

ENCANTO HOMEOWNERS ASSOCIATION

Architectural Guidelines

PURPOSE

The purpose of the Architectural Guidelines [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 is 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, so 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 for all the approved plants with the exception of the purple leaf 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 neighborhood.
- 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 to 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 management.

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 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 tile 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 preferred list will generally receive, but will not guarantee ARC approval. More information can be found at springspreerve.org for all approved plants with the exception of the purple leaf plum tree and the fruit and nut trees.

1) LANDSCAPING

- A. Please maintain at least the same number of trees/shrubs/plants in your front yard as there were when the home was new. This means two larger main trees, one on each side of the driveway or one larger main tree on one side of the driveway and a smaller tree-like shrub such as Chaste tree, Western Redbud, or Texas Mountain Laurel on the other side of the driveway.
- B. Home 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 one of the primary main trees.
- 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 "24inches 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. The 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 by the association, homeowners may be required to rectify the problem. Please refer to the Preferred 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 further landscaper or otherwise improve any common are property owner and maintained by the Encanto Homeowners Association without Board approval.
- L. The following are the preferred colors for decorative rock (1/2 to 1 ½ inches in size is recommended). A picture of chosen rock must be submitted with the application.

California Gold
Vergo Red Cinder
Calico Tan
Red Sandstone
Apache Brown
Cranberry Red

Brown Cinder Mix
Desert Rose
Calico White Peach
Gravel White
Mojave Gold
Wild Rose

Rocky Road
Arizona River Pebble
Desert White
Pink Sandstone
Pink Coral

M. Materials Not Permitted:

- Artificially painted and or natural mint green rocks or gravel
- Railroad Ties
- Common Bermuda grass, Fruitless Mulberry, or European Olive Trees

N. Preferred 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 varieties, more narrow 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, and an Evergreen tree.

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
Chase 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	Nectarine 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 varieties)	Fairy Duster
Desert Lavender	Creosote Bush	Redtip
Chihuahua Sage	Nandina (Heavenly Bamboo)	Myrtle
Mock Orange	Indian Hawthorn	Sugar Bush
Rosemary	Autumn Sage	Euonymus (various)
Texas Ranger	Junipers	Shrub Roses
Western Redbud	Bird of Paradise	Chaste Tree
Golden Arborvitae	Cape Honeysuckle	Society Garlic
Texas Mountain Laurel	Yellow Buh Daisy	Day Lily

Ground Covers

Verbana	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 Jessaming
Trumpet Honeysuckle	Cat's Claw	lady Banks' 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
Variegated Maiden Grass	Side Oats Gramma Grass	Regal Mist Muhly
Mexican Feather Grass	Maiden Grass	Bull Grass
Blue Nolina	Bear Grass	Autumn Glow Muhly

2) FENCING, WALLS AND GATES

- A) Walls viewable from the street or community property and walls constructed along the sidewalk shall be the same as the walls of the community.
- B) Unacceptable materials for fencing are:
 - (1) Aluminum or sheet metal
 - (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 15feet of a street intersection will be maintained at a maximum height of 2 1/2 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/ 16th inch pinhole or its equivalent. Gate screening is to be painted to match the gate color.

3) PATIO COVERS AND OTHER STRUCTURES

- A) Unacceptable construction materials for patio covers or awning structures are:
 - (1) Metal structures (excluding Aluminum Lattice and Alumna 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 be of stucco finish and 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.

4) 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) Storm doors, screen doors and security doors require prior written approval. The color of the doors should be neutral or earth tone and consistent with the colors of the house.
- C) Permanent exterior lighting requires prior written approval.
- D) 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.
- E) 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.
- F) Portable basketball equipment is allowed and shall be stored out of sight when not in use.
- G) Skylights shall require prior written approval. Consideration will be based upon location and number of skylights desired. 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.
- H) House numbers other than the house numbers installed by the builder shall require prior written approval.
- I) Awnings require prior written approval and are not permitted at the front of the house. They must be of approved materials and of solid color complimenting the architecture and color of the house. Awnings must be properly maintained and shall not be kept when frayed, split, torn or faded.

- J) HVAC and swamp coolers shall not be located on roofs and in front of any house. Such equipment requires prior written approval.
- K) Exterior painting different from the original primary or trim colors requires prior written approval.

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 to the *ARC* proposed changes to the Guidelines for 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 Guidelines. 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.