

ARCHITECTURAL GUIDELINES

FOR

TIDES II HOMEOWNERS ASSOCIATION

INTRODUCTION

The Tides II Homeowners Association Board of Directors has developed and adopted the Architectural Guidelines. Please make additional copies of the enclosed ARC application for your use, or you may obtain additional ARC applications from the Association's Management Company, Taylor Association Management, located at 259 N. Pecos Rd., Suite 100, Henderson, NV 89074, Phone: (702) 736-9450, Fax (702) 736-0679, or email Jhoorn@tamhoa.com.

Though few of us initially like the fact that we must submit our plans to an Architectural Review Committee (ARC) for review and approval, many homeowners discover that the ARC review process is very helpful. Through the review process homeowners may discover that a particular improvement they are proposing will interfere with or alter drainage and cause flooding or water damage to the foundation, stucco, block walls, or other property belonging to the homeowner or his neighbors. At other times homeowners are grateful that an improvement that was not properly permitted and constructed next door to them will have to be removed and redone in accordance with building codes and duly inspected by the building department, because the CC&R's do require compliance with all governing agencies regulations and codes.

The ARC's purpose is NOT to impose the personal likes and dislikes of the members of the ARC on their neighbors, but rather set a further standard in which the neighborhood can be maintained in the architectural style originally intended by the Declarant. Article 5 of the CC&R's describes what the ARC does and information the ARC may require from you in order to review your request in a timely manner and be able to make an informed decision about your proposed project. Beginning construction prior to receiving written approval from the ARC, or failure to complete improvements in accordance with the approved plans and in compliance with all applicable governing agencies and building departments codes, ordinances, and requirements are violations of the CC&R's.

Always keep in mind that violations of the CC&R's and these Architectural Guidelines are subject to action by the Board of Directors, which may include fines, penalties, or immediate restoration of the property to its condition prior to the unapproved work being done.

Please be reminded that **work must NOT begin** on any construction, alteration, addition, grading, excavation, removal, relocation, exterior repainting, demolition, installation, modification, exterior decoration, exterior redecoration, reconstruction of an improvement, improvement, or structure (be it permanent or temporary) **UNTIL** the homeowner submits a completed application to the ARC, in care of the Management Company, along with all required information about the proposed plan (s), drawings, and specifications that describe in sufficient detail what it is that you propose to do, processing fees and deposits required by the ARC, AND received written approval of proposed plan from the ARC.

(Please see Section 5.3 of the CC&R's).

*TIDES II HOMEOWNERS ASSOCIATION
ARCHITECTURAL GUIDELINES*

GENERAL COMMENTS

- A. The function of the ARC is to review each submittal for conformity to the intent and provisions of the CC&R's. The ARC has 45 days from the date of receipt of the completed ARC Application to approve or disapprove the application. If the ARC fails to respond in writing within the 45 days then the item is deemed disapproved.
- B. All work must be in a manner consistent with the architectural standards and color palette established by the original construction. Any work that does not comply with the architectural standards and color palette established by the original construction must be reworked to comply and all work will be done at the owner's expense. During the period of Declarant's control, the Declarant and the ARC shall determine if the work is consistent with the architectural standards and color palette, the Board shall make such determinations thereafter.
- C. The ARC's approval of proposals or plans and specifications shall not constitute a representation, warranty or guarantee, whether express or implied, that such proposals or plans and specifications comply with good engineering design or with zoning or building ordinances, or other governmental regulations or restrictions. By approving such proposals or plans and specifications, neither the ARC, the members thereof, the Association, the Board, nor Declarant, assumes any liability or responsibility therefore, or for any defect in the structure constructed from such proposals or plans or specifications. 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 (a) the approval or disapproval of any proposals, plans and specifications and drawings, whether or not defective, or (b) the construction or performance of any work, whether or not pursuant to the approved proposals, plans and specifications and drawings.
- D. Approval of plans is not authorization to proceed with improvements on any property other than the applicant's.
- E. ACCESS THROUGH PRIVATE STREETS, ANY BREACH OF BLOCK WALLS, AND ACCESS OVER ANY COMMON PROPERTY NOT ONLY REQUIRES PRIOR APPROVAL OF THE ARC BUT ALSO A CASH DEPOSIT. Access for equipment used in construction must be over or through the applicant's own private property. Building equipment and materials must be contained on the applicant's own private property. Streets may not be blocked with equipment or building material. The amount of the cash deposit will be set by the ARC Committee and must be paid prior to approval being granted and work beginning. The Cash Deposit will be determined by the type of construction that is submitted. The Cash deposit is to ensure that any damage done to the common area and block walls is repaired in a timely, workmanship manner acceptable to both the Declarant and Association during Declarant's control, and to the Association thereafter, to assure that any damage done to streets, block walls or Association Common Areas and amenities is properly repaired in a timely manner.
- F. In the event construction requires use of adjoining property, the applicant must first obtain written permission from the adjoining property owners and submit that written permission with the ARC.
- G. After the ARC application is reviewed by the ARC, then the management company will send you written notification of the ARC Committee's decision.

TIDES II HOMEOWNERS ASSOCIATION ARCHITECTURAL GUIDELINES

THE FOLLOWING INFORMATION IS INTENDED AS A HELPFUL GUIDE TO THE MOST COMMONLY ASKED QUESTIONS REGARDING INSTALLING SOME TYPES OF IMPROVEMENTS TO A HOME. THIS LIST IS NOT MEANT TO BE ALL INCLUSIVE. PLEASE REFER TO ARTICLE 7 OF THE CC&R'S FOR MORE DETAILED INFORMATION.

1. **AIR CONDITIONING UNITS OR EQUIPMENT:** The ARC must approve exterior air conditioning equipment other than the equipment installed as a part of the original construction.
2. **AWNINGS:** Require prior written ARC approval
3. **BASKETBALL POLES AND BACKBOARDS:**
 - A) Must be installed in the rear yard.
 - B) A landscaping barrier is required to help prevent the ball from encroaching on a neighbor's property or the street.
 - C) Landscaping must provide screening of equipment from the view of the street or neighboring lots when viewed from ground level.
4. **DECKS AND BALCONIES:** Must receive prior written approval from the ARC.
5. **POOLS:** *Pools, spas, or Jacuzzis can not be constructed in Tides II.*
6. **DRAINAGE:**
 - A) Each owner must not interfere with, alter or impede the natural or established drainage on the property. Approval of plans granted by the ARC will be based upon the owner's assurance that he/she has not changed the drainage or has consulted with professionals to insure that positive drainage is maintained and that no alteration is being made that could potentially result in flooding or water damage. **THE HOMEOWNER IS SOLELY RESPONSIBLE FOR ANY RESULTING DAMAGE TO: 1) THEIR OWN PROPERTY (INCLUDING, BUT NOT LIMITED TO, DWELLING, FOUNDATION, BLOCK WALLS, LANDSCAPING, AND PERSONAL BELONGINGS), 2) THEIR NEIGHBORS' PROPERTY (INCLUDING, BUT NOT LIMITED TO, DWELLING, FOUNDATION, BLOCK WALLS, LANDSCAPING, AND PERSONAL BELONGINGS, AND 3) THE COMMON AREAS.**
 - B) To help prevent and/or control water damage to foundations and/or walls, each Owner covenants, by acceptance of a deed to his or her Lot, whether or not so stated in the deed, to not cause or permit spray irrigation water or sprinkler water or drainage on his or her Lot to seep or flow onto, or to strike upon, any foundation, slab, side or other portion of Dwelling, wall (including, but not necessarily limited to, Party Wall and/or Perimeter Wall), and/or any other Improvement.
7. **EXTERIOR LIGHTING (Additional):** Must obtain prior written approval from the ARC.
8. **EXTERIOR PAINT:** Prior written ARC approval is required for any proposed CHANGE to the original exterior paint colors originally established by builder. No ARC approval is required for repainting the exterior of your home with the exact same colors established by builder.
9. **FENCING, GATES AND WALLS:** All gates, fences, block walls, or extensions of same that were not part of the original construction require prior written ARC approval.

Unacceptable fence, wall and gate materials include, but are not limited to: aluminum, sheet metal, wire, plastic webbing, reeds, and bamboo, glass block, wood, panels or woven board.
10. **LANDSCAPING:** Changes to the front yard landscape can not be made by homeowners since the Association maintains that area. Plans to install landscape in the backyard must be submitted and approved by the ARC.
 - A) **LANDSCAPE STANDARDS THAT MUST BE MET:**

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- 1) Canopies of those trees abutting or overhanging the community walkways, common areas and private streets shall be kept trimmed to insure that seven (7) feet above said walkways, common areas and private streets are kept clear of foliage and limbs.
- 2) All shrubs and plant material shall be trimmed to insure they do not encroach upon community walkways and private streets.
- 3) Plant material shall not exceed twenty-four (24) inches in sight visibility zones, which are typically located on corner lots.
- 4) All plant material must remain eighteen (18) inches away from any concrete paving.
- 5) All plant material must remain three (3) feet away from any block wall and dwelling.
- 6) To help prevent and/or control water damage to dwelling, foundations, stucco and/or block walls (including, but not necessarily limited to, Party Wall and/or Perimeter Wall):
 - a) no mounding, no grass, spray/pop up irrigation or sprinklers may be located within three (3) feet of block walls, fences, dwelling and/or any other Improvement; and

B) LANDSCAPE MATERIALS NOT PERMITTED:

- 1) White or artificially colored rocks, sandstone rocks (Decorative stones must be decomposed granite in earth tones harmonious with decorative stones installed by Declarant).
- 2) Cactus or plant material with thorns located within eighteen (18) inches of public walkways, private streets or common areas.
- 3) Common Mulberry, Common Olive, Cottonwood, Weeping Willow, Poplar.

C) The use of decorative granite landscaping rock and gravel is permitted and encouraged. The complete landscaping plan, including type and color of decorative landscaping rock and color of other materials, must be submitted for approval.

D) All statues, temporary ornamentation and embellishments homeowner proposes installing in front yard must be submitted for approval prior to installation.

11. Exterior Patio Furniture Visible from Street: Does not require prior written approval from the ARC provided:

- A) Must be in harmony with the community's architectural design.
- B) Must be in good condition.
- C) Must be of a pre-approved color AND in harmony with the color scheme of the home.
Must be made of pre-approved materials.
Pre-approved Materials: Wood, canvas, wrought iron and/or powder coated metal
- D) Must be limited to no more than 2 pieces of furniture that properly fit on the front porch.
- E) Can not be placed anywhere other than the front porch (i.e. not the driveway, front yard, between houses, etc.).
- F) Plastic and folding chairs must be stored out of street view when not in use (beach chairs, lawn chairs etc.)
Otherwise, prior written approval from the ARC is required.

12. **PATIO SLABS, PATIO COVERS AND GAZEBOS:** Must receive prior written approval from the ARC. No portion of a Gazebo shall exceed the height of twelve (12') feet at its highest point. The homeowner must submit copy of building permit, where required, BEFORE work begins.

13. PLAY EQUIPMENT:

- A) Commercially constructed play equipment can be installed in the rear yard and does not require prior ARC approval, PROVIDED 1) no portion of the equipment exceeds the height of twelve (12') feet at its highest point, and 2) the equipment is adequately screened from street view.
- B) Any proposed play equipment that will exceed the maximum height must receive prior written ARC approval.

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14. **POTTED PLANTS VISIBLE FROM STREET:** Do not require prior written approval from the ARC, provided there are no more than four (4) potted plants, the plants are live vegetation and the color of the pots are in harmony with the color scheme of the home. The plants need to be properly maintained.
15. **SATELLITE DISHES/RECEIVERS/ANTENNAS:** SATELLITE DISHES NO LARGER THAN 39" IN DIAMETER may be installed without prior written ARC approval, provided
- A) The dish is installed in a professional manner and cord, cables, wires and dish are properly mounted and secured
 - B) Cable, cord or wiring is not draped, strung or hanging in a manner that is visible from the street fronting home;
 - C) The dish is located in the most discrete location possible in order to receive adequate signal (behind block wall, at ground level within backyard is the least objectionable location).
 - D) If dish must be located above ground level outside the confines of the backyard, the homeowner must provide written documentation from licensed installer that the dish must be located in a specific location in order to receive adequate signal.
 - E) All other satellite dishes which exceed 39" in diameter, as well as antennas, cables, towers, or other poles must be submitted to the arc for prior written approval before any work or installation may begin.
16. **SCREEN DOORS:** Do not require prior written approval from the ARC, provided the screen and screen door are a pre-approved color AND is in harmony with the color scheme of the home.

Pre approved colors:

	<u>FRAME</u>	<u>SCREEN</u>
(i)	White, Cream, Bone,	Grey, Bronze,
(ii)	Beige, Tan	Charcoal

17. **SECURITY BARS & STORM DOORS:** Must receive prior written approval from the ARC.
18. **SOLAR SCREENS:** Do not require prior written approval from the ARC, provided the color of the Solar Screen is a pre-approved color.

1) **Pre approved colors:**

	<u>FRAME</u>	<u>SCREEN</u>
(i)	White, Cream, Bone,	Grey, Bronze,
(a)	Beige, Tan	Charcoal

19. **STORAGE SHEDS AND UTILITY BUILDINGS:** Must receive prior written approval from the ARC).
- A) Must not be visible from the street or common area unless the ARC deems that adequate landscaping is provided to alleviate the visual impact.
 - B) Must be in harmony with the color palette of the home and architectural style of the community.
 - C) Minimum set backs requirements must be met.
20. **WINDOWS:** Mirror or reflective finishes are prohibited. Any alteration, modification, relocation and/or removal of a window(s) that may be visible from the street, must first be approved in writing by the ARC before said work is done.

THE BOARD MAY IMPOSE FINES AND PENALTIES FOR VIOLATIONS OF THE GOVERNING DOCUMENTS, INCLUDING THESE ARC GUIDELINES.

THE ARC GUIDELINES ARE SUBJECT TO CHANGES, ADDITIONS AND/OR AMENDMENTS UPON APPROVAL OF A MAJORITY OF THE BOARD OF DIRECTORS.

*TIDES II HOMEOWNERS ASSOCIATION
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AMENDMENTS TO THE ARCHITECTURAL GUIDELINES

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

1. Amendment must be approved by a majority of the Board of Directors.
2. Owners are welcome to submit their written recommendations for changes to the ARC Guidelines to the Board of Directors.
3. Upon adoption by the Board, the Board shall cause the revised ARC Guidelines to be mailed to all homeowners and the revised ARC Guidelines shall become effective **thirty (30) days** after the date they were mailed.

In the event that there is a conflict between the Architectural Guidelines and the CC&Rs, the CC&Rs shall prevail.

NONLIABILITY FOR APPROVAL OF PLANS

The ARC's approval of proposals or plans and specifications shall not constitute a representation, warranty or guarantee, whether express or implied, that such proposals or plans and specifications comply with good engineering design or with zoning or building ordinances, or other governmental regulations or restrictions. By approving such proposals or plans and specifications, neither the ARC, the members thereof, the Association, the Board, nor Declarant, assumes any liability or responsibility therefore, or for any defect in the structure constructed from such proposals or plans or specifications. 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 (a) the approval or disapproval of any proposals, plans and specifications and drawings, whether or not defective, or (b) the construction or performance of any work, whether or not pursuant to the approved proposals, plans and specifications and drawings.

TIDES COMMUNITY ASSOCIATION

ARCHITECTURAL SUBMITTAL CHECKLIST

EXHIBIT A

PLEASE NOTE: INCOMPLETE SUBMITTALS WILL CAUSE DELAY IN APPROVAL PROCESS.
PLEASE READ CHECKLIST CAREFULLY.

Below is a listing of items that are required to accompany the application prior to review by the Architectural Review Committee.

THE ORIGINAL AND ONE (1) COPY EACH OF ITEMS 1 – 5 BELOW ARE REQUIRED.

1. Application (Exhibit B)
 - A. Complete Homeowner information (name, address, telephone).
 - B. Homeowner's signature(s).
 - C. Approximate start and completion dates.
 - D. Project(s) being submitted.
2. Signed Neighbor Impact Statement (Exhibit C) – The Impacted Neighbor Statement is intended to make neighbors aware of any improvement that may impact their property. It is intended for advisory use only. “Impacted” refers to immediate surrounding areas affected by the construction. “Facing” refers to most directly across the street. “Adjacent” refers to adjoining properties. “Rear” refers to neighbor(s) directly behind property.
3. Plans showing the Work to be Done – Detailed drawings showing the height, length, width, color and what the improvement will look like when it's completed.
4. Landscape Plans – These plans show a diagram of your house and where the landscaping improvements will be. Indication of plant and tree types and location are required.
5. Material Samples – Example: type of rock to be used, color chip of paint, pictures of gazebo, pool, patio cover, and spa should accompany the plans for the same. **A detailed drawing or picture must be submitted.**

Send Application and plans to:
TIDES COMMUNITY ASSOCIATION
C/O Taylor Association Management
259 N. Pecos Rd., Suite 100
Henderson, NV 89074
Phone: (702) 736-9450
Fax: (702) 736-0679

Failure to follow these requirements and procedures may cause your request to be delayed pending submission of additional information and documentation to the Architectural Review Committee. An incomplete application may affect the time limits for approval.

**TIDES COMMUNITY ASSOCIATION
ARCHITECTURAL AND LANDSCAPING IMPROVEMENT REQUEST
EXHIBIT B**

Please complete and include EXHIBIT C; EXHIBIT D; EXHIBIT E & EXHIBIT F. along with two (2) sets of your proposed improvement plans to: TIDES C/o Castle Management, 9360 W. Flamingo Rd., #110-521 Las Vegas, NV 89147.

Homeowner Name: _____ Date: _____

Address: _____ Lot No: _____

Contact Information: Work/Cell Phone: _____ Evening Phone: _____

Proposed Start Date: _____ Completion Date: _____

Name of Contractor: _____ Contractor's License #: _____

PROJECTS BEING SUBMITTED: (Please check all appropriate spaces)

- | | |
|---|--|
| <input type="checkbox"/> Pool & Equipment | <input type="checkbox"/> Patio |
| <input type="checkbox"/> Spa & Equipment | <input type="checkbox"/> Patio Cover |
| <input type="checkbox"/> Satellite Dish/TV Antenna | <input type="checkbox"/> Sports Apparatus & Play Equipment |
| <input type="checkbox"/> Fence(s) | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Awnings | <input type="checkbox"/> Painting |
| <input type="checkbox"/> Gutters | <input type="checkbox"/> Drains (if altering existing grade) |
| <input type="checkbox"/> Lawn Only | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Landscaping: <input type="checkbox"/> Front <input type="checkbox"/> Back <input type="checkbox"/> Side (Check appropriate space(s)) | |

PLEASE FILL IN DETAILS IF NOT SHOWN ON PLANS:

1. Are all existing (previously installed) improvements shown on plans? Yes No
2. Landscape additions require: Names of plants Locations of plant material
Color and sample of rock material (if appropriate)
3. Types of building materials used: _____
4. Color Scheme of improvement: _____

CHECKLIST:

- | | | |
|--|-----|----|
| A. County and/or City building permits attached? | Yes | No |
| B. Impacted Neighbor Statement signed by all affected neighbors attached | Yes | No |
| C. Original submittal and plans with 2 copies included? | Yes | No |

Please initial each paragraph below:

___NOTE: Owners remain permanently responsible for the maintenance and upkeep of additions and modifications to their property and must be recorded with their deed.

___NOTE: Plans that are approved are not to be considered authorization to change the drainage plan as installed by the developer. The review is intended to consider aesthetic applicable aspects of drainage. Owner may also need to acquire approval from the County/City for permission to encroach within County/City easement.

- PROPER PERMITS MUST BE OBTAINED PRIOR TO ANY WORK COMMENCING.
- TREES AND LAWNS MUST MAINTAIN A MINIMUM SETBACK OF THREE FEET (3') FROM PERIMETER WALLS
- ALL CONCRETE MUST BE OF EARTH TONE OR NATURAL COLOR. NO VIVID COLORS PERMITTED.
- DO NOT USE DECORATIVE ROCK THAT CONTAINS HIGH CONCENTRATIONS OF MINERAL SALTS DUE TO THE CORROSIVE NATURE OF SUCH SALTS.
- MAINTAIN PROPER DRAINAGE OF LOT AS INSTALLED BY THE DEVELOPER.
- DO NOT RAISE GRADE AGAINST WALLS OR HOUSE FOR ANY REASON.

TIDES COMMUNITY ASSOCIATION
ARCHITECTURAL AND LANDSCAPING IMPROVEMENT REQUEST

- **DO NOT CAUSE WATER TO FLOW AGAINST HOME OR OVER ADJACENT LOTS.**

PLEASE INCLUDE THE FOLLOWING INFORMATION WITH YOUR REQUEST:

1. Description of Improvement/Landscaping.
2. Location of Improvement to unit and dimensions.
3. Complete dimensions of proposed Improvement.
4. Measurements of Improvement in relationship to unit and neighboring unit(s).
5. Description of materials and color schemes.
6. Two (2) sets of plans with signatures from adjacent and facing neighbors.
7. Signed copy of Condition for Approval and Disclaimer attachment.
8. Review entire set of Covenants Conditions and Restrictions (CC&R's) to be in full compliance.

YOUR PROPERTY GRADE WAS DESIGNED BY A STATE LICENSED CIVIL ENGINEER TO DIRECT WATER AWAY FROM THE STRUCTURE AND ADJOINING PROPERTIES TOWARDS THE STREET GUTTER WATER COLLECTION SYSTEM. FAILURE TO MAINTAIN PROPER DRAINAGE MAY CAUSE, BUT IS NOT LIMITED TO: DAMAGE TO NON-MOISTURE RESISTANT IMPROVEMENTS, HEAVING OF FOUNDATION SOILS, UPLIFT OF PERIMETER FOOTINGS, DEFORMATION OF THE FRAMING AND DAMAGE TO ADJACENT PROPERTIES

9. Do not obstruct or impair proper drainage.
10. Do not divert water onto neighboring lots.
11. Do not allow water to pool or to come into contact with house foundation/slab.
12. Patio overheads should be stained to match existing house trim color.
13. Observe side yard set back requirements for any overheads.
14. Any rework of the grade adjacent to the existing fence should be done very carefully to eliminate any kind of drainage problem to the adjacent neighbors. The grade cannot be raised against the fence for any reason.
15. Wrought iron, slump stone and wood fencing may not be modified without prior written approval.

This approval is limited to a determination as to quality of materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevations of the structure to be built on your property. You must comply with all provisions of the CC&R's recorded against your property especially as to any height restrictions or restriction as to number of stories. Your improvement must comply with all city and county building ordinances. The improvement may require a building permit that you would be responsible to obtain. It is not the duty or responsibility of the architectural committee to check compliance with any of the covenants, conditions and restrictions or building ordinances. If for any reason the plans do not conform to those covenants, conditions and restrictions, building ordinances, or proper building practices and designs the responsibility is solely that of the owner and is subject to the approval and enforcement rights set forth in the CC&R's. In approving your submission the association neither assumes responsibility or liability for your compliance, nor waives its rights to hereafter enforce your compliance.

Homeowner must submit construction schedule to the Architectural Review Committee prior to commencement. Notification to the Architectural Review Committee must be given for inspection upon completion of this home improvement. Should you have any further questions, please contact the undersigned.

You must return this signed form to the Architectural Review Committee. By signing below you acknowledge that:

- I. The drainage on your property at this date is designed installed and functioning properly.
- II. You indemnify the Association, Developer and all third parties from any damage resulting from your proposed improvement.
- III. Your proposed improvement may impair remaining developer warranties, if any.

Acknowledged and agreed: _____

Date

Homeowner

Date

Homeowner

TIDES COMMUNITY ASSOCIATION
ARCHITECTURAL AND LANDSCAPING IMPROVEMENT REQUEST
TIDES COMMUNITY ASSOCIATION
IMPACTED NEIGHBOR STATEMENT
EXHIBIT C

On _____, _____
 (DATE) (NAME)

Submitted the attached plans on for the installation of _____

These plans were made available to neighbors as required and noted below for their review. They have been notified that I am submitting these plans to the Architectural Review Committee for approval.

Facing neighbor: _____
 (PRINT NAME) (SIGNATURE)

Address: _____ Date: _____
 N/A Property VACANT

Adjacent (right) neighbor: _____
 (PRINT NAME) (SIGNATURE)

Address: _____ Date: _____
 N/A Property VACANT

Adjacent (left) neighbor: _____
 (PRINT NAME) (SIGNATURE)

Address: _____ Date: _____
 N/A Property VACANT

Rear neighbor: _____
 (PRINT NAME) (SIGNATURE)

Address: _____ Date: _____
 N/A Property VACANT

*2nd Rear neighbor: _____
 (*if properties are split in rear) (PRINT NAME) (SIGNATURE)

Address: _____ Date: _____
 N/A Property VACANT

NOTE: The "Facing neighbor" is the one most directly across the street in front of your property; the "Rear neighbor" is the one most directly behind your property. Where multiple neighbors may be impacted, each neighbor must have the opportunity to review the plans; use the back of this form for additional signatures. Please include all information. **NOTE: All signatures must be obtained prior to submitting plans for approval. Failure to obtain appropriate signatures may result in delays in the approval process.**

TIDES COMMUNITY ASSOCIATION
ARCHITECTURAL AND LANDSCAPING IMPROVEMENT REQUEST
TIDES COMMUNITY ASSOCIATION
PATIO COVER CHECKLIST

EXHIBIT D

The following information is needed for all patio cover submittals. This information must be accompanied by plans which show all the listed details, dimensions and what the completed cover will look like.

1. Height _____
Slope _____
Width _____
Overhang _____

2. Setbacks must be clearly indicated on the site plan, meet all code requirements and approved by the Architectural Review Committee.

3. Roof Type: _____ (A or B)
A. Flat with spaced slats? Yes or No.
If yes, will roof have exposed rafter tails? Yes or No.
What is the spacing of the slats? _____
B. Must match existing roof type.

4. Wood type: _____

5. Post size: _____

6. Color:
A. Will structure be painted to match the color of the residence? Yes or No.
B. Is the natural color of the wood being used? Yes or No.
(All natural wood surfaces must be finished)

7. Stucco:
A. Will patio cover be stuccoed? Yes or No.
(If yes, stucco must match the stucco type and color that is on the residence)

NOTE: Owners remain permanently responsible for the maintenance and upkeep of additions and modifications to their property and must be recorded with their deed.

TIDES COMMUNITY ASSOCIATION
ARCHITECTURAL AND LANDSCAPING IMPROVEMENT REQUEST
TIDES COMMUNITY ASSOCIATION
NOTICE OF COMPLETION FOR HOME IMPROVEMENT(S)

EXHIBIT E

(Complete and return form *AFTER* installation of improvement has been completed)

Fill out form and return to:

TIDES Community Association
Architectural Review Committee
c/o Castle Management
9360 W. Flamingo Rd., #110-521
Las Vegas, NV 89147
(702) 869-0937

HOMEOWNER NAME (PRINT)	(SIGNATURE)
PHONE NUMBER	DAY
ADDRESS	
IMPROVEMENT	(DATE OF COMPLETION)

Note: Owners remain permanently responsible for the maintenance and upkeep of additions and modifications to their property and must be recorded with their deed.

DO NOT WRITE BELOW THIS LINE - FOR STAFF USE ONLY

C = COMPLY NC = NONCOMPLY

C

NC