

**LEGACY COURTYARD
CONDOMINIUM ASSOCIATION
ARCHITECTURAL
GUIDELINES**

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LEGACY COURTYARD CONDOMINIUM ASSOCIATION

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A Word From the Board of Directors

In reading these Guidelines they shall be read as and interpreted that ALL recommendation, approval/disapproval's by the Architectural Review Committee (ARC) is subject to final approval/disapproval by the Board of Directors (BODs) whether or not so stated in the text of these Guidelines.

Introduction

These Guidelines are intended as a supplement to the Covenants, Conditions and Restrictions (CC&R's) of the Legacy Courtyard Condominium Association. They do not nor are they intended to cover the entirety of the legal documents.

Each Unit Owner should understand that they purchased and live in a Common Interest Community which is a condominium planned community governed by the Legacy Courtyard Condominium Association. The developer filed, in legal form, the association's bylaws and the covenants, conditions and restriction. By purchase of a unit, the unit owner is bound by the documents.

IT IS EACH MEMBER'S RESPONSIBILITY TO READ & COMPLY THOROUGHLY WITH THE CC&R's ISSUED TO THEM AS A PART OF THEIR PURCHASE.

Homeowner's purchased their home in the Legacy Courtyard Homes community for several reasons; the area, design of the homes and complex in general, security, value, and above all, that the aesthetics of the complex would be maintained through architectural control over any modification which might be detrimental. Owner's did not want such things as - allowing houses to be painted different colors, allowing outside decorative elements to be added which would distract from the general overall neat and clean appearance of the community and did not want modifications allowed which would be detrimental to the overall appearance of the community.

Your Architectural Review Committee shall be composed of a minimum of three (3) voting members who are also members in good standing of the Legacy Courtyard Condominium Association. The Committee may call upon outside experts when deemed necessary to settle any disputed area outside the expertise of the Committee and as approved by the BODs. An outside expert shall be a non-voting individual or company. Should an outside expert be required and approved, the home owner may be liable for cost.

The Architectural Review Committee and Board of Directors respectfully request that each owner abide by the Guidelines contained herein.

Neither the ARC or your BODs seek to restrict individual creativity or personal preferences, but rather to assure the continuity of design which will preserve and improve the appearance of the Community and the property values therein. Extensive individual consideration will be given to the aesthetic and physical relationships of buildings to site, and building to building.

The Board of Directors requires that all plans for exterior improvements and additions to residential lots and dwellings in Legacy Courtyard Condominium Association be provided to the Architectural Review Committee for review. A partial list of such items requiring submittal of plans are:

- * Room Additions
- * Patio and Patio covers
- * Gazebos
- * Pools and Spas
- * Landscaping
- * Walls, Fences, Gates and Hardscape

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The partial list above is provided for guidance only and does not represent all elements of improvements requiring submittal of plans. When a question of requirement arises, a Member should seek Guidance from the ARC.

Prior to the commencement of any construction activity on any residential lot, a submittal application form of such work must be submitted to the Committee. Included with the Application shall be such documents and other information as may be requested by the Committee. Approval must be received prior to the start of any construction.

Required submittal forms are shown at the back of this document as Exhibits A through E. Also included is a "CHECKLIST" designed to guide you through the submittal process. **DO NOT PROCEED WITH ANY IMPROVEMENT UNTIL APPROVAL HAS BEEN RECEIVED.** Incomplete submittal information will be returned to property owner with no action taken by the ARC.

The staff of the Management firm will be happy to assist with the submittal process and interpretation of the CC&R's and these Guidelines. Additional Submittal forms may be obtained at the Management office.

Failure to submit plans to the Committee or to complete improvements according to approved plans is a violation. If an Owner fails to remedy the noncompliance, the Board of Directors shall request the owner's presence at the next or specially called Compliance Committee meeting. If the issue is not resolved or the Owner fails to appear as requested, the BODs may initiate reasonable and appropriate actions, including fines, to see that the noncomplying improvements are modified or removed at Owner's expense.

It is the intention of the Architectural Review Committee and the Board of Director's to encourage a style of design that is in character with the Legacy Courtyard Condominium Association Design Philosophy so as to ensure the interfacing of residential structures with the community.

All Unit Owner requests shall receive equal consideration. Purchasers of premium view lots are not entitled to any special privilege under the Architectural Guidelines.

Approval of plans in no way constitutes verification or certification by the ARC and the BODs of structural integrity of the design. The homeowner has the sole responsibility of insuring structural integrity and soundness of the approved plan(s). It is the homeowners responsibility to insure conformance with all government regulations and building codes, as well as the Declaration and to obtain all necessary permits. It is also the homeowner's responsibility to provide the necessary insurance and to maintain all exterior improvements.

DISCLAIMER OF RESPONSIBILITY - Provided that the ARC representatives act in good faith, neither the ARC or any representative thereof shall be liable to any owner or any other person for any damage, loss or prejudice suffered or claimed on account of the review of any plans, specification or material. The review and delivery of a form of approval or disapproval is not to be considered an opinion as to whether or not the plans, specifications or material are defective or whether the construction methods or performance of the work proposed therein is defective, or whether the facts therein are correct or meet the applicable building codes.

VARIANCES - Subject to the Declaration, the Board of Directors may authorize variances to any provisions contained in the Declaration or these Guidelines when circumstances such as topography, natural obstructions, hardships, health or environmental consideration may require such variance.

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The ARC Committee will use the Architectural Guideline for the purpose of reviewing proposed projects, but may individually consider the merits of any project due to special conditions that are felt to provide benefits to the adjacent area, the specific site, or to the community as a whole.

APPEAL PROCESS - If plans are not approved, the applicant may appeal the adverse decision to the BODs. This appeal must be in writing and received no more than thirty (30) days following the date of the letter indicating the Plans have been disapproved as submitted. The Board will make its decision on the appeal no more than forty-five (45) days after formal receipt of the appeal. If the applicant does not receive a decision on an appeal within the forty-five (45) day period, the applicant may consider approval to proceed.

PLEASE REMEMBER AND COOPERATE WITH THE REQUIREMENT THAT ALL MODIFICATIONS, ADDITIONS AND IMPROVEMENTS MUST HAVE PRIOR APPROVAL BEFORE COMMENCING CONSTRUCTION.

GENERAL CONDITIONS

1. **CONDITIONS NOT DEFINED:** Any exterior improvement or modification to an owner's residence, whether delineated in the Guidelines or not, **MUST** be submitted for approval of the Committee and must be approved before any improvement or construction commences.
2. **PLANS:** To minimize expense to an Owner, the following procedure is recommend.
 - a. Prepare draft sketches of the proposed improvement(s) providing all dimensions and physical description of the planned improvement. If possible, provide examples from publication which give a general idea of what the Owner's intentions are.
 - b. Obtain the required Impacted Neighbor Statement.
 - c. Submit the above to the ARC requesting review for preliminary approval to proceed with formal design plans.

Based on the information provided by the Owner, the ARC will make every effort to obtain an approval from the BODs for the Owner to proceed with formal planning to be presented to the ARC.

NEIGHBOR NOTIFICATION: This required Impacted Neighbor Statement (Exhibit C) is intended to make neighbors aware of any improvement which may impact their property. It is for advisory use so that the Committee can be aware of neighbors concern when reviewing plans.

- A. Committee reviewing/approval of plans, preliminary or final, does not constitute acceptance of any technical or engineering specifications, or requirements of the City of Henderson and/or Clark County and the Legacy Courtyard Condominium Association assumes no responsibility for such. The function of the Committee is to review submittal forms for conformity to the Master Plan for the community. All technical and engineering matters as well as applicable permits are the responsibility of the Owner. **APPROVALS OR VARIANCES GRANTED BY THE CITY OF HENDERSON AND/OR CLARK COUNTY DO NOT SUPERSEDE THE CC&R's or THESE GUIDELINES.**

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- B. Approval of plans is NOT authorization to proceed with improvements on any property other than the Owners.
- C. An oversight by the Committee regarding the CC&R's or Policies and Guidelines does not constitute a waiver. Therefore, any violations observed by the Committee, regardless of when the violation occurred, must be corrected upon written notice to the Owner.
- D. Any approved exterior changes are the responsibility of the Owner to maintain.

3. CONSTRUCTION:

- A. Access for the equipment used in construction or improvement must be through the property of the Owner. **NO ACCESS THROUGH COMMON PROPERTY WILL BE ALLOWED.** Building equipment and materials must be contained on the Owner's property. Streets may NOT be obstructed with equipment or building materials that are obtrusive and/or present a hazardous condition to people or property.
- B. When construction requires use of adjoining property, the applicant must obtain written permission from the Owner of the adjoining property and submit it with the plan submittal.
- C. All work must be performed in a manner consistent with the standards of the original dwelling construction and with the appearance of the community. All work considered to be of any unsightly/unfinished nature or of lesser quality than the prevailing community standards shall be reworked to an acceptable appearance at Owner's expense.
- D. Exterior paint used on an addition must match the original color of the existing dwelling.
 - Exterior Stucco: Sherwin Williams B-75 "Decorator White"
 - Exterior Roof Jack: Sherwin Williams Weatherperfect "Roof Jack Red"

 - Interior: Sherwin Williams 700 Flat - "Swiss Coffee"
 - Sherwin Williams 400 Gloss - "Swiss Coffee"

I. LANDSCAPING - General

- A. All landscaping work, plantings and installations of irrigation systems by an Owner shall remain aesthetically consistent with the design of the community and climatically and culturally appropriate to Southern Nevada.
- B. No Owner shall further landscape or otherwise improve any property owned by the Legacy Courtyard Condominium Association.
- C. Decorative rock and gravel is permitted upon approval of the ARC.
- D. No grading, excavation, removing of trees or existing landscape modifications shall be commenced until the plans showing the nature, kind, shape height, and location of the same shall have been approved by the ARC.

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- E. Each Owner shall install landscaping improvements on the side or back of the lot WHICH ARE VISIBLE FROM THE STREET OR WALKWAY WITHIN SIXTY (60) days following issuance of a certificate of occupancy. IMPROVEMENTS MUST BE APPROVED BY THE ARC PRIOR TO INSTALLATION.
- F. The use of drought-resistant, low-water use plants appropriate to the desert climate shall be encouraged.
- G. Location of trees shall be limited to areas which will not interfere or create a nuisance to neighboring properties upon maturity.
- H. All grass must be fescue blend, hybridized Bermuda blend or annual rye grass developed for use in the desert. "BERMUDA GRASS IS NOT PERMITTED."
- I. Owner's are required to maintain their landscaping in good condition at all times, this includes weekly lawn mowing, pruning trees and shrubs, fertilizing, watering, removal of dead plants, replacement of plants and over seeding of lawn areas and removal of debris. Each Owner is responsible for periodic trimming, pruning and thinning of all landscape material located on their lot so as not to unreasonably obstruct the view of adjacent Owners.

II. LANDSCAPE LIGHTING

- A. Indirect low level lighting is permitted when approved. Lights mounted higher than six(6) feet off the ground must be pointed downward and away from neighboring residences.
- B. Exterior lighting and additions of exterior lighting must be placed in a manner where it will not create an annoyance to the neighbors, or community. Landscape/walkway lighting must be low voltage (12V). Lighting units may not exceed twelve (12) inches above ground level. Addition of exterior lighting requires approval.

III. DECORATIVE LANDSCAPE ELEMENTS

- A. Statues, outdoor art and furniture, patio sets, fountains, bird baths, and all other decorative landscape elements located in the front yard is discouraged. The ARC will review any homeowner's request but exceptions, if any, will be limited.
- B. Flagpoles must be mounted at a angle on the exterior wall of a residence and may not exceed six (6) feet in length. Flagpoles must be removed from their mountain bracket at sunset.
- C. Benches (not exceeding 55") may be permitted, providing they meet the following criteria:
 - 1. Adequate space must be available for the physical placement
 - 2. Are made of the following material;
 - Wrought iron with wood slats
 - Total wrought iron or cast aluminum construction.

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Requests are to be submitted with picture, description and proposed location. If approved, Owner is responsible for keeping bench in a "like new" condition.

IV. PATIO SLABS, PATIO COVERS AND GAZEBOS

- A. DUE TO THE CONCERN WITH PROPER AND REQUIRED DRAINAGE, COMMITTEE REVIEW AND APPROVAL IS REQUIRED PRIOR TO POURING OF ANY CONCRETE.
- B. Setbacks must be clearly indicated on the site plan, meet all city and county code requirements and be approved by the ARC.
- C. Backyard and sideyard patio covers may be approved based on apportionment to lot size, non-interference, aesthetics of design and acceptance of requesters neighbors. Guideline for design and materials are as follows:
 - 1. Because of the design concept of the dwelling within the Legacy Courtyard Homes community. Single level (no balcony) construction is the only patio cover design considered appropriate within the community. Any request that varies from this standard must include an artistic concept of the proposed design as it relates to the overall community design.
 - 2. Patio structures are to be of stucco throughout, including columns.
 - 3. Patio roofing is to be full tile matching the dwellings existing tile.
 - 4. All exposed gutters and downspouts shall be painted to match roof and trim color.
 - 5. When painting of community homes is accomplished, cost of painting the addition/modifications of an Owner's addition/modification shall be borne by the Owner.
- D. Unacceptable construction materials for patio structures shall be:
 - 1. Metal structures such as tin or aluminum sheeting.
 - 2. Corrugated fiberglass.
 - 3. Composition shingles.
 - 4. Rolled roofing.

V. POOLS, SPAS AND RELATED EQUIPMENT.

- A. Submittal of complete construction plans showing placement of pool and equipment on property is required.
- B. Setbacks must be clearly indicated on the site plan, meet all code requirements and approved by the ARC.
- C. Equipment placement must take into consideration the proximity of neighbors with regards to disturbance.

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

A. PERIMETER WALLS

1. No changes or alterations shall be made to the perimeter wall.

B. ADJOINING WALLS/FENCES

1. No fence or wall shall be erected or altered without prior written consent.

C. GATES

1. No gate shall be erected or altered without prior written consent. If approved, then the owner shall be responsible for periodic aesthetic maintenance.

D. HARDSCAPE

1. Textured surfaces such as brick, stone and textured concrete may be approved as long as the continuity of design and aesthetics are preserved.
2. Special paving in walkways, porches, patios and entryways, including patterned concrete, scored concrete, brick or stone paving and cobblestones may be approved when such use preserves the continuity of design and aesthetics.

VII. WINDOW COVERINGS, AWNINGS AND SHUTTERS

A. Street facing patios (awnings) -

The ARC and BODs strongly recommend the use of folding umbrellas for these patios. However, consideration may be given to European-Style Retractable Awning covers that are completely self-supporting with no poles or supports. Material must be 100% acrylic or equal in durability. Color must be solid and match the roof tile or selected contrasting color. If approved, the following shall apply:

1. Patio awning must be retracted when not in use and at night.
2. Owner must keep the awning clean and in good repair.
3. Owner shall be responsible for the necessary insurance to cover any damage that may be caused to the main structure or any structure proximate to the Owner's dwelling.

Any Owner having been approved for installation shall understand that if such awning is found to be in disrepair, the Owner will be given written notice to replace or remove the awning immediately. If not replaced or removed by the owner, BOD will have the awning removed at Owner's expense.

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B. Window Coverings -

1. Window Coverings - Must be installed within ninety (90) days after the close of escrow. The window covering facing out must be SOLID AND WHITE OR OFF-WHITE in color only. Use of aluminum foil, newspaper, or any other material on windows is prohibited.
2. Window Awnings - Use of window awnings are not considered in the Legacy Courtyard Condominium complex.

VIII. OTHER STRUCTURES AND ADDITIONAL MODIFICATIONS

- A. Screen Doors - ARC and the BODs have approved use of screen door, front and/or back, from Screen mobile (phone 565-1002). The approved style is Montego and the color is white. Deviation from use of the approved door requires ARC and BODs approval. Selection of this screen door was based on an investigation of all quality doors that were offered. Quality, Uniformity, Installation, and best warrantee. Deviation from using Screenmobile require ARC & BODs approval.

NOTE: It is not the intent of the ARC or BODs to require a Homeowner wishing to have a screen door(s) to purchase the door(s) from Screenmobile. However, since the exterior of a Unit, to which the screen door would be attached, is a "Common Element", installation of such must consider the long term effect on the structure. The design and Screenmobile was selected as meeting the following established criterion:

- a. Quality
- b. Uniformity
- c. Installation and guarantee
- d. Life expectancy of product and installation
- e. Best warranty.

Also, use of various type and designs of screen doors violated the principle of uniformity that maintains the overall aesthetics and physical relationship of property to property.

If a Unit Owner finds the EXACT same style screen door offered by another supplier, meeting the above noted criteria, at a lesser price, the ARC and BODs may approve use after complete review of the suppliers written offer.

- B. Solar Screens - ARC and the BODs have approved use of solar screens from Screenmobile (565-1002). Color approved is Charcoal. Deviation from use of screens from Screenmobile require ARC and BODs approval. Selection was made using same criteria as above.
- C. Solar Film - Gray or smoke solar film may be installed by licensed contractor without approval.
- D. Solar Panels - Additions of solar panels, if approved, must harmonize with the surrounding environment.

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- E. Playground Equipment - Erection of ALL playground equipment requires prior approval of the ARC. No equipment may exceed the height of surrounding fence.
- F. Basketball Backboards and Hoops - Must be attached to a free standing structure NOT to the main dwelling. All sports apparatus must be stored out of public view when not in use and at night. ALL sports apparatus requires prior ARC approval.
- G. Storage Sheds - Storage sheds may be permissible provided they meet the following guidelines: They do not exceed the height of surrounding fence and can't be seen from the street, they are painted in a color scheme to match the residence. They conform to all local and state ordinances, codes and have ARC approval.
- H. Satellite Dishes -
 - 1. Satellite Dishes may be approved by the ARC based on size, design, ground location and visibility from surrounding area.
- I. Holiday Lights - Holiday lighting may be temporarily installed on a house without approval. All Holiday lighting and exterior decorations must be removed after the observed holiday season. (The holiday season shall cover the period of December 1 through January 15). Any damage to exterior of building is the responsibility of the Owner to properly repair.

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**Architectural Submittal Checklist
Exhibit A**

Below is a listing of items that are required to accompany the application prior to review by the Architectural Review Committee.

ORIGINAL + TWO COPIES OF ITEMS 1 – 5 BELOW ARE REQUIRED:

1. Applications – Exhibit B
 - a. Complete Architectural Review Submittal Form
 - b. Homeowner signature.
 - c. Approximate start and completion dates
 - d. Projects being submitted.
2. Signed Impacted Neighbor Statement – (Exhibit C)

The required Impacted Neighbor Statement is intended to make neighbors aware of any improvement which may impact their property. It is intended for advisory use only. “Facing” refers to most directly across the street. “Adjacent” refers to adjoining properties. “Impacted” refers to immediate surrounding areas affected by the construction. “Rear” refers to neighbor directly behind property.
3. Plans Showing the Work to be Done

Detailed drawings showing the height, length, width, color and what the improvement will look like when it is completed.
4. Landscape Plans

These plans show a diagram of your house and where the landscaping improvements will be. Indication of plant and tree types and location are required.
5. Material Samples

Example: type of rock to be used, color chip of paint, pictures should accompany the plans. A detailed drawing or pictures must be submitted.
6. Send Application and plans to:

Legacy Courtyard Condominium Association
c/o Tsunami Properties, Inc.
P.O. Box 95161
Las Vegas, NV 89193

If you prefer to deliver the plans to Association Managers office, please call Sue Naumann (702) 967-9283 for location and directions.

Failure to follow these requirements and procedures may cause your request to be delayed pending submission of additional information and documentation to the Architectural Review Committee. An incomplete application will affect the time limits for approval.

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**ARCHITECTURAL REVIEW SUBMITTAL FORM
EXHIBIT B**

Name: _____

Address: _____

Home Phone: _____

Work Phone: _____

Start Date: _____

Completion Date: _____

PROJECTS BEING SUBMITTED: (Please check the appropriate boxes)

- | | | |
|--|---|---|
| <input type="checkbox"/> Patio Cover | <input type="checkbox"/> Lawn Only | <input type="checkbox"/> Landscaping: |
| <input type="checkbox"/> Awnings | <input type="checkbox"/> Walls/Fences | <input type="checkbox"/> Side |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Gates | <input type="checkbox"/> Back |
| <input type="checkbox"/> Gazebo | <input type="checkbox"/> Spa & Equipment | <input type="checkbox"/> Landscape Lighting |
| <input type="checkbox"/> Painting | <input type="checkbox"/> Solar Screens/Film | <input type="checkbox"/> Landscape Elements |
| <input type="checkbox"/> Pool & Equipment | | <input type="checkbox"/> Window Coverings |
| <input type="checkbox"/> Drains (if altering existing grade) | | <input type="checkbox"/> Other _____ |

PLEASE FILL IN DETAILS IF NOT SHOWN ON PLANS:

Are all existing improvements shown on plans? _____

Names of plants: _____

Types of Material used: _____

Color Scheme: _____

County and/or City of Henderson building permits attached? _____

Impacted Neighbor Statement attached? _____

Originals + 2 copies attached? _____

Please Initial: _____

NOTE: Owners remain permanently responsible for the maintenance and upkeep of additions and modifications to their property and must be recorded with their deed.

NOTE: Plans that are approved are not to be considered authorization to change the drainage plan as installed by the Developer. The review is intended to consider aesthetic applicable aspects of drainage. Owner may also need to acquire approval from the County/City of Henderson for permission to encroach within County/City easement.

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**IMPACTED NEIGHBOR STATEMENT
EXHIBIT C**

On _____, _____,
(Date) (Name)
submitted the attached plans for installation of _____
(Improvement) _____ plans.

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

1. Signature of facing neighbor: _____
Print name Signature
Address: _____
Date: _____ [] *I have reviewed and understand the plans mentioned above.*
Comments: _____

2. Signature of rear neighbor: _____
Print name Signature
Address: _____
Date: _____ [] *I have reviewed and understand the plans mentioned above.*
Comments: _____

3. Signature of adjacent neighbor: _____
Print name Signature
Address: _____
Date: _____ [] *I have reviewed and understand the plans mentioned above.*
Comments: _____

4. Signature of adjacent neighbor: _____
Print name Signature
Address: _____
Date: _____ [] *I have reviewed and understand the plans mentioned above.*
Comments: _____

Home Owner Signature

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**PATIO COVER CHECKLIST
EXHIBIT D**

The following information is needed for all patio cover submittals. This information must be accompanied by plans which show all the listed details, dimensions and what the completed cover will look like.

1. Height _____ Slope _____
Width _____ Overhang _____
2. Setbacks must be clearly indicated on the site plan, meet all code requirements and approved by the Architectural Review Committee.
3. Roof Type : _____
A. Flat with space slats? Yes or No If Yes, will roof have exposed rafter tails? Yes or No.
What is the spacing of the slats? _____
B. Must match existing roof type.
4. Wood Type: _____
5. Post Size: _____ (min. 6x6)
6. Color: _____
A. Will structure be painted to match the color of the residence? Yes or No.
B. Is the natural color of the wood being used? Yes or No. All natural wood surfaces must be finished.
7. Stuccoing - Will patio be stuccoed? Yes or No. If yes, stucco must match the stucco type and color that is on the residence.

NOTE: Owners remain permanently responsible for the maintenance and upkeep of additions and modifications to their property and must be recorded with their deed.

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**Notice of Completion for Home Improvement(s)
Exhibit E**

Fill out and return form to:

Legacy Courtyard Condominium Association, Inc.
c/o Tsunami Properties, Inc.
P.O. Box 95161
Las Vegas, NV 89193

Homeowner Name (print) _____ Home Phone _____ Work Phone _____

Email Address: _____

Address: _____

Improvement(s) _____ 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 – FOR STAFF USE ONLY

C = COMPLIANCE NC = NONCOMPLIANCE

	C	NC		C	NC
DECK	_____	_____	PAINTING	_____	_____
PATIO	_____	_____	LANDSCAPING	_____	_____
SPA	_____	_____	(FRONT, REAR, SIDE)	_____	_____
WALL EXTENSION	_____	_____	LIGHTING	_____	_____
(SIDE, REAR)					
PATIO COVER	_____	_____			

OTHER MODIFICATIONS: _____

STAFF SIGNATURE: _____ DATE: _____

APPROVED: _____ DENIED: _____ DATE: _____

**Legacy Courtyard Condominium Association
c/o Tsunami Properties, Inc.
P.O. Box 95161 * Las Vegas, NV 89193 * (702) 967-9283**

Proposed Architectural Change Form

Note: All proposed changes must be in accordance with your CC&Rs. The Architecture reviews will be completed monthly at the scheduled Homeowners meetings as necessary.

Lot Owner's Name: _____ Date: _____

Mailing address: _____

Home phone: _____ Work phone: _____

Fax #: _____ E-mail Address: _____

REQUEST: I hereby request approval to complete the following improvements to my property:

Anticipated Start Date: _____ Anticipated Completion Date: _____

Homeowner's Signature: _____ Date: _____

**Please submit applicable plans and permits with application.
(Two copies of a scale drawing of the proposed improvements, including a plot plan showing how the improvement is situated on the lot and/or attached to the home.) If painting submit color cards of the colors to be used and state where the colors will be used in relation to the body of the home, trim, gates, walls, or door.**

Do Not Write Below This Line

Date received: _____ Date of Committee meeting: _____

() Approved () Declined () Additional information needed

Comments: _____

Affected neighbors' approval needed: () Yes () No

Committee Member signatures:

Member: _____ Date: _____

Member: _____ Date: _____

Member: _____ Date: _____

**Indemnity Agreement
Architectural Changes on Property**

**Legacy Courtyard Condominium Association
c/o Tsunami Properties, Inc.
P.O. Box 95161
Las Vegas, NV 89193**

The above described Owner of the property hereby agrees as follows:

1. Owner agrees to pay for any and all construction, alterations or changes and agrees to hold Legacy Courtyard Condominium Association harmless from any Mechanic's Liens associated with the contemplated improvements upon their lot.
2. Owner agrees to indemnify Legacy Courtyard Condominium Association, including their agents, servants and representatives, harmless from any charges, damages, actions of law or equity, increase in property taxes, which may be associated with the physical changes which are subject of their agreement.
3. Owner agrees that should a contractor be used, that a certificate of liability Insurance shall be submitted to Legacy Courtyard Condominium Association and shall be named as an additional insured.
4. Owner agrees that this agreement *may* be recorded in the office of the Clark County Recorder and that the provisions hereof shall be deemed to be binding upon any successors in interest to the Owner and shall run to the benefit of the Legacy Courtyard Condominium Association, its successors and assigns.
5. Owner agrees to remain permanently responsible for the maintenance and upkeep of additions and modifications to their property and must be recorded with their deed.

SIGNATURE OF OWNER(S): _____ Date _____

_____ Date _____