

THE TERRACES IN THE HILLS AT SUMMERLIN HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW SUBMITTAL CHECKLIST

The Architectural Review Committee (ARC) has been established to ensure continuity in design which will preserve and improve The Terraces Community and aid in ensuring preservation of property values.

The CC&Rs provide that no “improvement” (as defined in Section 1.18) of any kind shall be commenced, erected or maintained within the properties, nor shall any exterior addition to or change or alteration be made in or to any Unit or Common Element (including limited Common Element), or removal of trees or other landscaping, until the plans and specification showing the nature, color, kind, shape, height (including front, side and rear elevations), materials, and location of the same shall have been submitted to, and approved in writing by, The Terraces ARC Committee and the Summerlin Master Homeowners Association Design Review Committee.

The following list is provided to assist a property owner in preparing the review submittal package. In many cases, a photograph of a very similar improvement or a manufacturer’s brochure will be helpful to the ARC.

I. SUBMITTAL

A. Architectural Review Request Form

This form has been devised to assist the property owner in preparing a complete request. The form must be completed in its entirety.

B. Neighbor Awareness Statement

This form is designed to encourage communication with neighbors who may be affected by an improvement. The form must be presented to and signed by any “affected” neighbors. Typically, this will be “adjacent” and “rear” neighbors. However, “facing” neighbors must sign the form if the proposed improvements will be visible from the public street.

C. Plans

The original and three (3) copies of the plans shall include elevation drawings of the improvement, size and types of materials to be used, a site plan depicting the improvement on the lot and in conjunction with property lines, the residence and any other existing pertinent improvements. Accurate dimensions (height, length, width) and distances from other improvements must be shown. Exterior colors and finishes must be identified.

D. Landscape Plans

The original and three (3) copies of landscape plans must be drawn to depict the lot, property lines, and existing walls and fences. Automatic irrigation must be indicated, and landscape materials (i.e., sod, trees, shrub types and sizes) must be called out. Samples of decorative rock, or the size and color of the rock, must be included. **Landscaping must be completed within 180 days from close of escrow.**

II. Architectural Review Guidelines

- A. Any condition or material not specifically defined herein shall become a matter for the consideration and determination of the ARC.
- B. Approval by the ARC does not constitute waiver of any requirements by applicable governmental agencies.
- C. ARC approval does not constitute acceptance of any technical or engineering specifications or governmental requirements. The function of the ARC is to review each submittal for conformity to the intent and provisions of the CC&Rs.
- D. Approval of plans is not authorization to proceed with improvements on any property other than the applicant's.
- E. An oversight by the ARC regarding the CC&Rs or the Standards and Guidelines does not constitute a waiver.
- F. Streets may not be obstructed with equipment or building materials. NO debris will be left in sight more than 24 hours.
- G. In the event construction requires use of common area property, the applicant must obtain written permission from the Board of Directors and attach it with the submittal plan(s). A Bond may be requested by the Association to ensure the property is put back in its original condition.
- H. Any work performed that is of substandard quality to the established community standards will be reworked to an acceptable appearance at the owner's expense.

III. Landscaping

- A. Landscaping in The Terraces shall be installed within **180 days from close of escrow**.
- B. The view triangle for landscaping will five (5) feet from the corner toward the unit and seven (7) feet from the corner to the center of the unit. Plans and structures within this view triangle cannot exceed 42 inches and must be maintained at or below 42 inches at all times.
- C. Grass/lawn areas shall be installed no closer than twelve (12) inches from walls or buildings.
- D. Landscaping is considered an integral part of the overall appearance of the community. As a design element, consideration must be given to the relationship to adjacent units and surrounding areas.
- E. All landscaping, plantings, and installation of permanent irrigation systems by an owner must remain aesthetically consistent with the design and plan of the Community.
- F. Decorative concrete curbing, or plastic or wood edging shall require approval by the ARC Committee.
- G. The use of decorative rock and gravel is permitted and encouraged. However, the complete landscape plan, including colors, must be submitted for approval. Weed control must be addressed on the plans.

- H. Landscaping consisting of rock, gravel and/or other hardscape material only is prohibited. Shrubs and/or trees, and necessary irrigation must be included.
- I. Property Owners shall be responsible for any damage to the Association's walls or property due to improper installation of irrigation equipment.

IV. Other Modifications

- A. Security Bars – Exterior security window bars, grills and roll-up coverings are not permitted if visible from the street. All other locations are subject to review by the ARC Committee.
- B. Exterior Lighting and Fixtures – No colored lights (except holiday displays between Thanksgiving Day to no later than January 15, and yellow insect-type lights) shall be permitted at any location within the Properties. All exterior fixtures shall be compatible with the design and materials of the community. No fixtures which illuminate and excessively glare onto any other unit shall be permitted. Fluorescent, mercury vapor, sodium, or amber vapor lights or standard outdoor lights of the type used for security must be enclosed in a manner that directs the light in a specific area without causing a visual impairment of passing motorists or a nuisance to neighboring units. The issue of whether a nuisance exists shall be determined by the ARC Committee at its sole discretion.
- C. Basketball Standards – No basketball standards, fixed or portable or other fixed or portable sports apparatus shall be permitted within the Community.
- D. Antennas and Similar Devices – No owner, resident or lessee shall, at his or her expense or otherwise, place or maintain any objects, such as masts, towers, poles, television and radio antennas, or television satellite reception dishes on or about the exterior of any building within the Community unless ARC approval is first obtained, in accordance with Section 5 and the * Design Guidelines and Standards.
- E. Screen Doors – The Committee shall consider approval of metal or security screen doors with the guidelines on pages 5 and 6 of the * Design Guidelines and Standards.
- F. Solar Screens – Screens shall be dark, neutral colors providing a contrast to the home. The following solar screen colors are acceptable, depending on the color of the home: dark brown, dark gray, charcoal.
- G. Window Coverings – Any window coverings appearing as temporary covering shall be removed within six (6) months after close of escrow on a sale of property to a new owner. Those coverings considered temporary and acceptable include, but are not limited to: butcher paper, plain sheets, plain paper products. Aluminum foil and newspapers are strictly prohibited. Reflective window tint materials which create a "mirror" effect on windows from the outside are prohibited.

V. Patios & Entryway

- A. Patios and entryways are restricted common areas and must not be utilized in a manner that creates an annoying condition for other homeowners. A clean, neat appearance must be maintained in all areas. The Board of Directors reserves the right to determine whether violations of these rules exist and to take appropriate corrective action.

- B. No garbage, trash, junk, motorcycles, bicycles, toys, clotheslines, auto parts, bathing suits, towels, or anything that creates an unkempt or cluttered appearance is permitted in the restricted common areas. All refuse must be placed in tied plastic bags or covered sanitary containers and not visible from the street, Common Area or other properties. Such containers shall be exposed to the view only when set out for a reasonable period of time (not to exceed twelve (12) hours before and after scheduled trash collection hours).
- C. Clothes, towels, rugs, draperies, etc., shall not be hung on railings, fences or other contrivances within view of other homeowners. No objects, such as potted plants, shall be placed on railings. Any item to be placed or hung on the patio or exterior area must be submitted to the ARC Committee for approval, including the color of the patio furniture.
- D. There shall be no household furniture or appliances used or stored on patios or porch areas.
- E. Outdoor cooking is prohibited at apartments, condominiums and other residential occupancies with portable barbecuing equipment within ten (10) feet of any overhang, balcony, or opening. **Electric barbecues are exempt from this requirement (City Ordinance #3677, Section 11.206).**
- F. All awnings shall be submitted to the ARC Committee for approval and shall match existing awnings.
- G. Pool and Spa Area – **THE BOARD OF DIRECTORS AND THE MANAGEMENT COMPANY ARE NOT RESPONSIBLE FOR ANY INJURIES IN OR AT THE POOL OR POOL AREA. ALL OWNERS/RESIDENTS AND THEIR GUESTS SHOULD BE AWARE THAT THERE IS NO LIFEGUARD ON DUTY AT ANY TIME. TO ENSURE SAFETY AT ALL TIMES, IT IS IMPERATIVE THAT ALL GATES TO THE POOL/SPA ARE REMAIN CLOSED AND LATCHED SECURELY UPON ENTERING OR LEAVING THE AREA.**
 - 1. Children under 14 years of age are not allowed in the pool and spa area unless supervised by an adult.
 - 2. It is the responsibility of the Owners, residents, and tenants to exercise care in the use of the common facilities, including the chairs, lounges, table, etc.
 - 3. Owners/residents are responsible for their guests in the pool area.
 - 4. Pets **are not allowed** in the pool or pool area.
 - 5. Glass of any kind **is not allowed** in the pool or pool area.
 - 6. Rowdy behavior, running, pushing, diving, offensive excessive noise, offensive excessive splashing, and excessive throwing of objects **are not allowed** in the pool or pool area.
 - 7. Food, drinks and smoking **are permitted** in the **cabana area only**, not while in the pool or spa. Container provided for cigarettes ashes and butts, as well as other trash, must be utilized (Nevada Administrative Code 444, Section 444.288).
 - 8. Suds-forming products (i.e., shampoo, bubble bath, etc.) **are not allowed**. Suntan oil or baby oil are extremely damaging to the spa and pool filters. Anyone using any oil products must shower, using soap, prior to entering the pool or spa.

9. The restroom must be kept clean.
10. Children under the age of 12 must be accompanied by an adult when using the spa.
11. Children under the age of 12 must be accompanied by an adult when using the pool.
12. There will be no nude swimming or sunbathing in the pool/spa area.
13. Street clothes are not considered suitable attire for swimming.
14. The pool area is for the enjoyment of all residents, therefore, the area cannot be reserved for the exclusive use of a few.

VI. AMENDMENTS TO ARCHITECTURAL STANDARDS AND GUIDELINES

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

- A. Amendments must be approved by the Board of Directors.
- B. An Owner or other Member of the Association may submit recommended changes to the ARC for consideration.
- C. Recommendations shall be reviewed by the ARC Committee and, if approved by two-thirds of the ARC members, the recommendations shall be forwarded to the Board of Directors for consideration.
- D. Upon approval and adoption by the Board, the change shall be incorporated into the Architectural Standards and Guidelines. Notice of such adopted amendment will be made in the Association's newsletter and copies of the amendment will be available to the membership upon request.
- E. All amendments shall become effective upon adoption by the Board of Directors, but shall not be retroactive.
- F. 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&Rs shall prevail.

NONLIABILITY FOR APPROVAL OF PLANS

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ARC, the members 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 the 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.