succulents**

Yucca	Agave	Desert Spoon
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### **Ornamental Grass**

Deer Grass	Bigelow's Nolina	Giant Feather Grass
Variiegated Maiden Grass	Side Oats Gramma Grass	Regal Mist Muhly
Mexican Feather Grass	Maiden Grass	Bull Grass
Blue Nolina	Bear Grass	Autumn Glow Muhly

## FENCING, WALLS AND GATES

- A) Walls viewable from the street or the community property walls constructed along the sidewalk shall be the same as the walls of the community.
- B) Prohibited materials for fencing include but are not limited to:
  - 1- Aluminum or sheet material
  - 2- Chicken wire
  - 3- Metal or plastic chain link
  - 4- Plastic webbing, reed or straw like materials
  - 5- Plastic or fiberglass panels
  - 6- Glass block and panels
  - 7- Any type of wood fencing (woven bender board, grape stake, split rail, etc.)
- C) No double property line fences shall be constructed.
- D) Fencing to be constructed no higher than six (6) feet above grade of the highest adjacent lot, and using appropriate materials will most likely be approved.
- E) Walls and shrubbery within 15 feet of a street intersection will be maintained at a maximum of 2 ½ feet.
- F) Installation of gates and/or gate screening should meet the following specifications for approval by the ARC:
  - 1- Be constructed of wrought iron or steel matching the square, tubular type structure with spacing per code.
  - 2- The main body of the gate may not exceed the height of the wall.
  - 3- Color should be consistent with the residence color.
  - 4- Decorative design may be acceptable.
  - 5- The ARC will consider decorative arches, double gates and security bars.
  - 6- The gate screening standard is 1/ 16<sup>th</sup> inch pinhole or its equivalent. Gate screening is to be painted to match the gate color.
- G) Security gates/screens for doors must be appropriately sized. Ex: An 8-foot door will require an 8-foot gate.
- H) No gate, fence or wall of any kind shall extend beyond the height of the existing party walls.

## PATIO COVERS AND OTHER STRUCTURES

- A) Unacceptable construction materials for patio covers or awning structures are:
  - 1- Metal structures (excluding aluminum lattice and Alumma Wood).
  - 2- Corrugated plastic or fiberglass.
  - 3- Plastic webbing, reed or straw like materials.
  - 4- Visible Composition shingles.
- B) Ancillary structures and storage sheds visible above the fence or block wall must have a visible matching tile roof. Exterior walls must match existing exterior house color.
- C) Ancillary structures and storage sheds combined floor area should not exceed approximately 10% of the back yard area and shall not exceed one story in height.

## SATELLITE DISHES AND ANTENNAS

- A) Per the FCC, satellite dishes do not require an architectural review. It is recommended to install the dish close to the eaves of the unit on the interior sides of the dwelling. If this is not possible and the dish must be mounted on the front of the house, a notification from the installer of the dish must be sent to the HOA. Wiring and wiring conduit must be attached to the unit and painted the same color as the dwelling. Satellite dishes may not be mounted to any walls and must be removed if no longer in use.
- B) Approved Devices: An antenna one meter or less in diameter or diagonal measurement that is designed to receive signals from direct broadcast satellites (DBS), video programming services from multi-channel multi-point distribution services (MMDS), television broadcast signals (TVBS), or wireless cable devices may be placed, installed, or kept on a unit after approval from the ARC. The following restrictions apply:

1. The antenna may not be placed on the roof. However, a variance on the location of antennas may be considered if the installer of the antenna provides a written statement that signals cannot be adequately received otherwise.
  2. The antenna wire must be painted to match the color of the dwelling.
  3. The antenna mast may not be more than 12 feet tall nor installed above the top of the roofline. The mast shall be no higher than the height necessary to establish line-of-sight contact with the transmitter. If the mast or antenna is visible from the neighboring property, the mast or antenna must be painted a color that will blend into the background against which the antenna is mounted, so long as the painting of the antenna does not impair the user's ability to receive signals from the MMDS or TVBS provider.
  4. Antennas that are no longer being used must be removed from the dwelling.
- C) Security Cameras: Must be approved through the architectural review process prior to installation and must be mounted in such a way that they are not aimed at any other property.
- D) Restricted Devices: Antenna used for amateur ("ham") radio, CB radio, FM or AM radio services, satellite radio, or used as part of a hub relay for signals to/from antenna are not permitted.

### **GENERAL IMPROVEMENTS AND ALTERATIONS**

- A) Additions and Alterations: Architectural design and materials used in exterior additions and alterations shall be the same as the original dwelling. The roofline of any addition or alteration shall not exceed the height of the original roofline of the dwelling, or 24 feet, both measure at the ridgeline of the roof, whichever is less.
- B) Arbors: Arbors may be placed anywhere on the property up to a height of 8 feet. Arbors may be free standing in the rear yard up to 8 feet.
- C) Awnings: Awnings must be stationary or of a fold-down design, have a metal frame, and must be made of durable fabric that is adequately secured on three sides. The color of the awning must be compatible with the color of the dwelling. Photo samples of the material and color must be submitted with the application for ARC consideration.
- D) Fireplaces & Fire Pits: Outdoor fireplaces are permitted to maximum height of 6 feet. Fire pits must be 5 feet from any structure or wall. The type of fuel must be on the ARC application. Each owner is responsible for ensuring that the operation of the facility is in compliance with all applicable ordinances, codes and laws.
- E) Flags: One (1) authorized version of the American flag may be flown using flag mounting hardware mounted on the front exterior of the unit, directly opposite of the lighted address sign. The mount should be at the same height as the address sign. The flag mounting is recommended to be painted to match the dwelling. The display of the American Flag must be done so in accordance with U.S. Code 4.1.5.
- F) Hardscape Installation: Hardscape installations such as concrete, flagstone, and pavers, will be reviewed by the ARC in relation to other hardscapes previously installed on the unit's property. Desired materials photo samples and/or descriptions shall be submitted with the application.
- G) Holiday Decorations: Winter holiday decorations and lighting may be displayed from November 25<sup>th</sup> to January 10<sup>th</sup>. Other holiday decorations will not require ARC approval if installed no earlier than ten (10) days before a holiday and removed no later the ten (10) days after a holiday. Any variation from these time periods will require approval of the ARC. The ARC reserves the right to request reasonable modifications to holiday decorations if deemed appropriate.
- H) Lattice: Lattice screening may be installed no higher than 5 feet. Lattice structures must be constructed of wrought-iron or vinyl and must be at all times be free from rust and free from sagging. Wood lattice structures are not permitted.

- I) Lighting: Guidelines for lighting types is outlined below. No outside light, other than indirect lighting and decorative fixtures mounted on the dwelling by declarant shall be placed, allowed, or maintained on any unit without prior written consent of the ARC. A sample photo specifying color and style must be submitted with the request.
- 1) Motion-sensor security lighting may be added to a unit that is attached to the exterior of a dwelling. However, the illumination must be limited to lighting only that unit's property and shall not be triggered by motion on the neighboring properties. Security lighting shall not be directed at any neighboring properties and shall be mounted no higher than 10 feet above the ground.
  - 2) Lighting mounted on the dwelling shall be in decorative fixtures that diffuse light and shall not contain colored bulbs.
- J) Exterior ground-mounted lights (i.e., 12 inches in total height of less) used to illuminate driveways, walkways, or landscaping shall be low voltage and indirect. The bulb wattage should be no more than 10 watts. The ARC will consider scenic up-lighting for key trees and plants. Up-lighting sources should not be visible and should be aimed away from roads, sidewalks, and other dwellings. Minimal lighting within yards is recommended by the ARC. Low Pressure sodium bulbs and neon lighting are prohibited.
- K) Mechanical Equipment Installed on the Roof: Other than solar energy devices, no mechanical equipment will be allowed to be mounted on the roof, including satellite dishes and antennas.
- L) Mechanical Equipment Installed on the Ground: Owners shall screen all ground mounted mechanical equipment not originally provided with the unit from street view and neighboring properties. Mechanical ground equipment including, but not limited to, solar equipment, spa pumps, and fountain/waterfall generators shall be screened by a structure at least as high as the equipment or a block wall where permitted. Screening structures shall be of a material and color compatible with the design of the dwelling.
- M) Paint: Painting using the original scheme from the declarant does not require an architectural application. Base and trim colors used in repainting shall be from the color palette used by the declarant at the time of the initial construction of the community. Paint quality shall be appropriate for exterior structures.

### **SIGNAGE**

An architectural request form is not required to place the following signs, however, the rules outlined below are to be followed.

- A) "Beware of Dog" signs shall be permitted on the fence gate leading into the rear yard, facing the street. The signs must be standard finished metal and are not to exceed 16 square inches in size.
- B) Campaign or Proclamation Signs for local, state and federal elections: One (1) double-sided sign may be placed in a Unit's yard and may not be larger than 24" x 36". Signs shall not be placed sooner than 90 days prior to the election and must be removed within 10 days after the election. Only one sign per candidate/opinion is allowed per unit.
- C) One standard "For Sale" or "For Rent" sign is allowed. For Sale or For Rent signs must be on a post and are not allowed in windows, in Common Areas, or on garages. All real estate signs must be professional quality and weather resistant. "Sold" signs may not be displayed for more than thirty (30) days after the sale of the home.
- D) Security signs are allowed, but not to be taller than 3 feet. Two security decals are allowed in the dwelling's windows.

### **ADDITIONAL MODIFICATIONS**

- A) Window tinting will not require prior approval of the ARC if it consists of light, medium or dark smoke grey. Any other color of window tinting requires prior ARC approval. Mirror finishes are not allowed. Window coverings of a permanent or temporary nature shall not consist of newspaper, cardboard, plywood, foil, cellophane, posters, paint, etc. Solar screen installation requires prior written approval.

- B) Yard gyms and swing sets will generally be approved if they are installed no closer than five (5) feet to the property line and have maximum heights of 10 feet. In addition, any part of the structure over a height of 8 feet is not permitted to be within 10 feet of the property line. All structures require prior written approval.
- C) Permanent basketball backboards shall in no case be installed at the front of the house or property. Installation in the rear or side yard is allowed with ARC approval.
- D) Portable basketball equipment is allowed and shall be stored out of sight when not in use.
- E) Skylights shall require prior written approval. Consideration will be based upon location and number of skylights required. Skylight domes may be bronze, clear, or white. All metal framing and flashing must be painted to blend with the roof. All visible manufacturer labels shall be removed prior to installation.
- F) House numbers other than the house numbers installed by the builder shall require prior written approval. If replacement address numbers are needed please contact the management company for information.
- G) HVAC and swamp coolers shall not be located on roofs and in front of any house. Such equipment requires prior written approval.

### **PROHIBITED ITEMS**

- A) Compost piles or containers
- B) Decks and balconies
- C) Dog runs, animal pens, or cages
- D) Decorative roof-mounted appliances such as weather vanes
- E) Tents, tarps, and other temporary structures
  - a. No temporary structures of any kind are allowed to be erected for more than two consecutive days.
  - b. No temporary structures of any kind are allowed on a permanent or semi-permanent basis.

### **AMENDMENTS TO THE ARCHITECTURAL GUIDELINES**

- 1) The Board of Directors and/or the Architectural Review Committee may propose changes to the guidelines. Additionally, any property owner, lessee, resident or recognized community group or association may submit the ARC proposed changes to the guidelines of review and consideration.
- 2) Any ARC recommendation for changes to the guidelines shall be approved unanimously by the committee members and then be forwarded to the Board of Directors for adoption.
- 3) Upon adoption by a vote of the Board of Directors, the change shall become an amendment to the guideline. Such amendment shall be promptly mailed or delivered to each owner of record.
- 4) All amendments shall become effective upon adoption by the Board of Directors. Such amendments shall not be retroactive to previously approved work.
- 5) In no way shall any amendment to the Encanto Architectural Guidelines change, alter, or modify any provision of the CCRs or the Bylaws.