

**Architectural Guidelines**  
**Pecos Park-Sunflower Homeowners Association**

**PECOS PARK-SUNFLOWER**  
**HOMEOWNERS ASSOCIATION**

**ARCHITECTURAL STANDARDS AND  
GUIDELINES**

**ADOPTED (date)**

**EFFECTIVE (date)**

**PECOS PARK-SUNFLOWER HOMEOWNERS ASSOCIATION  
ARCHITECTURAL STANDARDS AND GUIDELINES**

**INTRODUCTION**

As provided in Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Pecos Park-Sunflower Homeowners Association and the By-laws, the Architectural Review Committee (ARC) has been established with the right and duty to promulgate reasonable standards against which to examine any request made pursuant to the CC&Rs, in order to ensure that the proposed plans conform harmoniously to the exterior design and existing materials of the buildings in the Pecos Park-Sunflower Homeowners Association. The Board of Directors performs as the Architectural Review Committee.

The Board of Directors have developed the Pecos Park-Sunflower Homeowners Association’s Architectural Standards and Guidelines to preserve the architectural style established by the Declarant in the construction of the homes in the Community as provided in the CC&Rs and to assist property owners in the architectural review process.

These guidelines are intended as a supplement to the requirements of the CC&Rs. The CC&Rs will continue in full force and effect and to the extent there is a conflict between these Standards and Guidelines and the CC&Rs, the provisions of the CC&Rs will prevail.

**You are advised to read the CC&Rs and the Architectural Standards and Guidelines before developing and submitting your review package to the ARC Committee.**

**PURPOSE**

The Committee has been established to ensure the continuity in design which will preserve and improve the Pecos Park-Sunflower Homeowners Association, and aid in ensuring preservation of property values.

The ARC Committee *must review ALL plans* for exterior improvements contemplated for lots in the Pecos Park-Sunflower Homeowners Association. “Improvements” would include, but not limited to: Dwelling Units and other buildings, walkways, sprinkler pipes, recreational apparatus, driveways, parking areas, fences, screening walls, block walls, retaining walls, stairs, sundecks, balconies, landscaping, antennae, hedges, windbreaks, porches, patios, patio covers, railings, plantings, planted trees and shrubs, poles, signs, storage areas, exterior air conditioning, and water softening fixtures or equipment.

Architectural Review Request forms must be completed and submitted to the management company with improvement plans. All required documentation must be attached (e.g., plans, details of the improvement, color samples, etc.). In addition, the ARC Committee will notify you if any additional information or forms are needed before final ARC Committee approval can be given. Additional forms can be obtained from the management company or the community website.

The ARC Committee shall have forty-five (45) days from date of receipt to approve or disapprove the Architectural Request for Home Improvement packet. If an application packet has been disapproved due to lack of various circumstances the homeowner is to meet the requirements and resubmit their application. Upon resubmittal the ARC Committee shall have 45 days to respond to the application. If a homeowner has to complete a packet in response to a violation notice the homeowner shall have 45 days to submit their application from date of application packet received by homeowner unless

otherwise specified. If the application packet is not received by the end of the time period the violation process will continue as according to the CC&Rs.

## **CC&R VIOLATION AND ENFORCEMENT**

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

## **GENERAL GUIDELINES**

1. Any condition or material not specifically defined herein shall become a matter for the consideration and determination of the ARC Committee.
2. Approval by the ARC Committee does not constitute waiver of any requirements by applicable governmental agencies.
3. ARC Committee approval does not constitute acceptance of any technical or engineering specifications or governmental requirements. The function of the ARC Committee 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.
5. Access through common property is prohibited. Access for equipment used in construction must be over or through the applicant's lot. Building equipment and materials must be contained on the applicant's Lot. Streets may not be obstructed with equipment or building materials. Perimeter block walls constructed by the Declarant may not be disturbed during construction.
6. In the event construction requires use of adjoining property, the applicant must obtain written permission from the adjoining property owner and submit it with the plan submittal.
7. All work must be performed in a manner consistent with the standards of the original residence construction and appearance. Any work performed that is of substandard quality to the established community of Pecos Park-Sunflower Homeowners Association must be reworked by the owner to an acceptable appearance at the owner's sole expense.
8. Submittal of color samples of any paint or stain is required when they deviate from the original colors of the residence.

9. Impacted Neighbor Statement- The Impacted Neighbor Statement is not required but recommended and may be requested from the ARC Committee. The Impacted Neighbor Statement is designed to provide the ARC Committee input from neighbors regarding any improvements which may influence the use, enjoyment, or value of their property, as well as to promote communication and avert potential problems. Improvement plans that would include but not limited to patio covers, decks, balconies, basketball equipment, improvements that exceed the height of the nearest property wall, requests for variances and dwelling additions.

Terms used in the statement are defined as follows:

“Facing” refers to the neighbor(s) directly across the street. In the case of a corner lot, “Facing” could refer to two or three neighbors across the street facing the side of the residence, as well as neighbors directly across the street facing the residence.

“Adjacent” refers to adjoining properties.

“Rear” refers to properties adjoining the rear property line of the applicant’s property.

10. **All work shall be started within one hundred and twenty (120) days following the ARC Approval Date and completed by no later than one hundred eighty (180) days following the ARC Approval Date.**

## **AMENDMENTS TO ARCHITECTURAL STANDARDS AND GUIDELINES** (AS PER CC&Rs)

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

1. Amendments must be approved by the Board of Directors.
2. A property owner or other member of the Association may submit recommended changes to the Architectural Review Committee for consideration.
3. Recommendations shall be reviewed by the Architectural Review Committee and, if approved by two-thirds of the Architectural Review Committee members, the recommendations shall be forwarded to the Board of Directors for final approval.

4. Upon approval and adoption by the Board of Directors, the change shall be incorporated into the Architectural Standards and Guidelines. Notice of such adopted amendment will be made to the Association members and Declarant and copies of the amendment will be available to the membership and Declarant upon request.
5. All amendments shall become effective upon adoption by the Board of Directors but shall not be retroactive.
6. In the event of any conflict between an amended provision of the Architectural Standards and Guidelines and the CC&Rs, the provisions of the CC&R's will prevail (AS PER CC&RS).
7. All amendments shall become effective upon adoption by the Board of Directors but shall not be retroactive.
8. In the event of any conflict between an amended provision of the Architectural Standards and Guidelines and the CC&Rs, the provisions of the CC&R's will prevail (AS PER CC&RS).

**NON-LIABILITY FOR APPROVAL OF PLANS** (AS PER CC&Rs)

ARC Committee 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 Committee shall not be responsible for reviewing, nor shall its approval of any plan or design, be deemed approval from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ARC, the members thereof, the Association, any member thereof, the Board of Directors, any member thereof, nor the Declarant assumes any liability or responsibility therefore or for any defect in the structure constructed from such plans or specifications. As provided in the CC&Rs, neither the ARC, any member thereof, the Association, the Board of Directors, 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 of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work, whether or not pursuant to the approved plans, drawings, or specifications.

**ARCHITECTURAL DESIGN AND MATERIALS STANDARDS** (AS PER CC&Rs)

Improvements must be designed in general conformance with the original architectural style of the residence and the community at large. The ARC Committee will evaluate plans based on the overall benefit or detriment which would result to the immediate vicinity and the community generally

## **CHAPTER 1 – LANDSCAPING**

### **I. LANDSCAPING GENERAL INFORMATION** (AS PER CC&RS)

- A. Approval – The landscape packages provided by the developer in the purchase price of the residents have been pre-approved. **Any deviation from such current landscape design must be approved by the ARC.**
- B. Landscape percentages – The percentage requirements for ground coverage shall be interpreted to mean “*when plantings mature*”.
- C. Site visibility ordinance – Landscape and improvement plans for *corner lots* must comply with the requirements of governing agencies. Walls and shrubbery on a corner lot must be installed and maintained in accordance with the City of North Las Vegas “site visibility” ordinance.

### **II. LANDSCAPING CONCEPTS** (AS PER CC&RS)

#### **A. DESERT LANDSCAPING DESIGN:**

The “Desert” Landscape Design utilizes a Southwest theme where water conservation is strongly implied. This theme uses efficient irrigation system. Desert landscapes are often and lush and may contain a variety of plant species, colors, textures, and fragrances producing an attractive and interesting landscape. This concept is not intended to duplicate non-irrigated desert areas. Desert landscape also does not refer to the “Moonscape” concept which consists primarily of a landscape covered with rock mulch and very few plants.

- 1. Turf grass is not to be used.
- 2. A minimum of 40% of the landscape surface (plan view) must be covered with plant materials. Plant materials may include cacti, shrubs, vines, ground covers, and wildflowers or seasonal annuals.
- 3. No plants containing thorns or spines shall be planted within 5 ft. of sidewalks or driveways. Cholla type cactus may not be planted within 10 ft. of sidewalks or driveways.
- 4. All surface soils must be covered with rock mulch or decomposed granite. Plain dirt is not acceptable as mulch material for substitution grass or plant groundcover.
- 5. The landscape shall contain a minimum of one tree with a minimum mature trunk height of 7 ft. and shall not be planted within 5 ft. of property lines. Fruit trees will not be acceptable for use in front yards. Palm trees are not considered a shade tree. Palm trees can be considered a tree for Desert Landscape only. The palm tree shall have a minimum mature trunk height of 8 ft.

6. For information on discouraged plants and trees (some ornamental grasses sold, fall under the obnoxious weed” list) within Nevada, refer to the NEVADA DEPARTMENT OF AGRICULTURE PLANT DIVISION and/or SOUTHERN NEVADA WATER AUTHORITY. Additionally, the CC&Rs call for specific plants under the section 10.18 Prohibited Plant Types which includes: *Olea europaea* (“olive”)(other than “fruitless olive”, which shall be permitted); *morus alba* or *nigra* (“mulberry”) and *cynodon dactylon* (“Bermuda grass”).
7. No plant materials, hardscape element and/or embellishments greater than 2 ft. in height shall be used within a triangular zone on either side of the driveway that extends from the intersection of the driveway and the street sidewalk distance of 12 ft. along the driveway to the garage and 20 ft. along the sidewalk from the driveway. The reasoning for this is because the plants materials, hardscape elements and/or embellishments can block passageways along the driveways and sidewalks. Trees will be acceptable if lower limbs have been removed to a minimum of 6 ft. above ground level.

### *III. LANDSCAPE POINTERS*

1. One of the first steps in the design process is to evaluate existing draining conditions and provide for proper drainage during the design process. Heavy rains can produce a large amount of water very quickly which must be provided for through your design. All drainage shall be directed to the front of the property. No drainage from your property should drain onto the property of the adjoining neighbors.
2. When selecting plant material always know the mature size. When installing young smaller plants the natural tendency is to place them close together; however, when they begin to grow, they quickly run out of space and become overcrowded. Properly space your plants based on their mature size. It is also important that the mature size of plants be in scale with your house and size of property.
3. Know the best exposures to sun and wind for your possible plant selections. Plants respond differently to different exposures. A plant may do very well on the west side of your house and very poorly on the north.
4. All backyard landscaping plans must adhere to the Desert Zone specified in the CC&Rs. Five feet (5ft) from all party/perimeter walls must not have any kind of irrigation/watering within this boundary.

### *IV. LANDSCAPE MATERIALS AND SPECIFICATIONS (AS PER CC&Rs)*

#### *A. TURF GRASS*

Turf grass species shall consist of cool season species of “turf-type” tall fescues

1. Warm season species such as common Bermuda, Hybrid Bermuda, Zoysia, and arid St. Augustine is not approved for use. Additionally, the CC&Rs call for specific plants under the section 10.18 Prohibited Plant Types which includes: *Olea europaea* (“olive”)(other than “fruitless olive”, which shall be permitted); *morus alba* or *nigra* (“mulberry”) and *cynodon dactylon* (“Bermuda grass”).
2. Installation of lawns may be by hydro seeding, hand seeding or sodding.
3. Installation of turf grass is not permitted if any other previous turf grass was removed either by ARC installation or from the SNWA Rebate Program.

B. ROCK MULCH

1. Colored gravels may be used as a surface covering mulch; however, these MUST meet the following specifications:
  - a. No more than 3 colors of rock mulch may be used per yard. When using decomposed granite and rock mulch only one color of rock mulch may be used.
  - b. The minimum thickness of rock mulch shall be 2 inches
  - c. Prior to placement of gravel, the grade along sidewalks and driveways must be lowered to a depth equal to the thickness of the mulch. This adjusted depth shall extend into the landscape a minimum distance of 2 ft. beyond the sidewalk or driveway. The finish grade of the rock mulch shall be equal to, or slightly lower than, the finish grade of the adjacent sidewalk and/or driveway.
  - d. Treatment of soil prior to installation of rock with a pre-emergent weed control. The rock should also be treated after installation is completed.
  - e. The particle size of the rock mulch may range from a minimum of 3/8 in. to a maximum of 1/2 in. Size of rock should kept in scale with the area in which it its being applied. Example: Large areas = large rock/small areas = small rock.
  - f. Decomposed granite has a maximum particle size of 1/4 in. with many smaller particle sizes ranging down to very fine. This material after grading and watering will compact very well. Following compaction, water will still drain well through the decomposed granite; however, weed growth is generally curtailed. The material can be kept clean and attractive by periodically lightly raking the surface with a grass rake.
  - g. The use of volcanic or cinder rock is unacceptable.

C. ROCKS/BOULDERS

1. Rocks and boulders may be used to provide accent and to create interest but should not dominate the landscape or be used as primary focal points and must meet the following specifications:
  - a. Boulder shall always appear natural in color, texture, form, and in placement.
  - b. Colors shall consist only of earth tones: red-brown, brown, tans, golds and grays.
  - c. Boulders larger than 1 ft. in diameter must be set into the ground a minimum of 1/3 the volume of the boulder to provide the stability and normal appearance.

D. PLANTS/TREES FOR LANDSCAPING

1. Choosing Plants – refer to the SOUTHERN NEVADA WATER AUTHORITY website For a list of recommended plants for this area.
2. For information on discouraged plants (some ornamental grasses sold, fall under the obnoxious weed” list) within Nevada, refer to the NEVADA DEPARTMENT OF AGRICULTURE PLANT DIVISION WEBSITE.

E. LANDSCAPING WALLS

1. Windsor type of block may be used to level yards, only when it does not border sidewalk or property lines.

F. EXTERIOR LIGHTING/HOLIDAY LIGHTING.

1. ARC approval is NOT needed though the following requirements MUST be followed:
  - a. Exterior and Holiday lighting CANNOT BE AN ANNOYANCE TO A NEIGHBOR.
  - b. Holiday decorations and lights are to be placed NO EARLIER THAN 30 DAYS BEFORE THE HOLIDAY and MUST BE REMOVED NO LATER THAN 15 DAYS AFTER THE HOLIDAY.
  - c. Exterior lighting including landscape lighting MUST BE APPROVED by the Architectural Review Committee. Low wattage lights are recommended where the fixture will affect a neighbor.

G. EMBELLISHMENTS

1. Embellishments that are in the public view may be allowed as long as they do not detract from the aesthetics of the landscape and/or adjacent neighboring landscapes. However, the embellishments must meet the following specifications:

Statues, ornaments, and fountains:

- a. Must be of earth tone colors consisting of browns, grays, and may include black and white.
  - b. Must be of a design and appearance appropriate to the standards of the community as determined by the Architectural Review Committee.
  - c. Quantities and sizes shall not exceed 10% of the frontal elevation view of the home.
2. Farm implements (including but not limited to plows, pinwheels, wagon wheels, animal skulls, etc.) are NOT PERMITTED. (AS PER CC&Rs)

## **CHAPTER 2 - RESIDENCE**

### ***H. GENERAL INFORMATION (AS PER CC&RS)***

- A. APPROVAL - All structures not installed as a part of the original construction of the residence by the developer require written approval by the Architectural Review Committee. Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence.
- B. IMPACTED NEIGHBOR STATEMENT- is not required but is recommended
- C. MATERIALS - Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence.
- D. MINIMUM SETBACK – set by the City of North Las Vegas ordinances and must be adhered to.

### ***II. ADDITIONS AND ALTERATION (AS PER CC&RS)***

- A. DECKS, ROOM ADDITIONS, AND BALCONIES
  - 1. Consideration to location, impact on adjacent neighbor’s privacy, architectural compatibility, and landscape screening will be important factors in review plans for balconies.
- B. CONCRETE SLABS
  - 1. Minimum setback requirements must meet those set by the City of North Las Vegas ordinance and must be adhered to as per City of North Las Vegas Municipal Code.
- C. PATIO COVERS / GAZEBO
  - 1. All plans for patio covers and gazebos must be submitted to the Architectural Review Committee for review and approval. A Neighbor Impacted Statement may be requested. Such structures may not be visible from streets or common areas unless approved by the Architectural Review Committee.
  - 2. Permanent and/or semi-permanent, structures must be built to match the residence in materials and architectural style of the residence. All surface colors and/or finish materials must match or harmonize with the existing colors and materials of the original residence.
  - 3. The following materials are permitted:
    - a. Stucco
    - b. Alumawood
    - c. Natural wood surfaces
    - d. Concrete/clay roof tile to match the existing roof tile
  - 4. The following materials are prohibited:
    - a. Plastic webbing, bamboo, reed, woven bender board

- b. Composition shingles or any roofing material other than tile
  - c. Plastic or fiberglass
  - d. Sheet aluminum (other than Alumawood) or steel
  - e. Glass sun room
- 5. Standard setbacks requirements established by the City of North Las Vegas must be met.
- D. WINDOW AWNINGS – NOT Permitted
- E. WINDOW TREATMENTS AND SOLAR SCREENS
  - 1. The interior of windows may only be covered with designated window treatments i.e., drapes, curtains, blinds, shutters, and shades.
  - 2. The exterior of windows may only have solar screens. All solar screens including style and color must be approved by the ARC committee.
  - 3. Unsightly items are not permitted in windows. These items may include but are not limited to newspaper, aluminum foil, sheets, towels, etc.
- F. WINDOW TINTING
  - 1. Does not require approval of the ARC if the color is a light, medium or dark smoke gray. All other colors MUST be approved by the ARC.
  - 2. Mirror or reflective finishes is NOT permitted.
- G. SECURITY DOORS/STORM DOORS/SCREEN DOORS AND ENCLOSURES
  - 1. The security door may not extend out more than 5 inches past the outside of builder installed door.
  - 2. All security doors and enclosures must be approved by the ARC Committee prior to installation.
  - 3. ARC application must include type of door material, size, color and style
- H. EXTERIOR PAINT AND FINISH COLORS
  - 1. No building, including without limitation, garages, shall be painted or repainted other than in its original colors until the new color has been approved by the Architectural Review Committee
  - 2. If CHANGING color scheme, ARC approval IS REQUIRED. The following requirements must be followed:
    - a. The ARC Committee has put together color schemes that the unit owners can use to repaint their homes. The home colors may differ from the original colors used by the home developers. Any change in paint color requires ARC approval.

- b. A color scheme can be chosen from the Paint book and be adhered to for each architectural feature of the house per the scheme description.
- c. If a color scheme is not chosen from the Paint book, a homeowner can pick colors like those in the Community for approval.

*NOTES:*

- 1. The approved color palette is on the community website and also at the management company's offices; however, you may choose any business to purchase your paint as long as the color schemes match accurately.
- 2. Paint does not have to be purchased at approved paint scheme company however if you choose to use a different paint vendor you must obtain the approved color scheme swatch from the community website or management company and provide it to your vendor.

**I. AIR CONDITIONING UNITS AND EQUIPMENT (AS PER CC&RS)**

- 1. Any exterior air conditioning equipment other than the equipment installed as part of the original residence must be approved by the ARC.

**J SKYLIGHTS AND SOLAR ENERGY EQUIPMENT (AS PER CC&RS)**

- 1. All SOLAR equipment, roof mounted or otherwise, **MUST** be approved prior to installation.
- 2. No units to be mounted on the front or sides of roof unless installing them elsewhere on the roof would significantly decrease the efficiency or performance of the solar equipment.
- 3. The plumbing portion of the solar equipment **MUST** be painted to match the color of the house as long as painting the plumbing does not significantly decrease the efficiency or performance of the solar system.

K. SECURITY CAMERAS

1. Prior to camera installation an ARC request must be submitted and approved by the Pecos Park-Sunflower Architectural Review Committee.
2. The request is to include the following:
  - a. A photograph or line drawing of the residence indicating the location(s) of the camera(s). For example: the soffit of the garage, at the roofline of the house, at the front or rear entrance to the house, etc.
  - b. the distance between cameras (if multiple cameras are used)
  - c. the height as measured from ground level
  - d. a line drawing for the line of vision of the security camera
3. Surveillance Cameras - Closed Circuit TV cameras may be installed at various locations on the exterior of your residence. These cameras may be hard wired or wireless and must be suitable for outdoor locations.
4. All cables, wires and/or related materials supplying power or connecting a series of cameras must be neatly secured to residence and must be inconspicuous.
5. Cameras should be mounted high enough that they cannot be reached from the ground to prevent tampering. Cameras are not to be placed where they could possibly invade the privacy of neighboring property owners. When choosing a camera consider the lighting surrounding your home, a low light or no light outdoor camera may be more suitable if your purpose is night time security

L. SATELLITE DISH/RECEIVERS/ANTENNAES.

1. Architectural Review Committee (ARC) approval is needed and the following installation requirements MUST be followed:
  - a. No units to be mounted on the front or sides of roof unless installing them elsewhere on the roof would significantly decrease the efficiency or performance of the solar equipment..
  - b. Cables must match color of stucco.
  - c. All installations of satellite dishes must follow FCC law.

**CHAPTER 3 – OTHER STRUCTURES**

*I. GENERAL INFORMATION (AS PER CC&RS)*

- A. APPROVAL– All alterations not installed as a part of the original construction of the residence by the developer require prior written approval by the Architectural Review Committee.
  1. Alteration plans should be drawn by a designer or licensed architect.
  2. Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence.

- B. IMPACTED NEIGHBOR STATEMENT- is not required but is recommended
- C. MATERIALS - Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence.
- D. MINIMUM SETBACK – set by the City of North Las Vegas ordinances and must be adhered to.

*II*     ADDITIONS AND ALTERATIONS. (AS PER CC&Rs)

- A.     POOLS/SPA/RELATED EQUIPMENT.
  - 1.     Submittal of a complete construction plan showing placement of pool and/or spa and equipment on the property is required.
  - 2.     Pool/spa equipment must be screened from the view of the adjacent properties and street view.
  - 3.     Waterfalls and other features may NOT be built against a property line wall or party wall.
  - 4.     Standard setbacks requirements established by the City of North Las Vegas must be met
  
- B.     STORAGE SHEDS/ UTILITY BUILDINGS
  - 1.     Storage Sheds/ Utility Buildings may NOT be visible from streets or common areas unless approved by the Architectural Review Committee.
  - 2.     Permanent and/or semi-permanent structures must be built to match the residence in materials and architectural style.
  
- C.     DETACHED GARAGES – not permitted.
  
- D.     DRIVEWAY EXTENSIONS/ WALKWAYS/OTHER HARDSCAPE AREA
  - 1.     There must be an 18 inch wide planter area along the side property line adjacent to the additional concrete. PAVERS ARE NOT AN ACCEPTABLE ALTERNATIVE TO CONCRETE.
  - 2.     Proper drainage alongside property line must be provided.
  - 3.     Driveway extension may not exceed in front of the house.
  - 4.     All landscape requirements must be adhered to. Landscape plans must be submitted with application.
  - 5.     Driveways and pathways in front of house must match the color/material of the existing driveway and pathway.
  
- E.     SIDEWALK/PATHWAY/ DRIVEWAY RESURFACING
  - 1.     Pathway and driveway resurfacing must be professional looking if done by owner, preferably by a licensed contractor,

using Mastercrete type sprays deck system.

2. Colors to be used must be desert tones. This does not include the public sidewalks.
3. The sidewalk can have a lighter or darker shade of house color with a border edge, being lighter or darker than middle of sidewalk. This can only be done on sidewalks leading from the driveway or public sidewalk to the front door including front slab or porch sections. Also to include, any sidewalk from the front door of the house to the side of the house and from there to the back yard.
4. This does not include the public sidewalk. These surfaces must be maintained to original condition, as installed.
5. Driveway concrete can be resurfaced to look like stamped concrete or travertine. The new surface is 1/8 inch to 1/4 inch thick. Driveway resurfacing must be professional looking, if done by owner, preferably by a licensed contractor, using a Durafloor type system. The material used **MUST** be able to withstand abuse by vehicle tires. These surfaces must be maintained to original condition, as installed.

#### **CHAPTER 4 – MISCELLANEOUS**

##### **I. GENERAL INFORMATION** (AS PER CC&RS)

- A. APPROVAL - All ALTERATIONS not installed as a part of the original construction of the residence by the developer require prior written approval by the ARC Committee. Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence.
- B. IMPACTED NEIGHBOR STATEMENTS – is not required but is highly encouraged
- C. MATERIALS - Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence.
- D. MINIMUM SETBACK – set by the City of North Las Vegas ordinances and must be adhered to.

##### **II. ADDITIONS AND ALTERATIONS**

- A. FENCING, BLOCK WALLS, SIGHT VISIBILITY ZONE AND GATES.
  1. FENCING – is NOT PERMITTED
  2. BLOCK WALLS
    - a. This wall must connect with an existing property sidewall.

- b. Block wall materials must match the materials of the existing street sidewall that was part of the ORIGINAL construction of the residence by the developer.
- c. The street side block wall shall not exceed 72 inches in height: measured from the highest-grade elevation along fence line unless approved by the Architectural Review Committee (ARC). If the wall exceeds the height limitation it will be necessary to obtain approval from the proper governing municipal agency prior to the ARC approval.
- d. Wall embellishments not permitted:
  - 1. Post
  - 2. Pillars
  - 3. Lights
  - 4. Decorations
  - 5. Ornamentations
  - 6. Visible enhancements
- e. All walls must be sealed on the inside of the wall to prevent water damage.
- f. All drainage must be pitched away from the front of the house draining to the street level.
- g. Any wall which might retain 12 inches (12”) or more of soil (level yard) and adjoins an easement such as a sidewalk, fire plug, cable box, power box, mailbox, light pole, etc., will be *required to be designed and built* as a RETAINING WALL.

3. SIGHT VISIBILITY ZONES AT INTERSECTIONS

- a. Each corner of every intersection shall have a sight visibility easement regardless of right-of-way width.
- b. No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the sight visibility zone unless said object is maintained at less than 24 inches in height, measured from top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel or pavement street surface.
- c. Landscape and improvement plans for corner lots must comply with the requirements of governing agencies.

Walls and shrubbery on a corner lot must be installed and maintained in accordance with the City of North Las Vegas “site visibility” ordinance.

- d. A copy plans of the plans and building permit approved by the City of North Las Vegas Building Department **MUST** be submitted with your Architectural Review application.
- e. Landscape and improvement plans for CORNER lots **MUST** comply with the requirements of governing agencies. Walls and shrubbery on a corner lot must be installed and maintained.

#### 4. GATES

- a. Installation of wrought iron gates and gate screening requires approval of the Architectural Review Committee.
- b. All gates **MUST** adhere to the following specifications:
  - 1. Must be constructed of wrought iron.
  - 2. Square tubular wrought iron materials are used.
  - 3. Spacing per City of North Las Vegas ordinance.
- c. COLOR needs to be provided with application.
- d. *Screening of metal mesh painted to match the gate* as well as installed and maintained in a professional manner must cover the entire gate.
- e. Sharp spikes are NOT PERMITTED.

#### B. FLAGPOLES

- 1. HEIGHT the flagpole must be between 16 feet to 25 feet tall but no taller than the highest peak of the house.
- 2. MATERIALS
  - a. ALLOWED: aluminum, stainless steel, or painted steel in materials
  - b. PROHIBITED: Wood, plastic, and bamboo products
- 3. COLOR of the FLAGPOLE must be white, silver, or bronze.
- 4. CONSTRUCTION.
  - a. The pole base must extend into the ground in a pole sleeve with cement footer.
  - b. Pole diameter must be 4 inches for poles from 16 feet to 20 feet in height; it must be placed into a pole sleeve and embedded in cement. Cement to be 24 inches in diameter and 36 inches deep.

- c. Pole diameter must be 5 inches for poles from 21 feet to 25 feet in height; it must be placed into a pole sleeve and embedded in cement. Cement to be 30 inches in diameter and 42 inches deep.
  - d. No metal plates will be mounted to the cement slab.
5. FLAGPOLE POSITION cannot extend out past the front of the garage or past the sides of the house. If the house is more square, then the pole must be no more than five feet (5') from the front of the house and no more than three feet (3') from the sidewalk leading to the front door.
  6. The flag size must be 3 feet by 5 feet American flag only.
  7. Flags can be displayed on the front of the garage doorframe.
  8. Only one flag can be displayed at a time.
  9. Homeowner must follow the Federal Law regarding the lighting of the flag.

C. BASKETBALL POLES AND BACKBOARDS.

1. Permanent Basketball Equipment and backboards are allowed in rear yard only.
  - a. Plans showing type, color, and placement in rear yard must be submitted to the ARC for approval PRIOR to installation.
  - b. 8 feet minimum setback from property line and equipment should not be visible from the public street. Corner lots will be reviewed and approved/denied on an individual basis.
  - c. No basketball equipment may be attached to the house.
2. Temporary Basketball Equipment:
  - a. No approval is necessary for temporary equipment.
  - b. Must store temporary equipment in rear yard or garage except during times of actual use.
  - c. Temporary equipment, when in use, may remain on the residential lot only. Temporary equipment may not be placed in streets, city right of ways or sidewalk areas. It also cannot be left in the front of the residential lot after use, but must be moved to rear yard or garage for storage.
  - d. Care should be exercised when playing in the front yards near the street.

D. PLAY EQUIPMENT

1. Commercially constructed swing sets and jungle gyms which will be installed in the REAR yard are not allowed to be higher than any portion of the property's rear yard wall and are adequately screened from street view by a gate or landscape material do not need approval of the Architectural Review Committee. Items not meeting the criteria MUST be submitted to the Architectural Review Committee for approval.
2. OTHER TYPES OF PLAY OR SPORT EQUIPMENT: Play equipment not defined in Item #1 above, including but not limited to large swing sets, gymnastic and climbing apparatus structures, and playhouses need PRIOR approval of the ARC. A minimum set back of 10' from any property line wall is required. An Impacted Neighbor Statement is suggested.