

FLAGSTONE MANOR HOMEOWNERS ASSOCIATION

ARCHITECTURAL STANDARDS AND GUIDELINES

*Adopted by the FLAGSTONE MANOR Homeowners Association
On May 5, 2016 Effective September 1, 2016*

FLAGSTONE MANOR
DESIGN GUIDELINES
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ARTICLE I ARCHITECTURAL REVIEW COMMITTEE

As provided in the Declaration of Covenants and Restrictions for FLAGSTONE MANOR Homeowners Association (CC&Rs) and the Bylaws, an Architectural Review Committee (ARC) has been established with the right and duty to promulgate reasonable standards against which to examine any request made pursuant to Article IV of the CC&Rs in order to ensure that the proposed plans conform harmoniously to the exterior design and existing materials of the buildings in the FLAGSTONE MANOR Homeowners Association.

The Board of Directors and Architectural Review Committee have developed the FLAGSTONE MANOR Homeowners Association Architectural Standards and Guidelines to preserve the architectural style established by the builders in the construction of the homes in the community, as provided in the CC&Rs, and to assist property owners in the architectural review process.

These guidelines are intended as a supplement to the requirements of Article IV of the CC&Rs. They do not embody the CC&Rs in its entirety.

YOU ARE ADVISED TO READ THE CC&RS before developing and submitting your review package to the ARC.

Purpose

The ARC has been established to ensure the continuity in design, which will preserve and improve the FLAGSTONE MANOR Homeowners Association and aid in ensuring preservation of property values.

The ARC must review all plans for exterior improvements contemplated for lots in the FLAGSTONE MANOR Homeowners Association.

"Improvements" would include, but not be limited to, construction, grading, excavation, additions, modifications, alterations, decoration, redecoration, or reconstruction (including paint colors) to residential dwellings, detached garages, fences, walls, patio slabs, patio covers, decks, gazebos, pools and spas, play and sports equipment, as well as landscape plantings, sidewalks, other concrete work, all masonry, and gates.

The ARC meets on a regular basis to review requests. Architectural Review Request forms must be completed and submitted to the Committee with improvement plans. All required documentation must be attached (i.e., plans, impacted neighbor statements, color samples, etc.).

CC&R Violation and Enforcement

Failures to submit complete plans to the ARC for review and approval prior to beginning construction, or failure to complete improvements according to approved plans and in compliance with governing codes, are violations of the CC&Rs. Construction or installation of improvements may not commence until the ARC has granted written approval of the improvement. The installation or construction of improvements, which have not been approved, is a violation of the CC&Rs and is subject to action by the Board of Directors.

ARTICLE II
SUBMITTAL PROCESS; GENERAL REQUIREMENTS

2.1 Required Materials The owner of a Unit (and “Owner”) shall submit a Request for Architectural Approval in the form attached hereto, along with any additional information required by this Section 2.1, and receive written approval therefore prior to construction or installation of any Improvement that requires the approval of the ARC:

2.1.1 Owner information as follows:

- a. Owner’s name, address, telephone number and email address
- b. Identifying Number of the Unit (lot number ~~and subdivision~~); and
- c. Time frame for beginning and completion of the work to construct or install the unit.

2.1.2 Nature of request; i.e.; Addition to existing dwelling, landscaping, walls, patios, etc.

2.1.3 Two paper copies (or an electronic copy) of the plans and specifications for the proposed work, including, if applicable:

- a. Site Plan – (A minimum 8 ½” X 11” in size, drawn to scale) showing the size of the Unit, the size of the Dwelling and the finished floor elevation of the Dwelling. The site plan shall include, as applicable, any proposed driveway widths, dimensions, for proposed paving, parking, concrete curbs, planters, sidewalks, location of trash enclosures, lighting (size and type) etc. and include the square footage of any additional concrete. The site plan must also show the grading and drainage of the Unit and must adequately describe the proposed Improvement.
- b. Floor Plans – as necessary to show the Improvement requested and its relation to the existing structure, if applicable, indicating dimensions and type of materials.
- c. Exterior elevations – as necessary to show the Improvement requested and its relation to the existing structure, if applicable, indicating type of materials and color of surfaces.
- d. Roof Plan – as necessary to show the Improvement requested and its relation to the existing structure, if applicable, indicating type and color of materials.
- e. Building Section – as necessary to show the Improvement requested and its relation to the existing structure, if applicable.
- f. Landscaping Plan – showing location, size and type of trees, shrubs and groundcover, protection of existing vegetation, use of approved plants and other landscaping details, including irrigation facilities and hardscape Improvements.
- g. Wall and Fencing Plans – which must include plans and elevations of walls showing heights to the surrounding grade, locations of retaining walls and the grade height between the Owner’s Unit and all adjacent Units. Wall and fence designs must comply with all requirements of these Design Guidelines. (see Section 4.5)
- h. Impacted Neighbor Statement. The Impacted Neighborhood Statement is designed to provide the ARC input form to neighbors regarding any improvements that may have an effect on the use, enjoyment, or value of their property, as well as to promote communication and avert potential problems. The ARC uses the form for advisory purposes only.

The Impacted Neighbor Statement, in the form attached hereto, must be completed and submitted with the Architectural Review Request for improvements that will affect your neighbors in any way. Improvement plans requiring an Impacted Neighbor Statement would include, but not be limited to, patio covers, decks, balconies, detached garages, utility buildings, and basketball standards, improvements that exceed the height of the nearest property wall, requests for variances, dwelling additions, satellite antenna, and concrete work. The property management company or any member of the ARC will be happy to assist in determining the need for an Impacted Neighbor Statement.

Terms used in the statement are defined as follows:

"Facing" refers to the neighbors directly across the street. In the case of a corner lot, "facing" could refer to two or three neighbors across the street facing the side of the residence, as well as neighbors directly across the street facing the residence.

"Adjacent" refers to adjoining properties, and

"Rear" refers to properties adjoining the rear property line of the applicant's property.

The ARC may deem it necessary to request additional Impacted Neighbor Statements from other neighbors in the vicinity of the proposed improvements.

2.1.4 Additional information may be required by the ARC, and until all requested information has been submitted, a request for review is considered incomplete and not approved. Each Owner should review Article 4 of the Declaration prior to submitting a request to the ARC. Article 4 sets forth the general architectural control restrictions and other use restrictions affecting the Units.

2.2 **Review Fees** The Association will charge a one-time review fee in the amount of \$100.00 to the first purchaser of a Unit, which will be collected and paid to the Association at the close of escrow for the Unit. The review fee will cover all applications for ARC review and consideration during the purchaser's ownership of the Unit and each subsequent Owner's ownership of the Unit. Notwithstanding the foregoing, if the ARC deems it necessary to have plans and specifications for major improvements reviewed by professional consultants (including, but not limited to, architects and engineers), the ARC may require a Unit Owner to pay an additional review fee to reimburse the Association for the cost of hiring such consultants.

2.3 **Process** Owners may not rely on verbal approvals or indications from any person that Improvements will be approved by the ARC. The ARC shall either approve or disapprove in writing each request within 45 days after receipt of a COMPLETE request. If no notice is sent by the ARC within the 45 days, then the proposed Improvement is deemed DISAPPROVED. If a request is denied within such 45 day period, then written denial shall be forwarded to the Owner stating the reason for denial. If the ARC requests additional information, then the 45 day period will not commence until all required information has been submitted. It is an Owner's responsibility to make sure that a request and all additional information required by the ARC is received by the ARC.

2.4 **Time to Complete** Pursuant to Subsection 4.1.7 of the Declaration, the ARC may impose a schedule for the completion of construction of the proposed Improvement and for other matters as set forth therein. If the approval of a proposed Improvement received from the ARC contains a time schedule for any matter set forth in Subsection 4.1.7 of the Declaration, the Owner will be required to agree in writing to adhere to such time schedule prior to commencing construction. The ARC may impose a Construction Penalty against the Owner in accordance with Subsection 4.1.7 of the Declaration if the Owner fails to comply with any time schedule imposed by the ARC.

2.5 **Compliance with Requirements of Governmental Authorities** The ARC approvals required pursuant to the Declaration and these Design Guidelines shall be in ADDITION TO, and not in lieu of, any approvals or permits that may be required under any federal, state or local law, statute, ordinance, rule or regulation, including, without limitation, all requirements of any applicable federal, state or local governmental authority. To the extent that any governmental standard is less restrictive than the Declaration or these Design Guidelines, the Declaration and Design Guidelines shall prevail.

2.6 **Warranty Disclaimer** Owners are advised that the construction of or modifications to certain Improvements may void all or a portion of the warranty given to Owners by Declarant or Declarant's subcontractors upon acquiring a Unit. Prior to commencing construction or modifying an Improvement, an Owner should investigate any effect such construction or modification will have on the warranty. The ARC will NOT be responsible for any warranty that is deemed void as a result of the ARC approving any such construction or modification.

- 2.7 Responsibility for Compliance** Owners are responsible for ensuring compliance with all provisions of the Declaration and these Design Guidelines whether an Improvement is installed by an Owner or a contractor employed by the Owner.
- 2.8 Review Criteria: Variances** The Design Guidelines are intended to provide a framework for Improvements but they are not all-inclusive. In its review process, the ARC may consider the quality or workmanship and design, harmony of external design with existing structures, and the location in relation to surrounding structures, topography, and finish grade elevation, among other things. ARC decisions may be based on purely aesthetic considerations. However, the ARC shall not grant approval for proposed construction that is inconsistent with the Design Guidelines unless a variance is granted. The ARC may grant variances when circumstances such as, without limitation, topography, natural obstructions, hardship or environmental considerations require. The ARC may grant a variance so long as the variance does not result in a material violation of the Declaration and is compatible with existing and anticipated uses of the adjoining properties. No variance shall be effective unless in writing and signed by a majority of the ARC members.
- 2.9 General guidelines**
- A. Access through common property is prohibited. Access for equipment used in construction must be over or through the applicant's property. Building equipment and materials must be contained on the applicant's property, and must be removed promptly upon completion of the work. Streets may not be obstructed with equipment or building materials.
In the event construction requires use of adjoining property, the applicant must obtain written permission from the adjoining property owner and submit it with the plan submittal.
 - B. All work must be performed in a manner consistent with the standards of the original residence construction and appearance. Any work performed that is of substandard quality to the established community of the FLAGSTONE MANOR Homeowners Association will be reworked to an acceptable appearance at the owner's expense.
 - C. Submittal of color samples of any paint or stain is required when they deviate from the original colors of the residence.
 - D. Impacted Neighbor Statement. The Impacted Neighborhood Statement is designed to provide the ARC input form to neighbors regarding any improvements that may have an effect on the use, enjoyment, or value of their property, as well as to promote communication and avert potential problems. The ARC uses the form for advisory purposes only.
The Impacted Neighbor Statement must be completed and submitted with the Architectural Review Request for improvements that will affect your neighbors in any way. Improvement plans requiring an Impacted Neighbor Statement would include, but not be limited to, patio covers, decks, balconies, detached garages, utility buildings, and basketball standards, improvements that exceed the height of the nearest property wall, requests for variances, dwelling additions, satellite antenna, and concrete work. The property management company or any member of the ARC will be happy to assist in determining the need for an Impacted Neighbor Statement.
 - E. Terms used in the statement are defined as follows:
"Facing" refers to the neighbors directly across the street. In the case of a corner lot, "facing" could refer to two or three neighbors across the street facing the side of the residence, as well as neighbors directly across the street facing the residence.
"Adjacent" refers to adjoining properties, and
"Rear" refers to properties adjoining the rear property line of the applicant's property.
The ARC may deem it necessary to request additional Impacted Neighbor Statements from other neighbors in the vicinity of the proposed improvements.

- 2.10 Completion of construction or improvement(s)** The owner of a Unit (and “Owner”) shall submit a Notice of Completion for Home Improvement(s) in the form attached hereto and receive written approval from the ARC that the construction or improvement(s) is in compliance with the approved Request for Architectural Approval form submitted.
- A. The construction or improvement(s) shall not be considered completed until written approval by the ARC is provided. Should the ARC determine that the construction or improvement(s) is not in compliance (non-comply) with the Architectural Standards and Guidelines or the approved Request for Architectural Approval form submitted, the owner shall make the required changes in order to be in compliance and resubmit the Notice of Completion for Home Improvement(s) form.
 - B. Pictures of the completed construction or improvement(s), taken either by the Owner or by an ARC member are to be included as part of the completion process.

**ARTICLE III
GENERAL IMPROVEMENTS AND ALTERATIONS**

- 3.1 Additions and Alterations** Architectural design and materials used in exterior additions (including the addition of any attached or detached garage or casita) and alterations shall be the same as the original Dwelling. The roofline of any addition or alterations shall not exceed (i) the height of the original roof line of the dwelling, or (ii) 24 feet, both measured at the ridgeline of the roof, whichever is less. No addition shall be built outside of the original setback requirements originally established by the Declarant even though the requirements of any local governmental authority may be less restrictive. Consideration of location, impact on adjacent neighbor's privacy, architectural compatibility and landscape screening will be important considerations in reviewing plans for balconies. A designer or licensed architect must draw the plans for such improvements as room additions and casitas.
- 3.2 Air Conditioning Units or Equipment** - Any exterior air conditioning equipment other than the equipment installed as a part of the original residence must be approved by the ARC.
- 3.3 Arbors** Arbors may be placed above gates up to a height of 8 feet. Arbors may be free standing in the rear yard up to a maximum height of 10 feet. In no event shall arbors be placed closer than 10 feet to any property line or privacy wall, whichever is closest to the Dwelling.
- 3.4 Awnings** Awnings must be stationary or of fold-down design having a metal frame and must be made of durable material that is adequately secured on three sides. The color of the awning must be compatible with the color of the Dwelling. Samples of material and color are required to be submitted to the ARC for consideration. The design material and color must be harmonious with existing architecture. Metal awnings are prohibited.
- 3.5 Concrete**
- 3.5.1 Color Coating** Decorative concrete overlays, including "spray deck," on concrete driveways and entry walkways to the Dwelling are allowed; however, no decorative overlays or color coating will be permitted on sidewalks and curbs that are installed parallel to the street. Colors must be standard and samples must be submitted to the ARC with the request for approval.
- 3.5.2 Front Yard Installations** Any concrete installation for the front yard, other than that originally installed by Declarant (excluding concrete patios behind courtyards and stairs leading to the front sidewalk or curb) shall be limited to an additional 150 square feet. Driveway additions shall not be greater than a maximum of 2 feet on either (or both) side(s) of the driveway.
- 3.5.3 Rear Yard Installations** Except for patios and sidewalk originally installed by Declarant, and subject to the other requirements of this Subsection, rear yard concrete installation, including additional patio and slab installations, shall not exceed 8% of the surface area of the Unit or 500 square feet, whichever is more (excluding 1 sidewalk no wider than 40 inches located along and at least 1 foot from the side property line between the front and rear yards, and excluding a deck no more than 36 inches wide surrounding a pool.)
A non-concrete buffer of at least 3 feet must be maintained surrounding any concrete area, and the drainage plan for the Unit must not be altered except as approved by the ARC.

3.6 Fencing and gates

1. All fence construction, extensions, and finish materials not installed as a part of the original construction of the residence require prior written approval of the ARC.
2. All property walls shall be water-sealed and well maintained.
3. All fence extensions must be of the same material and design as the existing fencing.
4. The following fence or gate materials are unacceptable to the ARC:
 - a. Aluminum or sheet metal.
 - b. Metal or nylon coated chain link.
 - c. Plastic or fiberglass panels.
 - d. Plastic webbing, reeds, or bamboo.
 - e. Glass block and panels.
 - f. Woven bender board.
 - g. Wood fencing.
 - h. Double property line fences.
5. Fences, hedges, and tennis court type fences constructed of woven-wire, vinyl-clad mesh exceeding 7' in height, but no higher than 10' measured from the highest adjacent lot, may be approved. The ARC must evaluate and approve the location on the lot and that the lot can accommodate the structure without annoyance to, or detrimental effect upon, adjoining lots. An Impacted Neighbor Statement is a requirement.

3.7 Fireplaces and Barbecues Proposals for the installation of permanent outdoor fireplaces, barbecues or fire pits must include materials, colors and the location and distance from neighboring Units. The style, color and materials of the proposed Improvement should complement the style, color and materials of the Dwelling. Outdoor fireplaces are permitted to a maximum height of 10 feet in the rear yard. The fireplace must be located at least 10 feet from the property line or the privacy wall, whichever is closest to the Dwelling. Except for front yard courtyard areas, outdoor fireplaces are not permitted in front yards. Each Owner is responsible for assuring that the operation of the facility is in compliance with all applicable ordinances and laws.

3.8 Flagpoles One freestanding flagpole may be allowed on a Unit. The height of the flagpole may not exceed 25 feet. The flag may be no larger than 4 vertical feet by 6 horizontal feet. A flagpole may be used only for display of the United States flag. The flagpole may be placed in the center of the front yard area, but wherever placed, such location must provide for a distance of at least 16 feet from the curb. The flagpole may be placed in the rear yard if it is at least 10 feet from the rear property line or the rear privacy wall, whichever is closest to the Dwelling. The flagpole must be set back at least 5 feet from the side yard property line abutting another Unit and at least 14 feet from the curb on a corner Unit.

3.9 Gardens The ARC will consider a small garden of up to 100 square feet in the rear yard so long as any garden area is located at least 5 feet from any property line or privacy wall; whichever is closer to the Dwelling. No planting may exceed 3 feet above the finished grade of the Unit if located within 10 feet of a privacy wall. Gardens must be maintained at all times in accordance with the Maintenance Standard. During the non-growing season, the garden shall be maintained in a weed-free condition and be devoid of any debris.

3.10 Greenhouse Windows Greenhouse windows or similar structures shall not project beyond the eave of the structure. The width of a glass panel may not exceed 10 feet.

3.11 Hardscape Installations Hardscape installations other than concrete, such as flagstone and pavers, will be reviewed by the ARC in relations to other hard-surface coverages on the remainder of the Unit. Generally the ARC will limit hard-surface coverage to 8% of the Unit surface area, but depending on the density of plant materials, method of installation of the hard-surface materials (i.e. loose laid, mud set) and size or shape of the Unit, the ARC may grant exceptions to that requirement.

3.12 Holiday Decorations Holiday decorations will NOT require approval if installed no earlier than 30 days before a holiday and removed no later than 30 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. The gated entrance will not be opened to the public for viewing of holiday decorations.

3.13 Landscape Accessory Features

3.13.1 Except as provided in Subsection 3.11.3, ARC approval is not required for the installation of landscape accessory features; however, the ARC reserves the right to require removal of any landscape accessory feature determined by the ARC in its reasonable discretion to be inconsistent with the overall architectural theme of the Community. These determinations may be based on quantity, color, materials, location, size, height, style and other subjective factors. The ARC encourages Owners to inquire as to whether an landscape accessory feature will be acceptable to the ARC prior to purchasing and installing any such feature. All landscape accessory features are subject to the following height restrictions:

- (i) Front yard accessory features shall not exceed 30 inches above the original finished grade of the Unit;
- (ii) Side yard and rear yard accessory features shall not exceed 5 feet above the original finished grade of the Unit.

3.13.2 Landscape accessory features are not permitted within 5 feet of any Unit boundary or privacy wall, whichever is closest to the Dwelling, unless screened by a solid wall at least 5 feet in height. Water features will not be permitted on rear patios or within 5 feet of any Unit boundary or privacy wall, whichever is closest to the Dwelling.

3.13.3 Water features proposed to be installed in front yard courtyards require approval of the ARC prior to installation and will be considered on a case-by-case basis.

3.14 Lattices Lattice screening may be installed no higher than 5 feet and must be a minimum of 5 feet from the property line or privacy wall, whichever is closest to the Dwelling if installed against the Dwelling or the end of a patio. Lattice structures must be constructed with wrought iron or similar metal materials. Wood lattice structures will not be permitted.

3.15 Lighting 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 the prior written consent of the ARC. Cut sheets specifying color and style must be included in the request.

3.15.1 Security lighting on a Unit that is attached to the exterior of a Dwelling or other structure and is intended to be operated after dusk/dark shall be limited to lighting that is triggered by motion on the Unit (but not by motion on neighboring properties) and reasonably illuminates the area of the Unit immediately surrounding the Dwelling. Such lighting shall not be directed at any neighboring properties and shall be mounted no higher than 10 feet above ground. The motion detector shall be programmed to shut off the lights(s) no longer than 5 minutes after motion is detected and the light has been illuminated.

3.15.2 Lighting mounted on the Dwelling shall be in decorative fixtures that diffuse light and shall not contain colored bulbs or bulbs with wattage greater than 60 watts.

3.15.3 Exterior ground mounted lights (i.e. 12 inches in total height or less) used for driveways, walkways or landscaping shall be low voltage and indirect, and shall not have colored bulbs nor bulbs greater than 10 watts. The ARC will consider some up-lighting for key trees and plants only. 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.

3.15.4 Low-pressure sodium bulbs and neon lighting are prohibited.

- 3.16 Mechanical Equipment Installed on the Ground** Owners shall screen all ground-mounted mechanical equipment originally provided with the Unit from street view. All mechanical equipment installed on the ground by an Owner shall be screened so as not to be visible from Neighboring Property. Equipment including, but not limited to, solar equipment, pool, spa, fountain and/or waterfall equipment/ pumps and generators shall be screened by a structure at least as high as the equipment to be screened or by a block wall where permitted. Screening structures shall be of a material and color compatible with the design of the dwelling.
- 3.17 Mechanical Equipment Installed on the Roof** Except for solar heating equipment, any mechanical equipment installed in the roof must be installed so as not to be visible from Neighboring Property. To the extent permitted by Nevada law, the ARC may prohibit roof-mounted solar equipment if a suitable alternative location on the Unit exists. Solar roof panels will be considered for approval if made to look like an integrated part of the roof design and mounted directly to the roof plane. Solar roof panels installed by Owners or their contractors likely will VOID the roof warranty.
- 3.18 Other Structures** Detached garages, room additions, decks, or any other exterior alteration to any building require approval by the ARC. A designer or licensed architect must draw such improvements. Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence. Impacted Neighbor Statements must be submitted; minimum setback requirements must be met.
1. Decks, Room Additions, and - Consideration of location, impact on adjacent neighbor's privacy, architectural compatibility, and landscape screening will be important considerations in reviewing plans.
 2. Detached Garages - Complete plans, including utilities, site plan, and drainage plan, must be submitted. In addition, details on driveway extensions must be approved. The visual impact to extended concrete in front yards must be mitigated with landscape.
- 3.19 Paint** No approval shall be required to repaint the exterior of a structure in accordance with the original color scheme for the Dwelling or in accordance with the plans previously approved by the ARC. Any other repainting requires approval by the ARC. Base and trim colors used in repainting shall be from the color palette used by the Declarant at the time of the Declarant's initial construction of the Community, UNLESS the BOARD approves an alternative color palette. **IF AND WHEN** the Board approves an alternative palette, then ALL repainting must be from that palette. Paint shall be of the same type (flat, enamel, semi-gloss) as originally applied. Side and rear wrought iron perimeter fencing shall be painted to match the color scheme of the Dwelling and must be maintained in accordance with good maintenance practices to avoid the appearance of rust.
- 3.20 Patio Covers, gazebos, and other shade structures**
1. All plans for patio slabs, patio covers, decks and gazebos must be submitted to the ARC for review and approval.
 2. Minimum setback requirements must meet those established by the governing agency.
 3. Patio Covers: Preferred materials for patio covers are wood, stucco finish, aluma-wood, or vinyl to match the rest of the development. All natural wood surfaces must be finished with stain or paint. The following roofing materials are recommended; other materials must be approved:
 - a. Wood slats.
 - b. Concrete roof tiles to match the residence.
 - c. Surface colors or finish materials must match or harmonize with the existing colors and materials of the original residence.
 - d. Minimum size for support posts is 4" by 6".
 4. Gazebos - Materials prohibited by the ARC are as follows:
 - a. Metal structures.
 - b. Fiberglass or plastic that does not match existing materials.
 - c. Plastic webbing, bamboo, reed, or woven bender board.
 - d. Composition shingles.

3.20.1 Vertical privacy screening must be at least 10 feet from the rear property line or rear privacy wall, whichever is closest to the Dwelling. In areas past the side of the Dwelling, only partial vertical screening will be allowed. Vertical screens constructed of aluminum or other material approved by the ARC may be installed no closer than 18 inches to the roof of the patio and no closer than 12 inches to the ground or patio floor. Patio covers that do not extend past the side of the house may have vertical screening from ground or patio floor to the roof of the patio cover. Vertical screens constructed of wood will not be considered by the ARC.

3.20.2 Patio covers are not permitted on the front of the Dwelling.

3.21 **Patio Use Restrictions** Any patio visible from Neighboring Property shall be used only for recreational purposes and for outdoor patio furniture. No storage of any kind, including, without limitation, garbage cans or parking of golf carts or other vehicles, is allowed under any conditions.

3.22 **Play Equipment** Children's play sets, jungle gyms and other play structures will be considered by the ARC. The ARC will require width and height specifications, colors and a picture or graphical display of the proposed structure along with the locations where the structure is proposed to be installed. Play Equipment - Commercially constructed swing sets and jungle gyms, which will be installed in the rear yard, are not higher than any portion of the property's rear yard fence, and are adequately screened from street view by a gate or landscape material do not need approval of the ARC. Items not meeting the criteria must be submitted to the Committee for approval.

Other Types of Play or Sport Equipment Play equipment including but not limited to, large swing sets, gymnastic, climbing apparatus structures, and playhouses, need prior approval of the ARC. A minimum set back of 10' from any property line wall is required. An Impacted Neighbor Statement will also be required.

Basketball Poles and Backboards The installation of basketball poles and backboards, or other similar sport equipment and related cement areas must be approved by the ARC and are limited to back yard installation. General guidelines used by the ARC include support pole to be located a minimum of 10' from any property line and landscape screening to be provided to screen equipment from neighboring lots and the street, as well as to provide a barrier to prevent the ball from encroaching on a neighbor's property or the street.

3.23 **Prohibited Improvements** In addition to the Improvements that are prohibited in Article 4 of the Declaration, the following also will not be considered by the ARC:

- (i) Tents, except temporary tents for special events that may be approved by the Board or the ARC; and
- (ii) Permanent basketball goals that cannot be stored so as not to be visible from Neighboring Property when not in use.

3.24 **Rain Gutters and Downspouts** Rain gutters and downspouts must be the same color or painted to match the color of the Dwelling or trim adjacent to where the installation occurs. The termination point of the downspout may not extend more than 8 inches into the yard. A splash block must be provided at the downspout and the adjacent ground must have a minimum slope of 5% away from the Dwelling for at least 5 feet.

3.25 **Roof Material** Repair or replacement of roof materials shall be the same materials and color as originally installed by Declarant.

3.26 **Security/ Screen Doors** A security screen door may be added to the front and/or back of a Dwelling if it is mounted of the existing door jams and is a color compatible with the Dwelling. Double gates and security bars require written approval of the ARC. The material should be painted to match the original color of the residence or to match the original window frames. *Elaborate designs* are discouraged as they are incompatible with the general architectural style of the community. The ARC will have the final decision on what constitutes elaborate designs.

- 3.27 Signage** Pursuant to Section 4.6 if the Declaration, “For Sale,” “For Rent,” “For Lease” and “Open House” signs are prohibited. Unless approval is specifically required in this Section, the following signs do not require submittal to and approval from the ARC so long as they are in compliance with the guidelines set forth in this Section.
- 3.27.1 Security Signs** Signs that indicate a Dwelling is protected by a security system are permitted. Such signs shall be located no further than 4 feet from the face of the Dwelling. One sign per Unit may be used, which shall be single sided and a maximum of 150 square inches. The overall height of the sign from finished grade may not exceed 30 inches. Signs provided by a security company as part of the overall security system shall be used without alteration by the owner. Decals of a size not to exceed 36 square inches may be displayed in windows.
- 3.27.2 Neighborhood Watch and “No Soliciting” Signs** Neighborhood watch sign decals that do not exceed 36 square inches may be displayed in windows. “No Soliciting” signs may be displayed at entrances to Dwellings, but only standardized signs approved by the ARC.
- 3.27.3 Campaign or Proclamation Signs – Local, State and Federal Elections** Only 1 sign per candidate, ballot issue, etc is permitted to be displayed on a Unit. The sign may be double- sided, but shall be limited to a maximum of 3 square feet. The overall height from finished grade may not exceed 4 feet. Signs shall not be placed sooner that 30 days prior to the election and must be removed within 3 working days after the election.
- 3.27.4 “Beware of Dog” Signs** Dog warning signs shall be permitted on the fence enclosing the rear yard, facing the street or on a courtyard gate. The signs must be a standard finished metal and may not exceed 168 square inches in size.
- 3.28 Solar Screens, Skylights and Solar Tubes** Tan, sand beige, platinum, black, gray and brown solar screens will be considered by the ARC. Solar tubes and skylights that are installed on the rear side of the Dwelling and totally screened from street view are preferred. Any skylights or solar tubes installed by the Owner will likely VOID the roof warranty. Solar screens do not require approval of the ARC if the screen frame matches the window frame. All other colors must be approved by the ARC.
- 3.29 Sports Equipment** All sports equipment, including without limitation, portable basketball goals, bicycles, skateboards, scooters, hockey nets, soccer goals, bats, balls remote control cars and similar equipment shall be stored so as not to be visible from Neighboring Property when not being used.
- 3.30 Stairs for Access to Tiered Landscape Areas** Planting areas created by several levels of retaining walls may be accessed by stairs with wrought iron banisters. The construction of stairs shall not affect the integrity of the retaining wall or wall footings by their placement. The stairs shall be used solely for access to planting areas and shall not be used to change the original intent of the landscaped area (i.e., for use as patio or seating area.)
- 3.31 Stone Veneer** Cultured stone veneer or flagstone may be used on the front elevation of a Dwelling. Cultured stone may cover up to a maximum of 35% of the surface of the front elevation of the Dwelling (which shall include stone already installed by Declarant and may include windows and doors for calculation purposes). The quality of any stone veneer must be equal to or better than that used by Declarant for Dwellings within the Community. Colors must be compatible with existing color schemes in the Community and samples must be submitted to the ARC with the application for approval.

3.32 Swimming Pools, Spas, Jacuzzis Special restrictions governing swimming pools are set forth in Section 4.22 of the Declaration. Above-ground swimming pools will not be considered. Spa decks may not exceed 18 inches in height. The total height of the spa, including any spa decking, may not exceed 36 inches above grade. Pools must be constructed at least 3 feet from all property lines or privacy walls, whichever is closest to the Dwelling. Special rules apply to pump and heating equipment in Section 3.14 of these Design Guidelines. Any walls or fences removed during construction of a pool, spa or other Improvement shall be fences situated on the Owner's Unit; removal of fences abutting a Common Element (including, without limitation, perimeter walls) shall not be allowed. Any fence removed shall be replaced in its original state immediately after construction is complete, including paint (and stucco, if applicable). Owners also should be aware of the restrictions set forth in Section 4.21 if the Declaration with respect to maintaining approved drainage for the Unit.

**ARTICLE IV
LANDSCAPING, WALLS, FENCES, GATES**

4.1 Initial Landscaping Pursuant to Section 5.7 of the Declaration, unless previously installed by the Declarant, the front, side and back yards of any and all Units must be adequately landscaped no later than 90 days following the date on which the Unit is first conveyed to an Owner. This means that an Owner of a new Dwelling must be ready to submit a landscaping request for ARC approval prior to or immediately after closing to be able to obtain an approval and install the landscaping within the required time period. All requests from Owners installing landscaping by themselves or by contractors employed by Owners (whether such landscaping constitutes the initial installation or additions, alterations or modifications to the initial installation) should conform to the general guidelines set forth in the Article 4, and all such landscaping must have the prior written approval of the ARC before installation.

4.2 Plant Material Specifications

4.2.1 Recommended and Prohibited Plants Careful consideration should be given to creating a landscape design that uses indigenous materials and is sensitive to the water conservation efforts used in the desert southwest. Owners should use native or compatible drought-tolerant species for most yard landscaping. The ARC will approve small amounts of high-water consuming plants when confined to small areas and rear yards. The following plants will NOT be approved by the ARC:

- (i) Mulberry species;
- (ii) Cottonwood;
- (iii) Oleander; and
- (iv) All olive plants that are fruit bearing.

4.2.2 Artificial Plants No artificial plants will be permitted to be planted in the ground or placed in planters so as to be visible from Neighboring Property.

4.2.3 Artificial Turf Artificial turf areas in front yards shall be no more than 1,000 square feet or 50% of the total square footage of the front yard area, whichever is less. The square footage of the front yard is based upon side yard to side yard, and from the front of the house to the front property line, excluding any driveway area. Literature indicating the specifications and samples from the artificial turf manufacturer shall be required to be submitted with the architectural request form. Putting greens are allowed in rear yards only.

4.2.4 Trees and Shrubs The following are the minimum quantities and sizes for plant materials to be installed in the front, side and rear yards:

- (i) **Front Yard** At least one 24 inch box tree that is at least 5 feet tall, and at least eight 5 gallon shrubs and at least five 1 gallon shrubs are required for the front yard.
- (ii) **Side and Rear Yards** A minimum of 1 tree or shrub per 500 square feet, or any fraction thereof, of overall Unit area shall be installed in the side and rear yard areas. (For example, if a Unit is 20,000 square feet, a minimum of 40 plants must be installed within the side and rear yards.)
- (iii) **Screening Plants** One 15 gallon plant must be installed within 5 feet in front of the air conditioning unit but no closer than 2 feet (unless the air conditioning unit is screened by a wall). This screening plant may be counted toward the total plants to be planted in the side and rear yards.

Trees that are planted pursuant to the requirements of this Section, other than the 24 inch box tree, shall be a least a 15 gallon container size. Except for the 1 gallon shrubs permitted in the front yard, all other shrubs must be a least a 5 gallon size. Trees and other plants installed behind a courtyard wall shall not be included in the minimum plant requirement for the front yard.

4.2.5 Ground Cover The ground surface of all yards shall be covered with inert or living materials or any combination of both. Inert materials, impervious to water degradation, include decomposed granite, native river-run rock and other similar materials that do not decompose when exposed to water (no less than 3/8 inch) and are compatible, at the sole discretion of the ARC, with the natural environment for the Community. Topsoil is not considered "inert material" for ground cover purposes. Artificially colored rock, sand stone, red lava and the excessive use of concrete at front and street side yards are all prohibited. White, black, green and other natural colors of rock may be used as accent colors if approved by the ARC for the proposed areas. If turf is used as ground cover, the turf must be of a variety other than Bermuda grass. Wood chips and bark may not be used as ground cover; however, wood chips may be used as a mulch for ground cover within the immediate area of a shrub or tree. Drip irrigation systems only are to be used in planter areas. No spray or bubbler systems will be allowed for planter or ground cover areas. Imported ground cover rock material should be tested to ensure that it does not contain high sulfates or any other reactive properties that might cause corrosive damage to concrete walkways, foundations, block walls and similar structures.

4.2.6 Planting Areas All plant materials shall be held a minimum of 5 feet away from retaining walls, privacy walls and building structures so that water infiltration by spray irrigation is minimized. Termites and other insets are attracted to moisture. Excessive watering and landscaping around the foundation of the Dwelling may VOID the warranty on the Dwelling and also may VOID any termite treatment warranty. Special landscaping restrictions are set forth in Section 4.23 of the Declaration.

4.2.7 Areas Between Walls and Sidewalks Owners shall maintain the area between walls installed by Declarant and sidewalks.

4.3 Mounding Subject to the provisions of Subsection 4.2.6 above, mounds created as part of the landscape shall be formed of top soil and fully covered with inert or living materials. The height shall not exceed 2 feet 6 inches at the highest point as measured from the finished grade of the Unit and shall not alter the established drainage of the Unit.

4.4 Ground Plane Covers The ARC will consider landscaping fabric such as A.B.S or nylon A.B.S. composite type or other materials that allow the free flow of water, air and gasses to and from the soil.

4.5 Walls and Fences

4.5.1 Alterations No alterations (structural or otherwise), changes, attachments or additions shall be allowed to walls constructed by the Declarant on any Unit.

4.5.2 Common Walls No structures shall be built on or attached to any common wall without the written consent of the ARC and the Owner(s) sharing the common wall.

4.5.3 Front Courtyard Walls The ARC will consider walls that do not exceed 36 inches in height with 40 inch pilasters and 48 inch gate posts. Any courtyard wall must be set back a minimum of 10 feet from the curb. Courtyard walls shall be masonry with a stucco or stone finish that matches the color of the Swelling to stone applied to the Dwelling respectively, or the walls may be of all stone if the stone matches the stone used on the Dwelling. Courtyard walls may include a wrought iron gate painted a color that is complementary to the color scheme of the Community. Wrought iron fencing in the front yard of the Unit shall be allowed only in the entryway area and cannot extend further than the front and side edges of the Dwelling, including the garage. Wrought iron may be placed on top of courtyard walls as long as the total height of the wall plus fencing does not exceed 60 inches.

4.5.4 Side Yard Courtyard Walls Side yard courtyard walls shall not exceed 36 inches in height except gates and gate posts that may be 48 inches in height.

4.5.5 Drainage Owners are advised to read and understand Section 4.21 of the Declaration with respect to not altering the drainage of a Unit by the construction of any Improvement, including walls and fences.

4.6 Gates Except as set forth in Subsection 4.5.3 above, all gates shall be constructed of decorative wrought iron painted Sherwin Williams Bitter Chocolate, #6013 (unless a new color scheme is approved by the Board). A gate shall be substantially the same height as the adjoining fence.

4.7 Retaining Walls Retaining walls to mitigate slopes resulting from elevation changes will be considered by the ARC. Any retaining wall approved by the ARC shall be maintained in accordance with the provisions of Section 5.6 of the Declaration.

4.8 Maintenance of Landscaping

4.8.1 Owners Responsibilities Each Owner should become familiar with Sections 5.2 and 5.3 of the Declaration. It is each Owner's responsibility to maintain his/her Unit in a neat and attractive manner 365 days a year. Seasonal Owners and Residents must contract for and make sure that maintenance is being performed during absences from the Community.

4.8.2 Remedies Failure to maintain an Owner's Unit may result in the Association taking any action available to it under the Declaration or under applicable law, including without limitation, the right to perform the maintenance at the cost of the Owner, and the right of the Association to levy fines as provided for in Article 5 of the Association Rules.

**ARTICLE V
ANTENNAS / SATELLITE DISHES**

- 5.1 Communication Services** If an Owner desires to install an antenna for the purpose of receiving television or other communications services, the rules in this Article 5 apply.
- 5.2 Approved Devices** An antenna one meter or less in diameter or diagonal measurement that is designed to receive signals from direct broadcast satellites (“DBS”) or designed to receive video programming services from multi-channel multi-point distribution (wireless cable) providers (“MMDS”) or an antenna that is designed to receive television broadcast signals (“TVBS”) may be placed, installed, or kept on a Unit without the approval of the ARC in the antenna complies with the following restrictions:
- 5.2.1** The antenna must be placed in the Unit in such a manner as to not be visible from Neighboring Property unless it is impossible to do so without impairing the user’s ability to receive signals from the provider of DBS, MMDS or TVBS.
- 5.2.2** If the antenna cannot be placed on the Unit in such a manner as to not be seen from Neighboring Property without impairing the user’s ability to receive signals from a provider of DBS, MMDS or TVBS, then the antenna must be screened by landscaping or by some other means so that it is not visible from Neighboring property, unless such screening would impair the user’s ability to receive signals from the provider of DBS, MMDS or TVBS, in which event the antenna must be screened by landscaping or by some other means to reduce to the greatest extent possible its visibility from Neighboring Property without impairing the user’s ability to receive signals from the provider of DBS, MMDS or TVBS.
- 5.2.3** If the antenna is mounted on a Dwelling or other structure and is visible from Neighboring Property, the antenna must be painted a color that will blend into the background against which the antenna is mounted, unless the painting of the antenna would impair the user’s ability to receive signals from the provider of DBS, MMDS or TVBS.
- 5.2.4** An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video program services from MMDS or an antenna designed to receive TVBS may be mounted on a mast which does not exceed 12 feet in height above the roof line. However, 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 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.
- 5.3 Impairment of Ability to Receive Signals** A restriction contained in this section shall be deemed to impair user’s ability to receive signals from a provider of DBS, MMDS or TVBS if compliance with the restriction would unreasonable delay or prevent installation, maintenance or use of the antenna, unreasonable increase the cost of installation, maintenance or use of the antenna or preclude reception of acceptable quality signal.
- 5.4 Restricted Devices** No antenna which exceeds one meter in diameter or diagonal measurement and no mast which exceeds 12 feet in height above the roof line may be placed, installed, constructed or kept on any Unit without the prior written approval of the ARC. Antennas used for amateur (“ham”) radio, CB radio FM or AM radio service, satellite radio or used as part of a hub to relay signals among antennas are not permitted.

ARTICLE VI CONSTRUCTION GUIDELINES

- 6.1 Inspections** If requested by the ARC, the Owner shall schedule and coordinate a review of all construction and/or installation activities with the ARC to verify compliance with the approved plans and specifications. Owner's contractor may represent the Owner at the review. The ARC also may perform additional periodic inspections to ensure that work is being performed in conformance with approved plans and the Governing Documents. All inspections are observations only and will NOT relieve the obligation to obtain inspection approvals from any applicable governmental authority. If any Unit on which construction or installation of an Improvement is being performed is not in compliance with the approved plans and specifications, these Design Guidelines or any other Governing Document, the Owner thereof will be issued a notice of violation and a list of items needed to remedy the violation(s). The ARC may require that construction or work on the Unit halt until all such violations have been corrected to the satisfaction of the ARC.
- 6.2 Construction Damages** Any damage to vegetation, Improvements to Common Elements, streets, curbs, gutters, sidewalks or other Units caused by an Owner, its contractors, subcontractors, agents or employees must be corrected immediately to the satisfaction of the ARC and the owner of the damaged property.
- 6.3 Conduct** An Owner must ensure that all contractors control the conduct of their employees while working in the Community. Loud music, profanity and other rude behavior will not be tolerated. Contractors and their employees shall not be allowed to possess illegal drugs or any alcoholic beverages while working in the Community.
- 6.4 Site Cleanliness** All contractors must maintain the sites in a clean and orderly manner at all times. The storage of materials should be in an inconspicuous location within the site where possible and stored neatly and orderly. Materials that are stored on a street or sidewalk shall be sufficiently barricaded or cordoned off with reflective cones, ribbon, rope or other appropriate material. Materials may not be stored in the street longer than seven days. If a longer time period is needed, the homeowner must submit a request in writing to the Architectural Committee. All construction debris shall be cleared at the end of each working day. Upon completion of any landscaping, wall and fence Improvements, all material debris be removed from the Unit and any soil or other residue remaining on the street must be cleaned.
- Neither Declarant, the Association, the Board of Directors, the ARC nor any officer or director of such entities shall be liable for any damages or injuries caused by or resulting from the storage of construction materials on the Common Elements, streets or sidewalks within the Community. Owners are responsible for ensuring that all construction activities on a Unit shall comply with all local, state and federal environmental protection laws.
- 6.5 Contractors** The Association and the ARC do not recommend contractors.

**ARTICLE VII
MISCELLANEOUS**

7.1 Modification The foregoing Design Guidelines may be modified from time to time as may be deemed necessary in the sole discretion of the Board of Directors and the Architectural Review Committee of the Flagstone Manor Homeowner's Association.

7.2 Conflict In the event of any conflict between these Design Guidelines and the Declaration, the Declaration shall control.

7.3 Amendments to Architectural Standards and Guidelines

The Architectural Standards and Guidelines may be modified from time to time pursuant to the following criteria:

- A. Amendments must be approved by the Board of Directors.
- B. A property owner or other member of the association may submit recommended changes to the ARC for consideration.
- C. Recommendations shall be reviewed by the ARC and, if approved by two-thirds of the ARC members, the recommendations shall be forwarded to the Board of Directors for consideration.
- D. Upon approval and adoption by the Board of Directors, the change shall be incorporated into the Architectural Standards and Guidelines. Notice of such adopted amendment will be made in the association newsletter and copies of the amendment will be available to the membership.

FLAGSTONE MANOR

Request For Architectural Approval

DATE: _____ RECEIVED BY ARC: _____

OWNER'S NAME: _____ PHONE: _____

ADDRESS OF LOT: _____ LOT#: _____

EMAIL ADDRESS: _____

PROPOSED START/FINISH DATES: _____

IN ACCORDANCE WITH ARTICLE 4 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FLAGSTONE MANOR AND THE DESIGN GUIDELINES, APPLICATION IS HEREBY SUBMITTED FOR REVIEW AND APPROVAL OF THE FOLLOWING DESCRIBED IMPROVEMENTS. ANYTHING NOT LISTED HERE AND NOT CLEARLY SHOWN ON PLANS WILL NOT BE A PART OF THIS REVIEW.

NATURE OF REQUEST: (CHECK ONE OR MORE OF THE FOLLOWING)

- Review/Approval of an addition to existing Dwelling (room addition/patio covers and/or patio enclosures)
Review/Approval of landscaping plans (See Design Guidelines for minimum requirements)
Review/Approval of concrete work (walkways, patios, etc.)
Review/Approval of Walls
Review/Approval of fences, gates
Review/Approval of pools, spas (pool equipment must be screened from view)
Other _____

IN SUPPORT OF THIS APPLICATION, THE FOLLOWING REQUIRED ITEMS MUST BE SUBMITTED (SEE THE DESIGN GUIDELINES)

TWO PAPER COPIES (OR AN ELECTRONIC COPY) OF ANY PRELIMINARY AND FINAL PLANS. THE PLANS WILL SHOW THE FOLLOWING (WHERE APPLICABLE) : SITE PLAN, FLOOR PLAN, EXTERIOR ELEVATIONS, ROOF DESIGN, EXTERIOR MATERIALS, AND FINISHES, LANDSCAPING PLAN, AND SUCH OTHER ITEMS AS MAY BR NEEDED TO REFLECT THE CHARACTER AND DIMENSIONS OF THE IMPROVEMENTS.IF APPLICATION IS INCOMPLETE, THE REVIEWER WILL NOTIFY THE APPLICANT AS TO THE NEEDED DOCUMENTS AND THEAPPLICATION WILL NOT BE FURTHER CONSIDERED UNTIL RECEIPT OF THESE MATERIALS.

THIS APPLICATION REQUIRES THE SIGNATURE OF THE OWNER OF THE UNIT AND/OR AGENT OF THE OWNER. IF ANY WORK HAS COMMENCED PRIOR TO THE APPROVAL OF THE ARC THAT DOES NOT CONFORM TO THE DECLARATION OR DESIGN GUIDE LINES, THE OWNER WILL BE LIABLE FOR ALL COSTS NECESSARY TO BRING THE WORK INTO CONFORMANCE WITH THE DECLARATION AND DESIGN GUIDE LINES. OWNER UNDERSTANDS THAT THE ARC MAY ENTER THE PROPERTY WITH THE PURPOSE OF INSPECTING ALL WORK IDENTIFIED ON THE APPLICATION AS BEING SATISFACTORILY COMPLETED.

Submitted by: _____ Submitted by; _____
Homeowner Contractor

THIS APPROVAL DOES NOT RELIEVE THE OWNER FROM ANY REQUIREMENTS OF THE DECLARATION OR DESIGN GUIDELINES NOR DOES IT CONSTITUTE APPROVAL AS TO COMPLIANCE WITH APPLICABLE NEVADA LAW, THE CITY OF LAS VEGAS OR CLARK COUNTY BUILDING AND SAFETY REQUIREMENTS OR ZONING ORDINANCES.

ACTION TAKEN BY ARCHITECTURAL REVIEW COMMITTEE:

- APPROVED (The request is approved as submitted)
APPROVED WITH CONDITIONS (The request is approved subject to the conditions noted below)
DISAPPROVED (The request is not approved for the reasons noted below)

FOR THE ARCHITECTURAL REVIEW COMMITTEE: _____ DATE: _____

FOR THE ARCHITECTURAL REVIEW COMMITTEE: _____ DATE: _____

FOR THE ARCHITECTURAL REVIEW COMMITTEE: _____ DATE: _____

COMMENTS: _____

FLAGSTONE MANOR HOMEOWNERS ASSOCIATION
IMPACTED NEIGHBOR STATEMENT

On _____, _____ submitted the attached plans
(DATE) (NAME)
for installation of _____
(IMPROVEMENT)

These plans were made available to neighbors as required and noted below for their review. They have been notified that I am submitting these plans to the Architectural Review Committee for approval.

Facing neighbor: _____
 N/A Property VACANT (PRINT NAME) (SIGNATURE)

Address: _____ Date: _____

I HAVE REVIEWED AND UNDERSTAND THE PLANS MENTIONED ABOVE

Right side neighbor: _____
 N/A Property VACANT (PRINT NAME) (SIGNATURE)

Address: _____ Date: _____

I HAVE REVIEWED AND UNDERSTAND THE PLANS MENTIONED ABOVE

Left side neighbor: _____
 N/A Property VACANT (PRINT NAME) (SIGNATURE)

Address: _____ Date: _____

I HAVE REVIEWED AND UNDERSTAND THE PLANS MENTIONED ABOVE

Rear neighbor: _____

N/A Property VACANT (PRINT NAME) (SIGNATURE)

Address: _____ Date: _____

I HAVE REVIEWED AND UNDERSTAND THE PLANS MENTIONED ABOVE

(SUBMITTER'S SIGNATURE)

NOTE: The "Facing neighbor" is the one most directly across the street in the front of your property; the "Rear neighbor" is the one most directly behind your property. Where multiple neighbors may be impacted, each neighbor must have the opportunity to review the plans; use the back of this form for additional signatures. Please include all information.

NOTE: All signatures must be obtained prior to submitting plans for approval. Failure to obtain appropriate signatures may result in delays in the approval process.

FLAGSTONE MANOR HOMEOWNERS ASSOCIATION

Notice of Completion for Home Improvement(s)

HOME OWNER NAME: _____

ADDRESS: _____

LOT NUMBER: _____

PHONE NUMBER: _____

IMPROVEMENTS: _____

DATE OF COMPLETION: _____

SIGNATURE OF OWNER: _____

NOTE: OWNERS REMAIN PERMANENTLY RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ADDITIONS AND MODIFICATIONS TO THEIR PROPERTY AND MUST BE RECORDED WITH THEIR DEED.

DO NOT WRITE BELOW THIS LINE - ARC COMMITTEE MEMBER USE ONLY

	C	NC		C	NC
Pool	_____	_____	Patio	_____	_____
Spa	_____	_____	Patio Cover	_____	_____
Fencing	_____	_____	Wall Extension	_____	_____
Painting	_____	_____	Gazebo	_____	_____
Gate/Screening	_____	_____	Lighting	_____	_____
Stucco	_____	_____	Sports Equipment	_____	_____
Landscaping	_____	_____	Play Structures	_____	_____
Other	_____	_____		_____	_____

Legend: C = Comply NC = Non-Comply

Pictures Provided (Y/N) _____

ARC Member Signature Date

ARC Member Signature Date

ARC Member Signature Date