

# **Grand Canyon Assemblage Homeowners' Association**

## **DESIGN GUIDELINES AND PROCEDURES**

Adopted 05/01/18

# DESIGN GUIDELINES

## TABLE OF CONTENTS

| <u>DESCRIPTION</u>  | <u>PAGE</u> |
|---|-------------|
| INTRODUCTION .....  | 3           |
| DRC APPROVAL PROCESS.....   | 3           |
| ARCHITECTURAL AND MATERIAL STANDARDS.....                           | 8           |
| I.    LANDSCAPING - GENERAL .....                                   | 8           |
| II.   LIGHTING .....  | 9           |
| III.  DECORATIVE LANDSCAPE ELEMENTS .....                           | 10          |
| IV.  PATIO SLABS, PATIO COVERS AND GAZEBOS .....                    | 10          |
| V.   POOLS, SPAS AND RELATED EQUIPMENT.....                         | 11          |
| VI.  PERIMETER AND ADJOINING WALLS, FENCES, GATES AND HARDSCAPE ... | 12          |
| VII. AWNINGS/SHUTTERS & WINDOW COVERINGS.....                       | 12          |
| VIII. OTHER STRUCTURES AND ADDITIONAL MODIFICATIONS.....            | 12          |

## **Introduction**

The Grand Canyon Assemblage Homeowners' Association (the Association) Board of Directors (Board) establishes these Design Review Committee (DRC) Guidelines & Procedure under the authority granted in Article VIII of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements (the Declaration) for the Association. The DRC Guidelines & Procedure serve to interpret and implement the Declaration by setting forth general guidelines, standards, and procedures for DRC review and guidelines for architectural design, placement of buildings, landscaping, color schemes, exterior finishes, and materials and similar features which are recommended for use within the Project; and to establish uniform rules and regulations pertaining to the use of the Common Elements; and to establish rules and regulations that interpret and implement the General Restrictions and the administrations and enforcement thereof as set forth in the Declaration and Bylaws.

The following DRC Guidelines are not intended to (a) evade any obligation of the Association under the Declaration, the Articles and Bylaws or applicable law; (b) arbitrarily restrict conduct or require the construction of any capital Improvement by a Member that is not required by this Declaration, the Articles and Bylaws; (c) unreasonably restrict, prohibit or otherwise impede the lawful rights of an Owner to have reasonable access to his Unit; (d) unreasonably restrict, prohibit or withhold approval for an Owner to add to a Unit: (i) improvements such as ramps, railings or elevators that are necessary to improve access to the Unit for any Owner or occupant who has a disability; (ii) additional locks to improve the security of a Unit; or (iii) shutters to improve the security of the Unit or to aid in reducing the costs of energy for the Unit. Neither the DRC nor the Association, with regard to approving or disapproving any alteration or improvement made to any Unit, shall act in violation of any state or federal law.

As these DRC Guidelines seek to give the Membership an easy-to-understand reference document that contains as much information as possible about Common Element uses and restrictions, architectural standards and DRC Applications, and General Restrictions; they will be written in simple language and avoid "legalese" to the maximum extent possible.

Please keep in mind that these Guidelines & Procedures are not all-inclusive. While the Association does its best to provide a document that is easy to understand and contains as much information as possible, every possible scenario cannot be covered. Please refer back to the Declaration, and/or the Bylaws if you have any questions or need more information. Article VIII of the Declaration contains DRC information.

## **II. DRC Approval Process**

Before work begins, Owners shall present proposed plans and specifications along with the DRC Application Form to the DRC for review and approval. Failure to obtain necessary approvals shall constitute a violation of the Declaration.

This review is in no way intended and shall not be construed as an approval of the structural engineering or in lieu of any required city/county permits or inspections. The intent is to

maintain the visual unity and aesthetics of the Project. Any approved Improvements are to be constructed upon the applicant Resident's Lot only. Approval of proposed Improvements does not constitute, nor should approval be understood or taken as: a warranty or guarantee of any kind; as permission to violate any law; as permission to violate any provisions of the Declaration, Bylaws or Restrictions; as permission to build upon property not owned by the applicant; or as permission to violate or interfere with any easement on or across the applicant's Lot or adjoining property.

All drawings shall be prepared in accordance with requirements for clarity and completeness set forth by the applicable local Building Department. Approval by the city/county in no way constitutes approval by the DRC.

Failure to submit a plan to the DRC or to complete improvements according to approved plans is a violation of the CC&Rs. If an Owner fails to remedy any non-complying improvement, the Board of Directors of the Association shall request the owner's presence at a scheduled hearing. If the issue is not resolved or the Owner does not appear at the scheduled hearing, the Board may initiate reasonable and appropriate actions, including but not limited to monetary fines to ensure that the non-complying improvements are modified or removed.

### **Requirements**

- a. Drawings
  - i. Show Lot lines accurately as to length, angles and curves.
  - ii. Show all dimensions of work to be considered, such as distances between existing Improvements and property lines.
  - iii. Show the nature, kind, shape, dimensions, materials, color, finish and location of the proposed Improvements.
  - iv. The Plot Plan should be drawn to scale. The minimum size requirement for a Plot Plan is 8 1/2" x 11".
- b. Roof Plan
  - i. Show plan of all existing and new roofs with pitches and overhangs noted.
  - ii. Show materials of all existing and new roofs.
- c. Floor Plan
  - i. Indicate all walls, columns, openings and any condition or feature that will affect the exterior design of the building.
  - ii. Indicate exterior landscape or other details affected.
- d. Miscellaneous
  - i. Indicate all exterior elevations of all buildings existing and proposed with details and drawn to scale.
  - ii. All drawings submitted must be "straight-edged" drawings; free-hand drawings are not acceptable.
- e. Other required information:
  - i. Description of materials to be used, including the proposed color scheme.
  - ii. Samples, such as the manufacturer's color chips, may be required.
  - iii. Grading plans (if applicable) where the established drainage pattern might be altered by the proposed Improvements.

- iv. Floor plans (if applicable) showing overall dimensions and area of Improvements reflecting design concept.
- v. A proposed construction schedule.
- vi. Landscape plan and working drawings (if applicable).
- vii. If proposed Improvements require access over the Common Elements for the purpose of transporting labor or materials, prior written permission shall be required from the DRC.
- viii. As deemed necessary by the DRC, a cash deposit or other sufficient security may be required to ensure:
  - 1. That the Improvements are completed or that the funds exist to complete the approved plans if left undone and deemed a nuisance.
  - 2. That the Association and Owners are protected against mechanic liens.
  - 3. That the Association is compensated for damage to the Common Elements.
  - 4. Any other information or documentation deemed to be necessary by the DRC in evaluating your request.
- f. Any failure to supply the DRC with the required documents and/or requested information may result in a delay in processing an application.
- g. The DRC Application any applicable drawings shall be submitted to the name and address on the DRC application.
- h. Application Fees – In an effort to encourage Residents to complete the appropriate process the Association does not charge a fee for DRC Application review. However, in the event that the Association incurs an expense for the purpose of approving an application, the Association may charge a fee to cover that expense.
- i. Period for Approval – In the event the DRC fails to approve or disapprove any matter requiring its review under this Declaration or the DRC Guidelines within 60 days after all relevant plans, drawings, specifications and other materials requested by the DRC in connection therewith have been submitted to it, approval will not be required.
- j. Appeal – In the event the application submitted to the DRC is disapproved, the Owner filing such application may appeal in writing to the Board of Directors of the Association. The request must be received by the Board of Directors not more than fifteen (15) calendar days following the receipt of the final decision of the DRC. Within forty-five (45) calendar days following receipt of the request for appeal, the Board of Directors shall render its decision. The Board of Directors may agree with the DRC and uphold the disapproval, or the Board of Directors may disagree with the DRC and approve the proposal. The failure of the Board of Directors to render a decision within said forty-five (45) day period shall be deemed a decision in favor of your application. The decision of the Board of Directors is final and is not appealable. NOTE: During Declarant control period, there is no appeal process.
- k. No Recourse – All decisions of the DRC (or Board of Directors, via the appeal process) shall be final and no Owner or other parties shall have recourse against the DRC or any of its members, for or with respect to any decisions made in good faith.
- l. Reasonable Accommodation – Under no circumstances may the Association or the DRC:
  - i. Unreasonably restrict, prohibit or otherwise impede the lawful rights of an Owner to have reasonable access to his Unit;

- ii. Unreasonably restrict, prohibit or withhold approval for an Owner to add to a Unit:
  - 1. Improvements such as ramps, railings or elevators that are necessary to improve access to the Unit for any Owner or occupant who has a disability;
  - 2. Additional locks to improve the security of a Unit; or
  - 3. Shutters to improve the security of the Unit or to aid in reducing the costs of energy for the Unit.

However, the DRC reserves the right, under NRS 116.2111, the terms of the Declaration, and under these DRC Guidelines, to establish reasonable restrictions on the placement, installation, and appearance of any Improvements and alterations to any Lot. Any Improvement or alteration must be selected and/or designed to the maximum extent practicable to be compatible with the style of the Project as approved by the DRC.

- m. Quality Work Standards – All work must be performed in a manner consistent with the standards of the general Residence construction and appearance of the Project. All work considered to be of an unsightly finished nature or of lesser quality than the prevailing Project standards shall be reworked to an acceptable appearance (as determined by the DRC) at the Owner's expense.
- n. Notice of Completion  
Upon completion of any Improvement or alteration as approved by the DRC, the Resident shall notify the DRC, in writing, of such completion within 14 calendar days.
- o. Inspection of Improvements – Following the receipt of the required Notice of Completion from the Resident, the DRC shall have sixty (60) calendar days in which to inspect the Improvements made and to verify that they are in conformance with the approved plans. If it is determined that the work completed was done without approval or not within substantial compliance with the submitted plans, the DRC shall notify the Owner within thirty (30) calendar days ("Notice of Non-Compliance"), which Notice of Non-Compliance shall require compliance within thirty (30) calendar days from the mailing thereof (by certified mail, return receipt requested). If the Owner fails to remedy the non-compliance, the DRC shall notify the Board of Directors in writing. The Board of Directors, after their receipt and review of the Notice of Noncompliance from the DRC, may remove or remedy the same. The Owner shall be responsible for all expenses incurred in connection with such actions as set forth in the Declaration.
- p. Liability – Architectural approval of plans does not constitute acceptance of any technical or engineering specifications, and the Association assumes no responsibility for such. The function of the DRC is to review submittals as to conformity to the character of the Project. All technical and engineering matters are the responsibility of the applicant Owner. Neither the DRC nor any member thereof shall be liable to any Resident, or to any other party, for any damage, loss or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications, (c) the development of any portion of the Project, or (d) the execution and Recording of any estoppel certificate, whether or not the facts therein are correct, provided, however,

that with respect to the liability of a DRC member, such member has acted in good faith on the basis of such information as may be possessed by such member. Without in any way limiting the generality of any of the foregoing provisions of this Section 7.6, the DRC, or any member thereof, may, but is not required to, consult with or hear the views of any Owner with respect to any plans, drawings, specifications, or any other proposal submitted to the DRC.

- q. Waiver – The approval by the DRC of any plans, drawings or specifications for any work done or proposed, or for any other matter requiring approval of the DRC under this Declaration, shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification or matter subsequently submitted for approval.

### **III. Improvement Timelines**

Landscaping Improvements – Within 90 days from the close of escrow of a Unit, an Owner must submit all materials and plans, and any applicable fees for DRC approval for the initial construction of rear yard improvements. This shall include, but without limitation, all rocks, desert landscaping, xeriscape, turf, patios, plants, bushes, trees, and other improvements.

Rear yard landscaping must be completed within one-hundred and eighty (180) days after closing.

Construction Improvements – Other improvements must be completed within sixty (60) days from the date that the Owner receives the written approval from the Board or DRC.

The DRC may consider and, upon good cause shown, grant variance requests on a case by case basis in its discretion with respect to this timing.

### **IV. General Conditions**

- a. Access – Access for equipment used in construction must be through your Lot. If access over Common Elements is unavoidable, written permission shall first be required from the DRC. Any such requests must be filed with the DRC prior to the commencement of your work. The DRC may require a cash deposit from the applicant Owner to insure funds are available to repair damage to Common Elements resulting from the applicant Owner's Improvement work.
- b. Streets – No Owner shall store or permit to accumulate any construction materials or equipment on the streets or in common areas within the community for periods longer than 72 consecutive hours. Any such action may not impede ingress/egress by any other owner, Declarant or authorized personnel or organization. Items include, but are not limited to, dumpsters, rock, landscaping and building materials.
- c. Damage – Any damage to the Common Elements will be repaired by a contractor selected and retained by the Association, in its sole discretion. All applicable charges for such repair shall be reimbursed to the Association as set forth in the Declaration.

- d. No “Blanket” Approval – Approval of plans is not an authorization to proceed with Improvements on any Lot other than the Lot owned by the applicant.

**V. Amendment**

The Board of Directors may, from time to time, adopt and promulgate additional DRC Guidelines to be administered through the DRC. Copies of such additional DRC Guidelines and Regulations, together with any rules or regulations adopted and promulgated by the Board of Directors and/or the DRC, shall be mailed to the Owners in accordance with NRS 116.12065.

**VI. Interpretation**

All questions or interpretation of the DRC Guidelines, shall be resolved by the Board of Directors, and their decision shall be final, binding and conclusive on all the parties affected.

**VII. Conflicting Provisions**

In any case where a conflict occurs, the order of legal precedence is as follows: United States Laws, Nevada State Laws, the Articles, the Declaration, the Bylaws, the Rules & Regulations and the DRC Guidelines & Procedures.

**VIII. Member in Good Standing**

The Board of Directors and the DRC Committee shall not approve any DRC Application of a Member that is not a “Member in Good Standing” as defined by the Governing Documents of the Association.

**IX. Severability**

Invalidation of any provision in these DRC Guidelines & Procedure by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

**ARCHITECTURAL AND MATERIAL STANDARDS**

**I. LANDSCAPING – GENERAL**

- A. All landscaping work, plantings, and installations of irrigation systems by an owner shall remain aesthetically consistent with the design and plan of the community and climatically and culturally appropriate to Southern Nevada.
- B. All landscape plans must be submitted with the inclusion of all prospective common name plant listing of ground cover, vines, espaliers, shrubs, trees, and decorative ornaments/statuary, if any.
- C. No owner shall further landscape or otherwise improve any property owned by the Association.



- D. No grading, excavation, planting or removing of any tree or existing landscape shall be commenced until the plans showing the nature, kind, shape, height, and location of the same shall have been approved by the DRC.
- E. The use of drought-resistant, low-water-usage plant material, appropriate to the desert climate, is encouraged.
- F. Location of trees shall be limited to areas that will not encroach on, or interfere with, or create a nuisance to neighboring properties upon maturity. **PLEASE NOTE:** Some trees may have invasive root systems, which may cause problems when they mature.
- G. The HOA strongly recommends a minimum of a three-foot (3') landscape and irrigation setback from any block wall in rear yards. Homeowner shall be solely responsible for any damage to or weakening of any block wall resulting from homeowner's failure to comply with the foregoing recommendations. Homeowner should consult with appropriate landscaping, engineering, or other professionals to ensure that damage does not result from building within any setback. Any other setback requirements for the Project shall be those established by the applicable local governmental agency.
- H. Run-off and landscape drains may not drainage encroach upon any adjacent lot.
- I. All grass must be fescue blend, hybridized Bermuda blend, or annual rye grass, developed for use in the desert. **Bermuda grass is not permitted.**
- J. Synthetic grass must be constructed from premium polypropylene, polyethylene and nylon fibers containing ultra - violet (UV) inhibitors, with rubber infill surfaces or likewise quality. Must be kept in good conditions at all times. Original landscape (i.e. shrubbery and trees) installed by the developer shall remain the same but may be enhanced or maintained. Up to 50% of synthetic grass may be added in front yard with decorative rock.
- K. Owners are required to maintain their property in good condition always. This includes regular lawn mowing, pruning of trees and shrubs, fertilizing, watering, removal of dead or diseased plants, replacement of plants and over seeding of lawn areas and removal of debris. Owners are responsible for ensuring their trees and landscaping does not cause damage.
- L. Trees, hedges and shrubs which restrict sight lines for vehicular traffic from neighboring property must be cut back or removed.
- M. Subject to review and approval by the DRC, use of decorative rock, boulders and gravel is permitted in front yards and those areas viewed from the Common Elements.
- N. Decorative rock, gravel, or boulders, in natural earth tone colors, are permitted. White, green, blue, or other non-earth tone colors are not permitted.
- O. Curbing can be of either concrete or durable plastic and cannot stand more than six (6) inches above the sod height.
- P. Planters that raise the grade against walls or house are prohibited.
- Q. In accordance with the CC&Rs, there are no protected views within the Association. The DRC will not consider views in determining the approval of any landscape plans submitted.

## II. LIGHTING

- A. General Provisions (See also, the Exterior Lighting section in the CC&Rs)

1. All exterior lighting must be placed in a manner where it will not create an annoyance to the neighbors or to the community. Lighting must be directed to avoid spillage of light onto adjoining property, streets and sidewalks, and common areas.
  2. For purposes of this guideline, lighting installed on the exterior of the house that is not designed specifically to ward off intruders is considered "decorative." For example, lighting fixtures placed to frame a garage door or to illuminate access doors, other than the main entrance, fall under this guideline.
  3. Lights mounted higher than six feet (6') off the ground must be pointed downward and away from neighboring residences.
  4. Any lighting may be reviewed, as installed, by the DRC. If any lighting installation is found to be out of compliance with the CC&Rs or these Guidelines, the Board may require such lighting to be modified or removed.
- B. Landscape
1. Indirect low-level lighting is encouraged.
  2. The wattage of light bulbs used in decorative lighting shall not exceed 60 watts.
- C. Security
1. Security lighting is defined as lighting installed on the exterior of the building designed to preclude access to the property by unauthorized persons. Lighting designed to provide for the safety of authorized occupants of the property is included in this definition.
  2. Security lighting must be intermittent; it cannot be installed to be on all the time during darkness. Either manual or automatic controls may be used to control lighting, but security lighting may not remain on continuously.
  3. Security lighting must be installed so as to minimize impact on neighbors.
  4. Security lighting may not exceed 300 watts per fixture.

### III. DECORATIVE LANDSCAPE ELEMENTS

- A. Statues, outdoor art, fountains, birdbaths, and all other decorative landscape elements, if visible from any street or from any other property, must be approved by the DRC.
- B. Flagpoles must be mounted at an angle, to an exterior wall of a residence and may not exceed six (6') feet in length. Free standing flagpoles, or any flagpoles not attached to a residence, are not permitted.

### IV. PATIO SLABS, PATIO COVERS AND GAZEBOS

- A. DUE TO CONCERNS ABOUT PROPER DRAINAGE, ARC APPROVAL IS REQUIRED PRIOR TO POURING OF ANY CONCRETE.
- B. Setbacks must be clearly indicated on any plans submitted to the ARC for approval and must meet all City and County building code requirements.
- C. Patio covers and gazebos may be of "Alumawood" type material or stucco construction, which may include other materials, as may be permitted by governing building codes. All exposed wood surfaces must be finished per Paragraph F, below.
- D. Acceptable roofing materials are:
  1. Open Lattice (Alumawood type material)

2. Solid Metal (Alumawood type material)
  3. Roof tile to match dwelling
- E. Exposed surfaces must match or harmonize with the existing colors and materials of the dwelling.
  - F. Gutters and downspouts, if used, shall be painted to match adjacent roof and/or wall material, or the trim color of the dwelling.
  - G. Metal pipe supports are not permitted. The minimum size for wood or stucco support posts is six inches (6") by six inches (6").
  - I. The following materials are not permitted in the construction of patio covers or gazebos:
    1. Sheet metal or sheet aluminum. (except Alumawood type materials)
    2. Corrugated plastic, fiberglass or metal
    3. Plastic webbing, reed or straw like materials
    4. Composition shingles
    5. Exposed rolled roofing.

## V. POOLS, SPAS AND RELATED EQUIPMENT

- A. Submittal of complete construction plans showing placement of pool or spa and all related equipment is required.
- B. Pools and spas should be located within the rear yard only. All swimming pools and/or spas must be set back from any property wall to meet all governmental building code requirements. Setbacks must be clearly indicated on the site plan.
- C. All product walls and fences shall meet the governmental building code requirement and pool requirements for security and safety.
- D. All swimming pools and pool/spa shall be of the in-ground type, except that above-ground spas may be permitted if the spa will be adequately screened from street view and the view of neighboring property, including lots and common area.
- E. All pool and spa drains must connect to the public sewer system is permitted by applicable ordinance. No pools may be drained or backwashed onto any open space or onto any other property.
- F. Pool construction equipment may not be placed on the common area or be brought to the site across the common area. No site access will be granted through common area tracts.
- G. Any water features incorporated into the pool areas shall:
  - a. Not exceed the height of the property wall;
  - b. Have all sides of the water feature finished;
  - c. Not be closer than five feet (5') to any party wall; and
  - d. Shall meet all Governmental Building Codes.

All ground-mounted pool, spa, and water feature equipment shall be adequately screened from street view and from the view of neighboring property, including lots, common areas and any arroyo corridor, by a masonry wall at least one foot (1') higher than the equipment to be screened. Such screening structures shall be considered an integral part of the architecture and shall match the design, color and exterior texture of the home. Screening structures shall be set back from the equipment per manufacturer's recommendations or, if no recommendations are available, shall be placed a minimum of

three feet (3') away from the equipment, to allow for adequate air circulation around the equipment, but may not trespass on a neighboring lot. If the setback requirements for a lot would prohibit the construction of a screening structure as provided herein, the DRC may approve a landscape buffer as an alternative.

## **VI. PERIMETER AND ADJOINING WALLS, FENCES, GATES AND HARDSCAPE**

### **A. PERIMETER WALLS**

1. Perimeter walls, defined by the referenced Section of the CC&Rs, are owned by the Association and the Owner of the adjoining Lot. The Association will maintain the exterior portion and the Owner of the Lot will maintain the interior portion of the wall.
2. No changes or alterations shall be made to the perimeter walls.
3. No removal, partial or otherwise, of perimeter walls for any purpose, is permitted.

### **B. ADJOINING WALLS / FENCES**

1. No fence or wall shall be erected or altered without prior approval of the DRC. Fences installed between the Owners Lot line and the adjacent Lot requires approval of the adjoining Lot Owner in accordance with the CC&Rs.
2. All walls or fences shall match adjacent walls and residences and must be maintained, repaired, restored, and replaced, as necessary, at the owner's expense.
3. Any walls removed or damaged must be restored to their original condition and specifications.

C. GATES - No gate shall be installed, removed or altered without DRC approval.

D. HARDSCAPES - Textured surfaces, such as brick, stone and stamped or exposed aggregate concrete, are encouraged.

E. DRIVEWAY EXTENSIONS - Driveways may be extended, however, planter areas are required along the property line to break up the area. Extension may be limited by local ordinance and/or the DRC opinion based on architectural integrity of the community.

## **VII. AWNINGS/SHUTTERS & WINDOW COVERINGS**

- A. Window awnings must be of a durable canvas or other approved fabric and be of solid color which compliments the existing dwelling. Awnings must be replaced if they become frayed, split, torn, or faded.
- B. Decorative exterior window shutters, painted to complement the existing dwelling, are permitted.
- C. Acceptable window coverings include vertical blinds, mini-blinds, draperies, and curtains in a neutral color.
- D. Solar screens in a neutral color that is similar in color to the color of the home are acceptable. DRC approval is required prior to installation.

- E. Aluminum foil, newspaper, sheets, cardboard, reflective tint, paint, etc. are not permitted.

## VIII. OTHER STRUCTURES AND ADDITIONAL MODIFICATIONS

- A. Installation of screen doors does not require prior DRC approval. This exception does not apply to security bar doors, Rolladen (style) shutters, or storm doors.
- B. Solar Panels must be approved by the DRC. All pipes and materials must be painted to match the exterior of the home.
- C. Play equipment, if taller than the rear and side yard walls, requires DRC approval. All playground equipment shall be placed in the rear yard and not closer than five (5') feet from any side or rear property line.
- D. Stationary basketball backboards and hoops require DRC approval and must be attached to a free-standing structure and must be located in the rear yard. Portable basketball hoops are considered preapproved by the DRC. Portable basketball hoops may be used in front yards or driveways and must be stored out of site or in the rear yard when not in use.
- E. Garage conversions are not permitted.
- F. All outbuildings must match in color and style (including roof pitch and material) to the main house. Where the DRC reasonably determines that space is not sufficient, certain outbuildings will not be permitted.
- G. Storage sheds must be approved by the DRC. One (1) storage shed is allowed provided it meets the following criteria:
  - 1. The shed does not exceed six feet (6') in height at the eaves and eight feet (8') at the highest point of the roof, unless a variation is approved by the DRC.
  - 2. It is manufactured or painted in a color scheme to match the residence, including the roof.
  - 3. If taller than the side or rear yard walls, it is not placed within five feet (5') of any side or rear property line.
  - 4. It conforms to all applicable government codes and ordinances.
- H. Satellite TV receiving antennas are permitted provided they meet the following criteria and have been submitted to and approved by the DRC in accordance with the CC&Rs.
  - 1. Ground Mounted Dishes
    - a. The maximum allowable diameter of a ground mounted satellite dish is **one meter** (1 m).
    - b. Maximum allowable height from the ground to the top edge of the dish is five feet (5') from for ground mounted dishes.
    - c. Satellite dishes must be fully screened from view from adjacent streets, sidewalks, and common grounds as much as reasonably possible. Ground mounted dishes may not protrude above the surrounding property fence.
    - d. Shrouded "umbrella style" satellite dishes may be acceptable depending on location and style, and provided such dishes are neutral in color, and compatible with the surrounding construction.
  - 2. Above Ground Mounting Dishes
    - a. Satellite dishes or receivers of 18" in diameter or less will be permitted to be installed on to the structure above the fence.

- b. Such dishes must be located to minimize visibility from any streets, sidewalks, and common areas.
- I. Holiday lighting may be installed without DRC approval. It must not be installed more than four (4) weeks prior to the recognized holiday and must be **removed** within 10 days after the recognized holiday.