

Terrazzo II
Homeowners
Association

**Architectural
Guidelines**

Terrazzo II

HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

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INTRODUCTION

These guidelines are intended as a supplement to the Covenants, Conditions and Restrictions (CC&Rs) of the Terrazzo II Homeowners Association, referred to within these guidelines as TRZHOA. 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.*

1. The Architectural Review Committee ("ARC") does not seek to restrict individual creativity or personal preferences, but rather to assure the continuity in design as this will preserve and improve the appearance of the Community and the property values therein.
- A. The ARC reviews all plans for exterior improvements and additions to residential lots and dwellings in TRZHOA. These improvements include, without limitation, additions, modifications, and alterations to residential dwellings such as pools, spas, patios, patio covers, room additions, gazebos, and installation of hardscape and landscaping.
2. 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.
3. 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 is included in the improvement. *Exhibit E* must be submitted to the ARC upon completion of the improvement for final inspection. The ARC may request such additional information from the homeowner(s) as it deems necessary for its review of the proposed improvement.
4. 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.
5. 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 government regulations and building codes, as well as the Declaration, and to obtain all necessary permits.
6. 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 in common areas within the community for periods longer than 72 consecutive hours.

Disclaimer of Responsibility - Provided that the ARC members act in good faith, neither the ARC nor any member 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 of Directors of the TRZHOA 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 variations.

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 disapproves 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.*

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 TRZHOA. 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.
- C. 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.
- D. 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.
- E. The use of drought-resistant, low-water-usage plant material, appropriate to the desert climate, is encouraged.
- F. 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.
- G. All grass must be fescue blend, hybridized Bermuda blend, or annual rye grass, developed for use in the desert. **Bermuda grass is not permitted.**
- H. All turf areas and plant areas shall be kept a minimum of 3 feet from property walls and structures with irrigation directed away from walls.
- I. 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.

II. 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.

III. 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."

IV. 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 must be screened from common area view and must meet minimum setback requirements.
- 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 Patio Cover Checklist (Exhibit D) must be included with any patio cover or gazebo plans submitted for approval by the ARC.
- E. Patio covers and gazebos may be of "Alumawood" or stucco construction, which may include other materials, as may be permitted by governing building codes. All exposed wood surfaces must be finished per Paragraph F, below.
- 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. Metal pipe supports are not permitted. The minimum size for wood or stucco support posts is six (6") inches by six (6") inches.
- I. 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. Composition shingles
 5. Exposed rolled roofing.

V. 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 must take into consideration the proximity of neighbors and the potential for creating a possible noise disturbance to adjoining property.

VI. 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.
- 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.
- C. HARDSCAPES - Textured surfaces, such as brick, stone and stamped or exposed aggregate concrete, are encouraged.
- D. DRIVEWAY EXTENSIONS - Driveways may be widened, however, planter areas are required along the property line to break up the area.

VII. AWNINGS AND SHUTTERS

- A. Decorative exterior window shutters, painted to compliment the existing dwelling, are permitted.
- B. All security shutters must match or harmonize with the existing colors and materials of the dwelling and must be of maintenance free material.

VIII. 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. Play equipment, if taller than the rear and side yard walls, requires ARC approval. 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.
- 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.
 - 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 must 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.

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.

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.

PARDEE HOMES
TERRAZZO
JOB# 023-03249
COLOR SCHEDULE

BASSENIAN/LAGONI ARCHITECTS
ARCHITECTURE AND LAND PLANNING
ROOF: EAGLE, MONIER, WESTILE
PAINT: FRAZEE, SHERWIN-WILLIAMS
STONE: EL DORADO
GROUT: ORCO BLENDED PRODUCT

PAGE 1 OF 2
JUNE 11, 2004
REVISED AUGUST 17, 2004 (MONIER ROOF SCHEME 3-5, 10-12 & 16)
*REVISED SEPTEMBER 14, 2004 (STONES ADDED SCHEMES 5-8)

SCHEME #	1-4 ARE FOR 'A' SPANISH ELEVATIONS			5-8 ARE FOR 'B' ITALIANATE ELEVATIONS			
	2	3	4 MODEL 2AR	5 MODEL 3BR	6	7	8
FASCIA	5365A KOALA	8675D WOODEN OAR	8735D WILD COUNTRY	8201W BURMA BUFF	8201W BURMA BUFF	8675D WOODEN OAR	5365A TREE BARK
TRIM	5354D POTATO SKIN	5633M FEATHER	5354D POTATO SKIN	8201W BURMA BUFF	8201W BURMA BUFF	8201W BURMA BUFF	8221W BOTANY BEIGE
SHUTTERS	8576N BRINY DEEP	8615D PEPPERCORN	8846N BERNARD BROWN	5564D COLONY GREEN	8775D WILD GRASSES	5524O NOMAD	8886N BEST BURGUNDY
FRONT ENTRY & GARAGE DOOR	5355A KOALA	8675D WOODEN OAR	8735D WILD COUNTRY	8201W BURMA BUFF	8201W BURMA BUFF	8675D WOODEN OAR	5365A TREE BARK
BASE STUCCO	5362 TUMBLEWEED	5671W HEIRLOOM	8233M CRISP KHAKI	5673M KHAKI	5743M BRAMBLE TAN	5633M FEATHER	5723M SPARROW
ACCENT STUCCO				8201W BURMA BUFF	8201W BURMA BUFF	8201W BURMA BUFF	5724D BROWN BREAD
*STONES				*MESETA FIELDLEDGE	*LUCERA HILLSTONE	*LA PLATA BLUFFSTONE	*MANZANITA CLIFFSTONE
CERAMIC TILES (PLAN 2A ONLY)	TTSD-0804 LIBRO	TTSD-0375 ALCORA	TTSD-0356 NAVAJO				
MONIER LIFETILE 'S' ROOF TILE	1ESCS 0026 SANDSTORM	1ESCS 6464 CA MISSION BLEND	1ESCS 6160 AUTUMN BLEND	1ESCS 6676 DESERT SUNSET	1ESCS 6676 DESERT SUNSET	1ESCS 6160 AUTUMN BLEND	1ESCS 3601 DESERT DRIFTWOOD
EAGLE 'S' ROOF TILE	3553	3645	3645	3119	3520	3605	3576
WESTILE 'S' ROOF TILE	TUMBLEWEED (MISSION)	SAN LUIS BLEND (MISSION)	TERRACOTTA MARBLED (MISSION)	TERRACOTTA GOLD (MISSION)	SUNSET (MISSION)	SAN JUAN BLEND (MISSION)	BURN TERRACOTTA (MISSION)
CLAY OUTLOOKERS	8745A KAYAK BROWN	8745A KAYAK BROWN	8745A KAYAK BROWN				
WROUGHT IRON	8806N TUDOR HOUSE	8806N TUDOR HOUSE	8806N TUDOR HOUSE	8806N TUDOR HOUSE	8806N TUDOR HOUSE	8806N TUDOR HOUSE	8806N TUDOR HOUSE

TERRAZZO

PARDEE HOMES
TERRAZZO
JOB# 023-03249
COLOR SCHEDULE

BASSENIANILAGONI ARCHITECTS
ARCHITECTURE AND LAND PLANNING
ROOF: EAGLE, MONIER, WESTILE
PAINT: FRAZEE, SHERWIN-WILLIAMS
STONE: EL DORADO
GROUT: ORCO BLENDED PRODUCT

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JUNE 11, 2004
REVISED AUGUST 17, 2004 (MONIER ROOFS SCHEME 3-5, 10-12 & 16)
*REVISED SEPTEMBER 14, 2004 (STONES ADDED SCHEMES 5-8)

SCHEMES 9-12 ARE FOR 'C' TUSCAN ELEVATIONS

SCHEMES 13-16 ARE FOR 'D' PRAIRIE ELEVATIONS

SCHEME #	9	10	11	12	13	14	15	16
FASCIA	8766N CARIBOU	8676N TURNED EARTH	5445N ABBAY BROWN	8886N NORTHWEST TRAIL	5325A DERBY BROWN	5375N THROUGH	8706N SADDLEBURY	534 RIVERBED
TRIM	8724M MEADOWLARK	SW 2065 WINDSOR GREIGE	8724M MEADOWLARK	02- TBD (SW 2059)	8755A SPICENUT	8554D POTATO SKIN	8724W MUSHROOM BASKET	8714M WILDCAT
SHUTTERS	8586N OLYMPIC PINE	8616N CLERMONT GREEN	5345N ABBAY BROWN	8605D ENGLISH PINE	8686A METROPOLIS	8616N CLERMONT GREEN	8556A PEKING BLUE	8746N TIMBER TRAIL
FRONT ENTRY DOOR	8725A COACH HOUSE	8675D WOODEN OAR	5555A KOALA BEAR	8675D WOODEN OAR	8686A METROPOLIS	8516N CLERMONT GREEN	8556A PEKING BLUE	8746N TIMBER TRAIL
GARAGE DOOR	8725A COACH HOUSE	8675D WOODEN OAR	5555A KOALA BEAR	8675D WOODEN OAR	5325A DERBY BROWN	5375N THROUGH	8706N SADDLEBURY	524 RIVERBED
BASE STUCCO	5214D TORTOISE SHELL	5754D HUSH PUPPY	5384D ANTLER	8224M BALSAM BARK	8734N BARK MULCH	8713W KINDLING WOOD	5373M PELICAN	8221W BOTANY BEIGE
STONE	VENETO FIELDGE (OVERGROUT)	LUCERA HILLSTONE (OVERGROUT)	MANZANITA CLIFFSTONE (OVERGROUT)	CASTILLO LIMESTONE (OVERGROUT)	_____	_____	_____	_____
STONE GROUT (ORCO)	LIGHT KHAKI	LIGHT KHAKI	LIGHT KHAKI	LIGHT KHAKI	BUFF	LIGHT KHAKI	LIGHT KHAKI	LIGHT KHAKI
BRICK	_____	_____	_____	_____	ACME WELLINGTON (KING SIZE)	ROBINSON SCRUBBRUSH	ROBINSON BRIMSTONE	INTERSTATE DESERT COMMON
MONIER LIFETILE 'S' ROOF TILE	TESCS 6464 CA MISSION BLEND	TESCS 6160 AUTUMN BLEND	TESCS 3601 DESERT DRIFTWOOD	TESCS 6676 DESERT SUNSET	_____	_____	_____	_____
EAGLE 'S' ROOF TILE	3645	3124	3646	3604	_____	_____	_____	_____
WESTILE 'S' ROOF TILE	SAN LUIS BLEND (MISSION)	VALENCIA (MISSION)	TERRACOTTA MARBLED (MISSION)	TERRACOTTA (MISSION)	_____	_____	_____	_____
WROUGHT IRON	8806N TUDOR HOUSE	8806N TUDOR HOUSE	8806N TUDOR HOUSE	8806N TUDOR HOUSE	8806N TUDOR HOUSE	8806N TUDOR HOUSE	8806N TUDOR HOUSE	8806N TUDOR HOUSE
MONIER LIFETILE FLAT BRUSHED TILE	_____	_____	_____	_____	1STCS 3374 EARTH BROWN	1STCS 3333 BROWN BLEND	1STCS 0028 SAND STORM	1STCS 1132 CHARCOAL BROWN BLEND
EAGLE FLAT SMOOTH TILE	_____	_____	_____	_____	4646	4689	4553	4521
WESTILE FLAT SMOOTH TILE	_____	_____	_____	_____	CREEKSIDE	CHESTNUT	TUMBLEWEED	CEDAR

TERRAZZO