

Steeplechase Homeowners Association

Architectural Guidelines

INTRODUCTION

As provided in the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Steeplechase Homeowners Association, an Architectural Review Committee (ARC) has been formed with the right and duty to promulgate reasonable standards by which to examine any request made pursuant to Article 3 of the CC&Rs. Article 3 charges the Committee with the obligation to consider and act upon any and all plans and specifications submitted for its approval under the terms of the CC&Rs, and perform other duties, as specified. The CC&Rs give the ARC forty-five (45) days from the date of receipt of a complete review request. Please take into consideration this time frame, when planning your improvements.

The Association Architectural Standards and Guidelines have been created to assure the preservation of the architectural style, to ensure that proposed plans conform to the exterior design and existing materials of the buildings established by the builder in the construction of the homes in the Association community and to assist property owners in the architectural review process.

These guidelines are intended as a supplement to the requirements of Article 3 of the CC&Rs. They do not embody the CC&Rs in its entirety. **YOU ARE ADVISED TO READ THE ASSOCIATION CC&RS** before developing and submitting your package to the ARC for review.

PURPOSE

The ARC must review all plans for exterior improvements contemplated for lots in the Association community. "Improvement" for the purpose of each Lot shall mean all structures and appurtenances thereto of every type and kind. Which would include, but not be limited to, walls, would include, but not be limited to, utility buildings, walls, patio slabs, patio covers, decks, gazebos, above ground spas, pools, play and sport equipment, as well as landscape planting, sidewalks and other concrete work.


The ARC meets on an "as-needed" basis to review request. Architectural Submittal Request forms must be completed and submitted to the committee with improvement plans. All required documentation must be attached (i.e., plans, Impacted Neighbor Statements, color samples, etc.)

CC&RS - VIOLATION & ENFORCEMENT

Failure to submit complete plans to the ARC 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 of Association. Construction or installation of improvements may not commence until the ARC has granted written approval of the improvements. The installation or construction of improvements, which have not been approved, is a violation of 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.
2. Approval of the ARC does not constitute waiver of any requirements by applicable governmental agencies.

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3. ARC approval does not constitute acceptance of any technical or engineering specifications, structural safety, or conformance with building codes or other City or County codes or governmental requirements. The function of the ARC is to review each submittal for conformity to the intent and provisions of the CC&Rs.
4. Approval of plans is not authorization to proceed with improvements on any property other than the applicant's.
5. An oversight by the ARC regarding the CC&Rs or the Standards and Guidelines does not constitute a waiver.
6. In the event construction requires use of adjoining property, the applicant must obtain written permission from the adjoining property owner and submit such approval 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 Association will be reworked to an acceptable appearance at the owner's expense.
8. Submittal of color samples of any paint or stain is required when they deviate from the original colors of the residence.
9. ACCESS THROUGH COMMON PROPERTY IS PROHIBITED. Access for equipment used in construction must be over or through the applicant's property. Building equipment and materials must be contained on the applicant's property. Streets may not be obstructed with equipment or building materials.
10. IMPACTED NEIGHBOR STATEMENT

The Impacted Neighbor Statement is designed to provide the ARC input from neighbors regarding any improvements which may have an effect on the use, enjoyment, or value of their property, as well as to promote communication and avert potential problems. The ARC used the form FOR ADVISORY PURPOSES ONLY.

The Impacted Neighbor Statement must be completed and submitted with the Architectural Review Request for improvements that will affect your neighbors in any way. Improvement plans requiring an Impacted Neighbor Statement would include, but not be limited to, patio covers, decks, balconies, garages, utility buildings, basketball standards, improvements that exceed the height of the nearest property wall, request for variances, dwelling additions, and concrete work or any member of the ARC will be happy to assist in determining the need for an Impacted Neighbor Statement.

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, and

"Rear" refers to properties adjoining the rear property line of the applicant's property.

The ARC may deem it necessary to request additional Impacted Neighbors Statements from other neighbors in the vicinity of the proposed improvements.



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ARCHITECTURAL DESIGN AND MATERIALS STANDARDS

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

This section further defines appropriate materials for use in modifications and other improvements, which are considered typical, and may be "pre-approved" by the ARC. Plans for items that meet the following criteria EXACTLY need not be submitted to the ARC. However, any deviation from these items requires written ARC approval.

□ LANDSCAPING

- The landscape packages provided by the developer in the purchase of the residences has been pre-approved. Any deviation from such pre-approved landscape design **must be approved** by the ARC.
 - Every Owner **shall landscape** their rear and side yards in accordance with the terms and conditions in this document as well as the CC&Rs within **one hundred and eighty (180) days**.
 - The CC&Rs provides for maintenance of landscape or failure to maintain landscape after installation. Failure to maintain installed landscape improvements is violation of the CC&Rs and is subject to penalty.
- Landscaping is considered an integral part of the overall lot. As a design element, consideration must be given to the relationship to adjacent houses and surrounding area. All landscaping, plantings and installation of permanent irrigation systems by an owner shall remain aesthetically consistent with the design and plan of the community.
- Landscaping should be done in a manner that insures proper drainage so that your property, as well as your neighbors' is protected from surface waters. Maintain drainage from the rear yard through the side yard to the street, utilizing drainage pipes, rock, ground covers or grasses to prevent erosion along the side yard.
- Swells, which have been graded around your home, should not be blocked. These shallow ditches have been put there for purpose of quickly removing water toward the driveway, street or other positive outlet.
 - Do not create depressed planter boxes or areas next to foundations such that irrigation or rain water collects in them.
 - Avoid planting shrubbery too close to foundations. Three feet (3') is a good minimum. When preparing flowerbeds or planting areas adjacent to foundations, make sure that the ground surface slopes away from the foundation.



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- Never divert water toward the foundation of your house or water more than is necessary for the growth and maintenance of your landscaping improvements. Remember that less water is more desirable than too much.

❑ FENCING AND GATES

- All fence construction, extensions, and finish materials not installed as part of original construction of the residence by the Developer require prior written approval of the ARC.
- All property walls must be water-sealed and must be well maintained.
- The following fence or gate materials are unacceptable:
 - Aluminum or sheet metal
 - Wire
 - Metal or nylon coated chain link
 - Plastic or fiberglass panels
 - Plastic webbing, reeds or bamboo
 - Glass block and panels
 - Woven bender board
 - Wood fencing
 - Double property line fences
- Fencing shall not exceed six feet in height measured from the highest-grade lot unless approved by the ARC. A permit from the governing agency must accompany a request for a fence exceeding 7' in height.
- ALL GATES MUST BE CONSTRUCTED OF WROUGHT IRON. Installation of wrought iron gates and gate screening do not require approval if they meet the following specifications:
 - Square tubular wrought iron materials
 - Sharp spikes are prohibited
 - Spacing per governing agency ordinance
 - Gates not exceeding the height of the adjacent fence
 - Pre-approved colors are white, black, or to match the original color of the residence stucco or trim.
 - Screening of metal mesh painted to match the gate.
 - Decorative arches, double gates, and security bars require written approval of the ARC Committee.

❑ PATIO SLABS, OTHER CONCRETE SLABS, PATIO COVERS AND GAZEBOS

- All plans for patio slabs, patio covers, decks, balconies and gazebos must be submitted to the ARC for review and approval.



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- Minimum setback requirements must meet those established by the governing agency.
 - **PATIO COVERS:** Preferred materials for patio covers are wood or stucco finish. All natural wood surfaces must be finished with stain or paint. The following roofing materials are recommended, other materials must be approved.
 - Wood Slats
 - Concrete roof tile to match the residence.
 - Surface colors or finish materials must match or harmonize with the existing colors and materials of the original residence.
 - Minimum size for wood or stucco support posts is 4" x 6".
 - Materials prohibited by the ARC are as follows:
 - Plastic or fiberglass
 - Plastic webbing, bamboo, reed, woven bender board
 - Composition shingles
 - Impacted Neighbor Statements must be submitted.
- POOLS, SPAS AND OTHER RELATED EQUIPMENT**
- Submittal of a complete construction plan showing placement of pool and/or spa and equipment on the property is required.
 - Pool/spa equipment must be screened from view of adjacent properties and street view.
 - Standard set back requirements established by the governing agency must be met. The ARC must approve any proposed variances.
 - Waterfalls and other features may not be built against a property line wall.
- STORAGE AND UTILITY SHEDS** require approval by the ARC. Plans for storage and utility sheds must be designed to match the residence in materials and architectural style. Such a structure may be visible from a street or common area, provided reasonable landscape materials are provided to mitigate the visual impact. Impacted Neighbors Statements must be submitted and minimum set back requirements must be met.
- DRIVEWAY EXTENSIONS, WALKWAYS AND OTHER HARDSCAPE AREAS** require approval by the ARC.
- OTHER MODIFICATIONS**
- EXTERIOR LIGHTING** Landscape accent lighting must be approved by the ARC. Low wattage lights are recommended where the fixture will affect a neighbor. Holiday lighting that does not create an annoyance to a neighbor is permitted without ARC approval but may not be installed more than 30 days



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prior to the holiday and must be removed within 30 days after the holiday.

- SCREEN DOORS Installations colored to match the residence door does not require approval of the ARC Committee.
- SOLAR SCREENS do not require the approval of the ARC if the frames of the screens match the existing window frames of the residence and one of the following approved screen colors is used:
 - Silver Gray
 - Bronze
 - Charcoal
 - All other colors must be approved by the ARC Committee.
- WINDOW TINTING does not require the approval of the ARC if the color is light, medium or dark Smoke Grey. The ARC must approve all other colors. Mirror or reflective finishes are prohibited.
- SOLAR ENERGY EQUIPMENT Solar equipment should be painted to match the roof tile color, plumbing and other utility equipment must be painted to match the surface on which it is mounted.
- WINDOW AWNINGS require prior approval of the ARC. The design, material and color must be harmonious with the existing architecture. Metal awnings are prohibited.
- AIR CONDITIONING UNITS OR EQUIPMENT Any exterior air conditioning equipment other than the equipment installed as part of the original residence must be approved by the ARC. Proposed evaporative coolers and window mounted air conditioning units may not be visible from the street view or extend above the height of the property line wall.
 - H. PLAY EQUIPMENT Commercially constructed swing sets and jungle gyms which will be installed in the rear yard, are not higher than any portion of the property's rear yard fence, and are adequately screened from view by a gate or landscape material do not need approval of the ARC. Plans for items not meeting these criteria must be submitted to the ARC for approval.
- OTHER TYPES OF PLAY OR SPORT EQUIPMENT Play equipment not defined in Item #I above, including but not limited to, large swing sets, gymnastics 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 will also be required.
- BASKETBALL POLES AND BACKBOARDS The installation of basketball poles and backboards or other similar sport equipment and related cement areas must be approved by the ARC. General guidelines used by the ARC include: Support pole to be located a minimum of 10' from any property line. A landscape screen must be provided to screen equipment from view from neighboring lots and the street, as well as to provide a barrier to prevent the ball from encroaching on a neighbor's property or the street. An Impacted Neighbor Statement is required. All portable sport equipment must be stored out of view of neighboring lots and street view when not in use.
- EXTERIOR PAINT AND FINISH COLORS Any change in color from the original exterior colors of any residence or other improvement must be approved by the ARC.



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- ❑ DRAINAGE Each owner is responsible for providing proper drainage on their lot if the grade established by the Developer during the original construction is altered during the construction of improvements. Approval of plans granted by the ARC will be based upon the assumption that the owner has provided for proper drainage.
 - It is imperative that you maintain the integrity of the drainage system installed for your lot. Improper drainage or standing water next to your home can cause serious damage to the foundation or structure. Improper drainage or stranding water on your lot can also cause damage to your neighbor's foundation or structure.

THE ARC WILL ASSUME NO RESPONSIBILITY THEREFORE.

❑ AMENDMENTS TO ARCHITECTURAL STANDARDS AND GUIDELINES

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

- ❑ Amendments must be approved by the Board of Directors.
- ❑ A property owner or other member of the association may submit recommended changes to the ARC for consideration.
- ❑ Recommendations shall be reviewed by the ARC, and if approved by two-thirds of the ARC members, the recommendations shall be forwarded to the Board of Directors for their consideration.
- ❑ 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 in the association newsletter and copies of the amendment will be available to the membership upon requests.
- ❑ All amendments shall become effective upon adoption by the Board of Directors, but shall not be retroactive.
- ❑ In the event of any conflict between an amended provision of the Architectural Standards and Guidelines and the CC&Rs's, the provisions of the CC&Rs's shall prevail.

NON-LIABILITY FOR APPROVAL OF PLANS

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plan or design, be deemed 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, or 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 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 (i) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (ii) the construction or performance of any work, whether or not pursuant to the approved plans, drawings, or specifications.



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