

# *ARCHITECTURAL GUIDELINES AND APPLICATION FOR MARAVILLA HOMEOWNERS ASSOCIATION*



## INTRODUCTION

Please be reminded that work must NOT begin on any construction, alteration, addition, grading, excavation, removal, relocation, exterior repainting, demolition, installation, modification, exterior decoration, exterior redecoration, reconstruction of an improvement, improvement, or structure (be it permanent or temporary) until the homeowner submits completed ARC forms, all required information about proposed plan, processing fees and deposits required by the Maravilla Architectural Review Committee (ARC) AND receives written approval of proposed plan from the MARAVILLA Architectural (ARC).

Beginning construction prior to receiving written approval from the Maravilla ARC, or failure to complete improvements in accordance with the approved plans and in compliance with all applicable governing agencies and building departments codes, -ordinances and requirements are violations of the Maravilla CC&Rs.

Though few of us initially like the fact that we must submit our plans to an ARC for review and approval, many homeowners discover that the ARC review process is very helpful. Through the review process homeowners may discover that a particular improvement they are proposing may interfere with or alter drainage and cause flooding or water damage to the foundation, stucco, block walls, or other property belonging to the homeowner or his neighbors. At other times homeowners are grateful that an improvement that was not properly permitted and constructed next door to them will have to be removed and redone in accordance with building codes and duly inspected by the building department, because the CC&R's do require compliance with all governing agencies regulations and codes.

The ARC's purpose is NOT to impose the personal likes and dislikes of the members of the ARC on their neighbors. **Article 8, Section 8.1-8.11** of the Maravilla CC&R's describes what the ARC does and information the ARC may require from you in order to review your request in a timely manner and be able to make an informed decision about your proposed project

The Maravilla Board of Directors has developed and adopted Architectural Guidelines, which are enclosed, along with an Architectural Review Request Application (ARC AP). The ARC AP must be completed and submitted to the ARC along with information, plans, drawings and specifications that describe in sufficient detail what it is that you propose to do. All required documentation must be attached to the ARC AP in order for the property manager to submit your request to the ARC for review.

Please make additional copies of the enclosed Maravilla ARC AP for your use, or you may obtain additional ARC APS from the Association's property management company. Always keep in mind that violations of the CC&R's and these Architectural Guidelines are subject to action by the Board of Directors, which may include fines, penalties, or immediate restoration of the property to its condition prior to the unapproved work being done.

# ***MARAVILLA ARCHITECTURAL GUIDELINES***

## **GENERAL GUIDELINES**

1. The Maravilla ARC has 30 days from the date of receipt of the ARC Application to approve or disapprove the completed application. If the ARC fails to respond in writing within the 30 days then the item is deemed approved.
2. Approval by the ARC does not constitute waiver of any requirements by applicable governmental agencies.
3. ARC approval does not constitute acceptance of any technical or engineering specifications of governmental requirements. The function of the ARC is to review each submittal for conformity to the intent and provisions of the CC&Rs.
4. Approval of plans is not authorization to proceed with improvements on any property other than the applicant's.
5. An oversight of the ARC regarding CC&Rs or the Guidelines does not constitute a waiver.
6. **ACCESS THROUGH PRIVATE STREETS, ANY BREACH OF BLOCK WALLS, AND ACCESS OVER ANY COMMON PROPERTY NOT ONLY REQUIRES PRIOR APPROVAL OF THE ARC BUT ALSO A CASH DEPOSIT.** Access for equipment used in construction must be over or through the applicant's own private property. Building equipment and materials must be contained on the applicant's own private property. Streets may not be blocked with equipment or building material. The amount of the cash deposit will be set by the ARC Committee and must be paid prior to approval being granted and work beginning. The Cash Deposit will be determined by the type of construction that is submitted. The Cash deposit is to ensure that any damage done to the common area and block walls is repaired in a timely, workmanship manner acceptable to both the Declarant and Association during Declarant's control, and to the Association thereafter, to protect the safety and welfare of the other owners and assure that any damage done to streets, block walls or Association Common Areas and amenities is properly repaired in a timely manner
7. In the event construction requires use of adjoining property, the applicant must first obtain written permission from the adjoining property owners and submit that written permission with the ARC AP and no work may begin until the homeowner receives written approval from the Maravilla ARC.
8. All work must be in a manner consistent with the architectural standards and color palette established by the original construction. Any work that does not comply with the architectural standards and color palette established by the original construction must be reworked to comply and all work will be done at the owner's expense. During the period of Declarant's control, the Declarant and the ARC shall determine if the work is consistent with the architectural standards and color palette, the Board shall make such determinations thereafter.

## **DRAINAGE**

Each owner must not interfere with, alter or impede the natural or established drainage on the property. Approval of plans granted by the ARC will be based upon the owner's assurance that he/she has not changed the drainage or has consulted with professionals to insure that positive drainage is maintained and that no alteration is being made that could potentially result in flooding or water damage. **THE HOMEOWNER IS SOLELY**

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**RESPONSIBLE FOR ANY RESULTING DAMAGE TO: 1) THEIR OWN PROPERTY (INCLUDING, BUT NOT LIMITED TO, DWELLING, FOUNDATION, BLOCK WALLS, LANDSCAPING, AND PERSONAL BELONGINGS), 2) THEIR NEIGHBORS' PROPERTY (INCLUDING, BUT NOT LIMITED TO, DWELLING, FOUNDATION, BLOCK WALLS, LANDSCAPING, AND PERSONAL BELONGINGS, AND 3) THE COMMON AREAS.**

## **DESIGN AND MATERIAL STANDARDS**

- *All those things that require written ARC approval, must be approved in writing by Maravilla ARC.*

### **1. AIR CONDITIONING UNITS OR EQUIPMENT**

- The ARC must approve exterior air conditioning equipment other than the equipment installed as a part of the original construction.

### **2. AWNINGS**

Require prior written ARC approval

- The design, material and color must be in harmony with existing architecture.

### **5. EXTERIOR LIGHTING**

Must obtain prior written approval from the ARC

- Must be low wattage (40W) lights. Higher wattage lighting may be approved if it is placed so that it does not create an annoyance to the neighbors, as determined by the committee.
- Maximum height of light poles is **twelve (12)** feet.
- Holiday lights do not need ARC approval. Holiday lights must not be installed earlier than thirty 30 days before each holiday and must be removed within thirty (30) days of the end of each holiday.

### **6. EXTERIOR PAINT**

- No ARC approval is required, provided the exterior paint colors will exactly match the exterior paint colors originally established by builder.
- Prior written ARC approval is required for any proposed change to the original exterior paint colors.

### **7. FENCING, GATES AND WALLS**

- All gates, fences, block walls, or extensions of same that were not part of the original construction require prior written ARC approval.

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- Unacceptable fence, wall and gate materials include, but are not limited to: aluminum, sheet metal, wire, plastic webbing, reeds, and bamboo, glass block, wood, panels or woven board.
- All block walls must be sealed.
- Fencing shall not exceed six feet in height, or the height originally installed by the builder at any given location. A permit must accompany any request to install block walls or fences exceeding 3 feet in height from the governing agency.
- All gates must 1) be constructed of wrought iron or steel picket fencing with two inch (2") pickets spaced three inches (3") apart; 2) not have any portion, including, but not limited to, ornamentation, or design detail that exceeds the height of original block walls installed by builder and 3) be painted in a color that is in harmony with the color palette established for the home.

### **8. LANDSCAPING**

- a. Rear yard landscaping must be installed within **twelve (12)** months from the close of escrow.
- b. All landscape improvements must be pre-approved by the ARC Committee prior to installation.
- c. The ARC Committee will take under consideration time of year when considering extensions for completion dates, however plans must be submitted and approved by the ARC Committee of Maravilla Association prior to original deadline for completion.
- d. All landscaping and installation of permanent irrigation must remain aesthetically consistent with the design and plan of the community.
- e. The use of decorative granite landscaping rock and gravel is permitted and encouraged. The complete landscaping plan, including type and color of decorative landscaping rock and color of other materials, must be submitted for approval.
- f. All statues, temporary ornamentation and embellishments homeowner proposes installing in front yard must be submitted for approval prior to installation.
- g. To prevent damage to foundations, stucco, dwelling and block walls, no grass, spray irrigation or sprinklers may be located within 5 feet of block walls, fences and dwelling and no irrigation or drainage may seep, flow, spray or strike on block walls, foundations, stucco, or dwelling.
- h. Homeowner should check with geotechnical engineer or geotechnical report received at closing.
- i. Landscape improvements must be in accordance with ordinances adopted by local and state municipalities/jurisdictions.

### **9. PATIO SLABS, PATIO COVERS AND GAZEBOS**

Must receive prior written approval from the ARC.

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## **10. PLAY EQUIPMENT**

- Commercially constructed play equipment can be installed in the rear yard and does not require prior ARC approval, PROVIDED 1) no portion of the equipment exceeds the height of the existing block wall or fence, and 2) the equipment is adequately screened from street view; and 3) the equipment is installed at least ten feet (10') away from all property line(s).
- Any proposed play equipment that will exceed the height of the existing block wall or fence must receive written ARC approval

## **12. ROOM ADDITIONS**

Must receive prior written approval from the ARC

- Consideration to location, impact on adjacent neighbor's privacy, architectural compatibility of both design and materials being proposed will all be important considerations.
- Design, quality and detail established in construction of the original residence must be maintained.
- Garage conversions will not be permitted.

## **13. SATELLITE DISHES/RECEIVERS/ANTENNA**

SATELLITE DISHES NO LARGER THAN 39" IN DIAMETER may be installed without prior ARC approval, provided:

- the dish is installed in a professional manner and cord, cables, wires and dish are properly mounted and secured
- cable, cord or wiring is not draped, strung or hanging in a manner that is visible from the street fronting home;
- the dish is located in the most discrete location possible in order to receive adequate signal (behind block wall, at ground level within backyard is the least objectionable location).
- If dish must be located above ground level outside the confines of the backyard, the homeowner must provide written documentation from licensed installer that the dish must be located in a specific location in order to receive adequate signal
- All other Satellite dishes which exceed 39" in diameter, as well as antennas, cables, towers, or other poles must be submitted to the ARC for prior written approval before any work or installation may begin.

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## **14. SCREEN DOORS**

- Do not require prior written approval from the ARC , provided the screen and screen door are a pre-approved color

### **Pre approved colors:**

#### **FRAME**

White, Cream, Bone,  
Beige, Tan

#### **SCREEN**

Grey, Bronze,  
Charcoal

## **15. SECURITY BARS & STORM DOORS**

- Must receive prior written approval from the ARC

## **16. SOLAR SCREENS**

- Do not require prior written approval from the ARC, provided the color of the Solar Screen frame is a pre-approved colors

### **Pre approved colors:**

#### **FRAME**

White, Cream, Bone,  
Beige, Tan

#### **SCREEN**

Grey, Bronze,  
Charcoal

## **17. STORAGE SHEDS AND UTILITY BUILDINGS**

- Must receive prior written approval from the ARC
- Must not be visible from the street or common area unless the ARC deems that adequate landscaping is provided to alleviate the visual impact.
- Must match the residence in material and architectural style.
- Minimum set backs requirements must be met. Refer to City of North Las Vegas Building Department for confirmation of setback information.

## **18. WINDOW TINTING**

- Mirror or reflective finishes are prohibited.

# ***MARAVILLA ARCHITECTURAL GUIDELINES***

## **AMENDMENTS TO THE ARCHITECTURAL GUIDELINES**

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

1. Amendment must be approved by a majority of the Maravilla Board of Directors
2. Owners are welcome to submit their written recommendations for changes to the ARC Guidelines to the Maravilla Board of Directors
3. All amendments shall become effective upon adoption by the Maravilla Board of Directors, but shall not be retroactive.

In the event that there is a conflict between the Architectural Guidelines and the CC&Rs, the CC&Rs shall prevail.

## **NONLIABILITY FOR APPROVAL OF PLANS**

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plan or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving, such plans and specifications, neither the ARC, the members of the Association, any member of the Board of Directors, or the Declarant assumes any liability or responsibility therefore or for any defect in the structure constructed from such plans or specification. As provided in the CC&Rs, neither the ARC, any member of the Association, the Board nor Declarant shall be liable to any member, owner, occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account or (i) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (ii) the construction or performance of any work, whether or not pursuant to the approved plans, drawings or specification.