

SADDLE PEAK  
AT NEVADA TRAILS  
COMMUNITY  
ASSOCIATION

Architectural  
Guidelines

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# SADDLE PEAK

## COMMUNITY ASSOCIATION

# ARCHITECTURAL GUIDELINES

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# SADDLE PEAK COMMUNITY ASSOCIATION INTRODUCTION

These guidelines are intended as a supplement to the Covenants, Conditions and Restrictions (CC&Rs) of the Saddle Peak Community Association, referred to within these guidelines as SPCA. However, if there is any conflict between the (CC&Rs) and these Architectural Guidelines, the CC&Rs determine the resolution of the conflict. IT IS TO YOUR ADVANTAGE TO READ THE CC&RS THOROUGHLY.

Should the Architectural Review Committee (ARC) review a submittal with a request other than that outlined in the Architectural Guidelines, the ARC reserves the right to approve or deny the request based upon the aesthetics and intent of the community.

1. The Architectural Review Committee (ARC) does not seek to restrict the individual creativity or personal preferences, but rather to assure the continuity in the design as this will preserve and improve the appearance of the Community and the property values therein.
2. The ARC reviews all plans for exterior improvements and additions to residential lots and dwellings in SPCA. These improvements include, without limitation, additions, modifications, and alterations to residential swellings such as pools, spas, patios, patio covers, room additions, gazebos, and installation of hardscape and landscaping.
3. Prior to the commencement of any work on any improvement on any residential lot, an "application for approval", of such work, must be submitted by the property owner to the management company along with drawings and specifications of all materials to be used. No work is to begin prior to receipt of approval from the ARC. Any changes made without ARC Approval WILL result in a \$100.00 fine and the homeowner will be required to submit ARC application immediately. Making changes without ARC does not mean they will be approved and the ARC Committee retains the right to deny submissions. Even if the work has already been completed, denial will result in the owner having to restore the property to its original appearance.
4. All submittals must be in accordance with Exhibit A and must include Exhibits B and C, and must include detailed and complete plans of the improvement. Exhibit D must be included if a patio cover, or palapa is included in the improvement. Exhibit E must be submitted to the ARC with photographs of the modification(s) upon completion. The ARC may request such additional information from the homeowner(s) as it deems necessary for its review of the proposed improvement.
5. After completion of the improvement, the homeowner is responsible for cleaning the sidewalks and streets of any dirt, debris or other stains which occurred during the project.
6. The Committee is composed of not less than three and not more than five members. Additionally, a licensed, professional architect may serve or provide consultation to the ARC at the expense of the homeowner(s), if requested in writing by the ARC.
7. Approval of plans by the ARC or by the Board in no way constitutes verification or certification of structural integrity of any design. It is the sole responsibility of the homeowner(s) to ensure the structural integrity and soundness of any improvement. It is also the homeowner's responsibility to ensure conformance with all governing regulations and building codes as well as the Declaration and to obtain all necessary permits.
8. No Owner shall store or permit to accumulate any construction materials such as dirt, rock, pallets, sod, plants, trees or construction equipment on the streets or common areas within the community for periods longer than 72 consecutive hours.
9. ARC approval is valid for sixty (60) days from the date of the approval letter. If the work cannot be completed within sixty (60) days, the homeowner must submit a written request for an extension of the approval time.
10. If an architectural request for modification that has already been installed is denied, the homeowner is given thirty (30) days to resubmit a complete application for review by the ARC. Failure to submit a complete application within the thirty (30) days may result in a violation at the property.

Disclaimer of Responsibility – Provided that ARC members act in good faith, neither the ARC nor any members thereof shall be liable to any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of the review of any plans, specifications or materials. The review, and any subsequent approval or disapproval, is not to be considered an opinion as to whether or not the plans, specifications, or materials are defective

or whether the construction methods or performance of the work proposed therein is defective, or whether the facts therein are correct or meet the applicable building codes.

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

Variations – Subject to the CC&Rs, the ARC may recommend, but the Board, only, may approve variance to any provision contained in the CC&Rs or these guidelines when circumstances, such as topography, natural obstructions, health, or environmental consideration may require such variances.

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

Appeal Process – If the ARC disapproved plans; an owner may appeal the adverse decision to the Board who will grant the homeowner a hearing. All decisions rendered by the Board of Directors are final.

# SADDLE PEAK COMMUNITY ASSOCIATION ARCHITECTURAL AND MATERIAL STANDARDS

## I. LANDSCAPING - General

- A. All landscaping work, plantings, and installations of irrigation systems by an owner shall remain aesthetically consistent with the design and plan of the community and climatically and culturally appropriate to Southern Nevada.
- B. No owner shall further landscape or otherwise improve any property owned by the SPCA.
- C. Decorative rock, gravel, or boulders, in natural earth tone colors, are permitted. White, green, blue, or other non-earth tone colors are not permitted. Rock and/or gravel will be of low sodium content.
- D. Replace rockscape as needed to maintain even coverage in all landscaped areas not covered by grass.
- E. No grading, excavation, planting or removing of any tree or existing landscape shall be commenced until the plans showing the nature, kind, shape, height, and location of the same shall have been approved by the ARC.
- F. Each owner will submit all necessary paperwork including landscape improvement drawings and applications on the front, sides, rear and courtyard of lot within sixty (60) days following close of escrow. Upon approval, each owner will have sixty (60) days to complete work as submitted. The ARC prior to installation must approve these, as well as all other exterior improvements. If, for any reason, the landscaping cannot be done in the time prescribed a minimum of rock ground cover will be allowed until which time landscaping can be done with ARC Approval.
- G. The use of drought-resistant, low-water-usage plant material, appropriate to the desert climate, is encouraged.
- H. New growth to be removed from bases of trees (suckers).
- I. Location of trees shall be limited to areas that will not interfere with or create a nuisance to neighboring properties upon maturity. PLEASE NOTE: Some trees may have invasive root systems, which may cause problems when they mature.
- J. All trees, plants and/or grass shall be neatly trimmed to prevent them from becoming overgrown. For instance, grass should not exceed a height of three (3) inches.
- K. All grass must be fescue blend, hybridized Bermuda blend, or perennial rye grass, developed for use in the desert. Bermuda grass is not permitted.
- L. All turf areas shall be kept a minimum of 3 feet from property walls and structures with irrigation directed away from walls.
- M. All synthetic grass must be of superior quality and density. The Saddle Peak ARC Committee recognizes the Pro Green brand Pro Lawn 175 as a minimum acceptable material for installation. A material sample of acceptable quality and density is available at the management company. Artificial turf may be utilized after ARC approval. The following guidelines are the minimum requirements: Pile height must be 1.5 to 2.5 inches for the front yard. The same applies to the rear yard with the exception of putting greens.
  - Pile weight must be 36 ounce minimum per square yard
  - Backing must be stabilized; woven material with drain holes or be otherwise water permeable
  - Yarn color must be of natural grass green
  - Yarn size must be 6800 denier or greater
  - Installation must be anchored and weighted and must be matched to ensure consistent appearance
  - All front yard turf must be professionally installed by a licensed contractor.A sample of the proposed turf no smaller than 6" X 6" and no larger than 8" X 10" must be submitted with a complete specification sheet (spec sheet).
- N. Owners are required to maintain their property in good condition at all times. This includes regular lawn mowing, pruning of trees and shrubs, fertilizing, watering, removal of dead or diseased plants, replacement of plants and over seeding of lawn areas and removal of debris.
- O. Remove and dispose of debris and fallen plant material, e.g. leaves, grass, trash, from landscaped areas; blowing such debris into common areas or onto another owner's property is not permitted.
- P. If trees and/or plants freeze during the winter and do not grow back within four (4) months, they shall be removed and replaced.

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## II. LANDSCAPE CONVERSIONS

### Suggested ARC Guidelines for Conversion to Xeriscape

Definition of Xeriscape: a style of landscaping that emphasizes water conservation in its use of drought-resistant plants.

- A. All proposed conversions from turf (grass) to xeriscape must be submitted with complete conversion plans to the ARC prior to any work commencing.
- B. In areas where turf is to be removed and other ground cover is to be used in place of turf, the converted area must have at least 50% plant cover when the plants are fully grown. This is in accordance with SNWA guidelines.
- C. A variety of ARC approved plants must be used to add color and interest to the converted area. Plant list provided upon request.
- D. All converted areas must be completely covered by decorative rock, artificial turf or other ARC approved ground cover, and no bare dirt is permitted.
- E. Efficient drip irrigation must be installed to the converted areas.
- F. Remaining unused turf (grass) sprinkler heads from converted area must be removed or disabled (capped) and made non-visible.

## III. LIGHTING

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

## IV. DECORATIVE LANDSCAPE ELEMENTS

- A. Statues, outdoor art, fountains, birdbaths, and all other decorative landscape elements, if visible from any street or from any other property, must be approved by the ARC.
- B. FLAGPOLES AND AMERICAN FLAGS (The ARC must not prohibit the display of the flag of the United States)
  - 1. Homeowners may display either one (1) Wall Mounted flagpole or one (1) Freestanding (in-ground) flagpole.
  - 2. Wall mounted (on-home) flagpoles must be mounted at an angle, to an exterior wall of a residence and may not exceed six (6') feet in length.
  - 3. Freestanding (in-ground) flagpoles, or any flagpoles not attached to a residence must be installed within the boundaries of homeowner's property.
  - 4. Only the American flag can be displayed.
  - 5. Flagpoles may not exceed twenty-five (25') feet in height.
  - 6. Flags may not exceed four (4') feet by six (6') feet.
  - 7. All freestanding (in-ground) flagpoles must be of satin-brushed aluminum finish.
  - 8. If flags are going to be displayed 24-hours a day the flag must have proper lighting at night.
  - 9. Homeowners must follow the "Federal Flag Code."

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## V. PATIO SLABS, PATIO COVERS AND GAZEBOS

- A. DUE TO PARTICULAR CONCERN ABOUT PROPER DRAINAGE, ARC APPROVAL IS REQUIRED PRIOR TO POURING OF ANY CONCRETE.
- B. Gazebos, Patio Covers, Pergolas, Cabanas and/or similar structures, must meet a minimum 3' setback from all surrounding block walls.
- C. Setbacks must be clearly indicated on any plans submitted to the ARC for approval and must meet all City and County building code requirements.
- D. A completed Checklist E must be included with any patio cover, gazebo, cabana, or pergola plans submitted for approval by the ARC.
- E. Patio covers and gazebos may be of "Alumawood" or stucco construction, which may include other materials, and may be permitted by governing building codes.
- F. Acceptable roofing materials are:
1. Open Lattice (Alumawood)
  2. Solid Metal (Alumawood)
  3. Roof tile to match dwelling
- G. Exposed surfaces must match or harmonize with the existing colors and materials of the dwelling.
- H. Gutters and downspouts, if used, shall be painted to match adjacent roof and/or wall material, or the trim color of the dwelling.
- I. Pipe supports are not permitted. The minimum size for wood or stucco support posts is six (6") inches by six (6") inches.
- J. The following materials are not permitted in the construction of patio covers or gazebos:
1. Sheet metal or sheet aluminum (except Alumawood)
  2. Corrugated plastic, fiberglass or metal
  3. Plastic webbing, reed or straw like materials
  4. Composite shingles
  5. Exposed rolled roofing
- K. Palapa Huts are not permitted in Saddle Peak Community.

## VI. POOLS, SPAS AND RELATED EQUIPMENT

- A. Submittal of complete construction plans showing placement of pool or spa and all related equipment is required.
- B. Setbacks must be clearly indicated on the site plan, and meet all governing building code requirements.
- C. Placement of pool equipment and hours of normal operation must take into consideration the proximity of neighbors and the potential for creating a possible noise disturbance to adjoining property.

## VII. PERIMETER AND ADJOINING WALLS, FENCES, GATES AND HARDSCAPE

- A. ADJOINING WALLS/ FENCES
1. No fence or wall shall be erected or altered without prior approval of the ARC.
  2. All walls or fences shall match adjacent walls and residences and must be maintained, repaired, restored, and replaced, as necessary, at the owner's expense.
  3. Any walls removed or damaged must be restored to their original condition and specifications.

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- B. GATES - No gate shall be altered without ARC approval. All gates shall be made of wrought iron and aesthetically maintained. No wooden gates are permitted. No Gate, except Courtyard Entry Gate, shall exceed 80" inches in width.
- C. GATE SCREEN - Plans with a sample of the proposed material to be used must be submitted for approval if the gate screen does not meet the following guidelines:
  - 1. Metal mesh screening painted to match the color of the gate is permitted without ARC approval. Use of any color other than that of the color of the gate requires ARC approval prior to installation.
  - 2. No partial screening is permitted, and the screening cannot exceed the fence height.
  - 3. Installation must be with metal screws or rivets on the inside, no fasteners can be visible from the outside.
- D. HARDSCAPES - Textured surfaces, such as brick, stone and stamped or exposed aggregate concrete in earth tone colors, are encouraged. Kool Deck type material is not recommended for driveways.
- E. DRIVEWAY EXTENSIONS - Driveways may be widened, however, planter areas are required along the property line to break up the area.

## VIII. AWNINGS AND SHUTTERS

- A. All security shutters must match or harmonize with the existing colors and materials of the dwelling and must be maintained at all times.

## IX. OTHER STRUCTURES AND ADDITIONAL MODIFICATIONS

- A. Installation of screen doors does not require prior ARC approval. This exception does not apply to security bar doors, Rolladen shutters, or storm doors.
- B. Solar screens of black, gray, or tan color may be installed without prior ARC approval.
- C. The ARC must approve Solar Panels. All pipes and materials must be painted to match the exterior of the home.
- D. All playground equipment shall be no taller than six (6) feet. All playground equipment shall be placed in the rear yard and not closer than five (5) feet from any side or rear property line. All other equipment taller than rear and side yard walls requires ARC approval.
- E. Permanent or Portable Basketball backboards and hoops are not permitted.
- F. Garage conversions are not permitted.
- G. Storage sheds are allowed provided that they meet the following criteria:
  - 1. The shed does not exceed six (6') feet at the highest point of the roof.
  - 2. It shall not exceed six (6') feet by eight (8') feet in area.
  - 3. It is manufactured or painted in a color scheme to match the residence, including the roof.
  - 4. It is not placed within three (3') feet of any side or rear property line.
  - 5. It conforms to all applicable government codes and ordinances.
- H. Satellite receivers are permitted in accordance with the Code of Federal Regulations. The following is SPCA's position on size, color, and location of such: Satellite & TV receiving antennas are permitted without ARC approval provided they meet the following criteria. Any modifications to these criteria require an application to the ARC.  
NON-VIDEO ANTENNAS ARE NOT PERMITTED.
  - 1. Ground Mounted Dishes
    - a. The maximum allowable diameter of a ground mounted satellite dish is one meter (1 m).
    - b. Maximum allowable height from the ground to the top edge of the dish is five (5') feet.
    - c. Satellite dishes must be fully screened from view from adjacent streets, sidewalks, and common grounds. Ground mounted dishes may not protrude above the surrounding property fence or wall.
    - d. Shrouded "umbrella style" satellite dishes may be acceptable depending on location and style, and provided that such dishes are neutral in color, and compatible with the surrounding construction.
  - 2. Above Ground Mounting Dishes
    - a. Satellite dishes or receivers of 18" in diameter or less will be permitted to be installed on to the structure above the fence or wall.
    - b. Such dishes may be painted to match exterior of home.
    - c. Such dishes must be located to minimize visibility from any streets, sidewalks, neighbors and common areas. It is however, the understanding of the ARC that Federal Law allows placement of the dish to allow for optimum reception.



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- I. Holiday lighting may be installed without ARC approval. It must not be installed more than four (4) weeks prior to the recognized holiday and must be removed within two (2) weeks after the recognized holiday.
- J. Painting an exterior portion of any residence, wall or gate requires approval of the ARC prior to commencement and must comply with the following guidelines:
  - 1. Paint colors are restricted to the original color schemes used by the Declarant within the community of Saddle Peak.
  - 2. Homeowners may re-paint with the original color scheme used on their residence only after obtaining ARC approval
  - 3. Homeowners may choose a different paint scheme so long as:
    - (a) the paint scheme is used in its entirety and on the appropriate location as noted in the Saddle Peak paint book in accordance with the original paint schedules
    - (b) the new paint scheme is not used on either immediate side neighbor's residence
  - 4. The proposed color scheme must be specified in writing on the Exhibit B of the ARC forms
  - 5. Saddle Peak paint books are available at the Management office and may be issued to homeowners. The book may be checked out for three days after providing a \$25.00 check deposit which will be refunded to the homeowner upon return of the book.
- K. Storage of trash and recycling containers in the side or rear of the home requires appropriate ARC approved screening in order to obstruct the view of the trash cans from the street, sidewalk or adjacent property in accordance with the following guidelines:
  - 1. All trash container screens must be approved by the ARC.
  - 2. Acceptable screening materials include:
    - a. Securely fastened framed metal mesh screening painted to match the existing gate, may be attached to the side of the home. The screen must be large enough to completely obstruct the view of the receptacle from the street.
    - b. Hedges or plants exceeding the height and width of the trash containers may be installed in front of the container storage area. The hedge/plants must be large enough to completely screen the receptacle from view of the street.

Any architectural element may be reviewed, as installed, by the Board of Directors. If any such installation is found to be out of compliance with the CC&Rs or these Guidelines, the Board may require that installation to be modified or removed, at the homeowner's expense.

# SADDLE PEAK COMMUNITY ASSOCIATION

Q: Trees:

When Saddle Peak Community Association was formed, the builder incorporated tree lined streets into each lot. The species of trees varies from each street within the community, and the association requires these trees to be maintained and a continuing feature of the maturity process of our community.

Care must be taken in the placement of trees to avoid creating a maintenance nuisance for surrounding lots and any adjacent Common Elements. A list of approved trees that flourish well in the desert environment and are permitted within the community is included with these Guidelines below. Trees may not be removed by a homeowner unless ARC approval is given.

Each street within the community contains a prominent ornamental tree that is consistent with adjoining lots. When replacing a lot's tree, consideration should be taken for the prominent species that is visible on the owner's street. Replacement with a different type of tree requires approval and must be submitted to the ARC. Changing or adding accent or ornamental trees in the homeowner's landscape requires ARC approval. Replacing an accent or ornamental tree that has died, also requires ARC approval. The replacement tree must be at least the minimum size of 12-15' tall and planted in approximately the same location as the original tree.

## APPROVED TREES

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Acacia aneura	Mulga Tree
Acacia jenerae	Coonivitta Wattle
Acacia pendula	Weeping Acacia
Acacia stenophylla	Shoestring Acacia
Acacia smallii (farnesiana)	Sweet Acacia
Acacia schaffneri	Twisted Acacia
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde
Cercidium parkinsonian	Desert Museum Palo Verde
Cercidium hybrid	Palo Verde Hybrid
Chilopsis linearis	Desert Willow
Chilopsis linearis	'Lucretia Hamilton'
Chitalpa tashkentosis	'Pink Dawn' Chitalpa
Pithecellobium flexicaule	Texas Ebony
Prosopis chilensis	Thornless Chilean Mesquite
Prosopis glandulosa	Texas Honey Mesquite
Prosopis glandulosa	Western Honey Mesquite
Prosopis hybrid	Mesquite hybrids
Prosopis pubescens	Screwbean Mesquite
Prunus cerasifera	Purple Leaf Plum
Rhus lancea	African Sumac
Sophora secundiflora	Texas Mountain Laurel
Washingtonia robusta	Mexican Fan Palm
Phoenix dactylifera	Date Palm
Phoenix canariensis	Canary Date Palm (pineapple palm)
Olea europaea 'Wilsonii'	Olive tree (non fruit bearing)