

MEADOW RIDGE

DESIGN GUIDELINES

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**DESIGN GUIDELINES
FOR
MEADOW RIDGE
(Adopted December 9, 2015)**

**ARTICLE 1
ARCHITECTURAL REVIEW COMMITTEE**

The Declaration of Covenants, Conditions and Restrictions for Meadow Ridge, as it may be amended from time to time (the “**Declaration**”), provides for an Architectural Review Committee (the “**ARC**”). So long as the Declarant owns any property in the Community or any property that may be added to the Community pursuant to the Declaration, the members of the ARC are to be appointed by the Declarant; thereafter, the Board of Directors of the Meadow Ridge Community Association will appoint the members of the ARC. The ARC shall review and approve or disapprove, prior to construction or installation, any proposed Improvement, including, without limitation, any landscaping, building, fence, wall or other structure or Improvement of any type. Any additions or changes to existing Improvements or to the exterior of any Dwelling also require the approval of the ARC prior to construction or installation.

The ARC has established architectural rules and guidelines (these “**Design Guidelines**”) for certain Improvements, additions and changes within the Community. Design Guidelines are established so that all Improvements within the Community may exist in harmony to surrounding structures and topography and reasonable water conservation principles can be observed.

Unless specifically excluded from the requirement to obtain the approval of the ARC, any provision in the Declaration or in these Design Guidelines that sets forth a permitted use shall be deemed to permit such use only after approved by the ARC. Capitalized words in this document not otherwise defined herein shall have the same meaning as described in Article 1 of the Declaration.

ARTICLE 2
SUBMITTAL PROCESS; GENERAL REQUIREMENTS

2.1 Required Materials. The owner of a Unit (an “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 therefor prior to construction or installation of any Improvement that requires the approval of the ARC:

2.1.1 Owner information as follows:

- (i) Owner’s name, address, telephone number and e-mail address;
- (ii) Description of Dwelling (model name or description including number of bedrooms and square feet);
- (iii) Statement as to whether the Unit abuts a Common Element;
- (iv) Identifying Number of Unit (lot number); and
- (v) Time frame for beginning and completion of the work to construct or install the Improvement.

2.1.2 Nature of request, for example:

- (i) Addition to an existing Dwelling;
- (ii) Landscape plans, including any excavation or grading work;
- (iii) Walls, fences or gates;
- (iv) Patio cover or screening;
- (v) Swimming pool, spa or Jacuzzi;
- (vi) Antenna and/or exterior satellite receiver requiring approval pursuant to these Design Guidelines;
- (vii) Other addition, alteration, repair, change or other work that is not prohibited by the Governing Documents.

2.1.3 Two copies of the plans and specifications for the proposed work, including, if applicable:

- (i) **Site plan** (a minimum of 8-1/2” X 11” in size) 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 dimensions for proposed planters, sidewalks, location of trash enclosures, lighting (size and type) etc. and include the square footage of any additional hardscape installations. The site plan

must also show the grading and drainage of the Unit and must adequately describe the proposed Improvement.

- (ii) **Floor plans** as necessary to show the Improvement requested and its relation to the existing structure, if applicable, indicating dimensions and type of materials.
- (iii) **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.
- (iv) **Roof plan** as necessary to show the Improvement requested and its relation to the existing structure, if applicable, indicating type and color of materials.
- (v) **Building section** as necessary to show the Improvement requested and its relation to the existing structure, if applicable.
- (vi) **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.
- (vii) **Wall and fencing plans**, which must include plans and elevations of walls showing heights to 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).

2.1.4 Additional information may be requested 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.**

2.1.5 A review fee in amount of \$15. The fee is necessary to cover the cost of supplies and postage used in rendering decisions and to defray the cost of any inspections necessary for completed work. 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 an Owner to pay an additional review fee to reimburse the Association for the cost of hiring such consultants.

2.2 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 the 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.

2.3 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. 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.

2.4 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 the City of Las Vegas and Clark County, as applicable. An approval by the ARC shall not be construed in any way to be an approval by 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.

2.5 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.

2.6 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.

2.7 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 of workmanship and design, harmony of external design with existing structures, and 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 are deemed by the ARC to be reasonable issues to support such variances. 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.

ARTICLE 3
GENERAL IMPROVEMENTS AND ALTERATIONS

3.1 Additions and Alterations. Architectural design and materials used in exterior additions and alterations shall be the same as the original Dwelling. No addition shall be built outside of the original setback requirements originally established by Declarant even though the requirements of any local governmental authority may be less restrictive.

3.2 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. On Units abutting a Common Element, no arbors may be placed within the rear yard setback area and in no event shall arbors be placed closer than 10 feet to any property line.

3.3 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.

3.1 Concrete. Concrete installations in front yard areas will not be approved. Rear yard concrete installations, including patio and slab installations, shall not exceed 8% of the surface area of the Unit or 500 square feet, whichever is more (excluding a deck no more than 36 inches wide surrounding a pool). The drainage plan for the Unit must not be altered except as approved by the ARC.

3.2 Fireplaces and Barbecues. Proposals for the installation of permanent outdoor fireplaces, barbecues and 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. If the Unit abuts a Common Element, the fireplace must be located at least 10 feet from the property line abutting the Common Element. 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.

3.3 Flag Displays; Flagpoles.

3.3.1 Flags. Display of the American flag, the flag of the State of Nevada or other flags approved by the ARC shall be permitted by a bracket mounted on the Dwelling or by other methods approved by the ARC. Brackets must be painted to match the color of the Dwelling where the bracket is attached. All flags displayed on a bracket shall be of a reasonable size as determined by the ARC. All displays of the American flag must be in a manner consistent with the Federal Flag Code (P.L. 94-344; 90 Stat. 810; 4 United States Code Sections 4 through 10), <http://www.usflag.org/uscode36.html>.

3.3.2 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. The flagpole must be set back at least 5 feet from the side yard property lines abutting another Unit and at least 14 feet from the curb on a corner Unit.

3.4 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.

3.5 Hardscape Installations. Hardscape installations such as flagstone and pavers will be reviewed by the ARC in relation to other hard-surface coverages on the remainder of the Unit.

3.6 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.

3.7 Landscape Accessory Features.

3.7.1 Except as provided in Subsection 3.7.3 below, 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 a landscape accessory feature will be acceptable to the ARC prior to purchasing and installing the Improvement. 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.

3.7.2 Landscape accessory features are not permitted within 3 feet of any Unit boundary unless screened by a solid wall at least 5 feet in height. Water features will not be permitted within 5 feet of any Unit boundary or on rear patios.

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

3.8 Lattices. Lattice screening may be installed no higher than 5 feet and must be a minimum of 5 feet from the property line if free-standing in the rear yard. The lattice may extend to the roof line of 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.

3.9 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.

3.9.1 Security lighting on a Unit that is attached to the exterior of a Dwelling or other structure and is intended to operate 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 light(s) no longer than 5 minutes after motion is detected and the light has been illuminated.

3.9.2 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.

3.9.3 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 uplighting 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.

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

3.9.5 Additional coach lights of similar design to original declarant installations (height and design) can be approved on a case by case basis if they enhance the look of the property deemed by the ARC committee. This would enable owners to mildly "customize" their homes. Light bulb (brightness, colored lamps, spotlight coverage beyond a unit's property) either a part of the fixture or added later by bulb choice that is significantly different than the original designs may be denied or be grounds for a violation letter.

3.10 Mechanical Equipment Installed on the Roof. Except for solar heating equipment, mechanical equipment shall not be installed on the roof. To the extent permitted by Nevada law, the ARC may prohibit roof-mounted solar heating 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.

3.11 Paint. No approval shall be required to repaint the exterior of a structure in accordance with previously approved plans or in accordance with the original color scheme. Any other repainting requires approval by the ARC. Base and trim colors used in repainting shall be from the color palette used by Declarant at the time of Declarant's initial construction of the Community. 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 wrought iron fencing installed by Declarant within the Community. Decorative wrought iron should 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.

3.12 Patio Covers.

3.12.1 Solid-type patio covers attached to a Dwelling should match the materials and colors of the Dwelling. The posts used to support the patio cover roof must be covered with stucco of the same texture and color as the Dwelling. The roof of the patio cover shall be

concrete or clay tile, of the same color, design and texture of the Dwelling and have a slope similar to the existing roof or a flat roof with a parapet wall.

3.12.2 Patio covers must be installed a minimum of 5 feet from the side and rear property lines, including overhangs and any other extensions. Notwithstanding the foregoing, no patio cover may extend more than 16 feet from the rear of any Dwelling.

3.12.3 Vertical privacy screening must be at least 10 feet from the rear property line of all Units. 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.

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

3.13 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.

3.14 Play Equipment. Children's play sets, jungle gyms and other play structures that will be Visible From Neighboring Property 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 location where the structure is proposed to be installed.

3.15 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) Detached garages;
- (ii) Tents (except temporary tents for special events that may be approved by the Board or the ARC);
- (iii) Compost piles or containers; and
- (iv) Portable basketball goals that cannot be stored so as not to be Visible From Neighboring Property when not in use.

3.16 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 3% away from the Dwelling.

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

3.18 Security/Screen Doors. A security screen door may be added to the front and/or back of a Dwelling if it is mounted over the existing door jams and is a color compatible with the Dwelling.

3.19 Signage. Pursuant to Section 4.16 of the Declaration, "For Sale," "For Rent," "For Lease" and "Open House" signs are prohibited at this time. 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.

3.19.1 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.

3.19.2 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 or signs that may be available for purchase from the Association (or an exact copy in message content, size, materials and color) shall be posted.

3.19.3 Campaign or Proclamation Signs-Local, State and Federal Elections. Multiple signs may be displayed on a Unit, but only 1 sign for each candidate, political party or ballot question may be placed. Any sign may be double-sided, but the sign shall be limited in size to a maximum of 24 inches by 36 inches. The overall height from finished grade may not exceed 4 feet. Signs shall not be placed sooner than 30 days prior to the election and must be removed within 3 working days after the election.

3.19.4 "Beware of Dog" Signs. Dog warning signs shall be permitted on the fence enclosing the rear yard. The signs must be a standard finished metal not to exceed 168 square inches in size.

3.20 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 are prohibited.

3.21 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.

3.22 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 a patio or seating area).

3.23 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 calculation may include windows and doors). The quality of any stone veneer must be equal to or better than that used by Declarant for Dwellings within the Community (if any). Colors must be compatible with existing color schemes in the Community and samples must be submitted to the ARC with the application for approval.

3.24 Swimming Pools, Spas, Jacuzzis. Any excavation on a Unit must be approved by the ARC pursuant to Subsection 4.1.2 of the Declaration, and therefore swimming pools also must be approved. Above-ground swimming pools will not be considered. Pools must be constructed at least 3 feet from all property lines. 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 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 of the Declaration with respect to maintaining approved drainage for the Unit.

ARTICLE 4 LANDSCAPING, WALLS, FENCES, GATES

4.1 Initial Landscaping. Pursuant to Section 5.7 of the Declaration, unless previously installed by Declarant, the front, side and rear yards of any and all Units must be adequately landscaped no later than 180 days following the date on which the Unit is first conveyed to an Owner. 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 this Article 4, and all such landscaping must have the prior written approval of the ARC before installation if such landscaping will be (at the time of installation or with the passage of time) Visible From Neighboring Property:

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; and
- (iii) 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, except a reasonable number of artificial plants, not exceeding 3 feet in height, may be kept on the front entryway and rear patio in planters. Artificial plants in hanging baskets will be permitted for the rear patio only.

4.2.3 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 groundcover purposes. Artificially colored rock, sand stone, red lava and the use of concrete at front and street side yards all are 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 walkways, foundations, block walls and similar structures.

4.2.4 Turf Areas. Grass and sod shall be held a minimum of 3 feet away from retaining walls and building structures so that water infiltration by spray irrigation is minimized. Termites and other insects 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.

4.3 Mounding. 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 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.

4.5.2 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.** No alterations, changes, attachments or additions shall be allowed to gates constructed by the Declarant on any Unit.

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 Section 5.2 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 the Association Rules.

**ARTICLE 5
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 if the antenna complies with the following restrictions:

5.2.1 The antenna must be placed on the Dwelling at the pre-wired location installed by Declarant (the "**Pre-Wired Location**"). The Prewired Location is the preferred location for antennas, and each Owner shall inform the antenna provider of this preference before exploring any other methods of installation. For aesthetic purposes, it is the intent of the ARC that all antennas be installed no closer than 15 feet from the front of the Dwelling.

5.2.2 If the antenna cannot be placed on the Dwelling at the Pre-Wired Location because such Pre-Wired Location will impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS, then the antenna must be placed on 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 a provider of DBS, MMDS or TVBS.

5.2.3 If the antenna cannot be placed on the Dwelling at the Pre-Wired Location or if the antenna cannot be placed on the Unit in such a manner as to not be Visible 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 a 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 a provider of DBS, MMDS or TVBS.

5.2.4 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 antenna is placed on the Dwelling at the Pre-Wired Location or painting of the antenna would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS.

5.2.5 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 the user's ability to receive signals from a provider of DBS, MMDS or TVBS if compliance with the restriction would unreasonably delay or prevent installation, maintenance or use of the antenna, unreasonably increase the cost of installation, maintenance or use of the antenna or preclude reception of an 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 6 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. An 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. 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 must 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 that all construction activities on a Unit shall comply with all local, state and federal laws.

6.5 Contractors. The Association and the ARC do not recommend any particular contractors.

ARTICLE 7 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 Architectural Review Committee of the Meadow Ridge Community Association.

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