

**Town Center Village Community 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 Town Center Village Community Association, referred to within these guidelines as TCVCA. 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.
2. The ARC reviews all plans for exterior improvements and additions to residential lots and dwellings in TCVCA. 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.
3. Prior to the commencement of any work or any improvement on any residential lots, an “architectural application”, 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.
4. Each submittal **must** be completed in its entirety and must include signatures of neighbors as requested on the forms and any other permits and forms that are required based upon the architectural change you are wishing to make. Please see the architectural application for complete details.
5. 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.
6. 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.
7. No owner shall store or permit to accumulate any construction materials such as dirt, rock, pallets, sod, plants, tress, or construction equipment on the streets or in common areas within the community for periods longer than 72 consecutive hours. Any items left in the street or common areas must have cones placed around it for visibility purposes if left overnight.
8. If you use the streets for storage or dumping of materials you **MUST** obtain a permit from the City of Las Vegas if you live in the public street section. Whether you live in the public or private street section of the community, you will need to clean the street after the items have been removed and make any repairs to the street should damages be incurred. It is recommended a tarp or piece of plywood be placed under the materials so as to not damage the streets. Homeowners are responsible for any damages incurred to the streets.
9. The completed architectural application must include the neighbor awareness form. The homeowner requesting approval, must make at least three attempts, on different days at different times, to have their neighboring homeowner sign off on the project. If the neighbor is not available during those dates and times they must be noted on the form as to when it was at least attempted to obtain signatures. Management may attempt to contact neighbors if no signatures are provided to allow for their sign off as well.

**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 material. 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 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 TCVCA 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.

**Variances** – 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.

As noted in the CC&Rs, the ARC have up to sixty (60) days to review, respond or request additional information from the homeowner with regards to their submitted architectural application. The sixty days will begin from the date the application was received. If no response is received within the sixty day time frame the application is considered disapproved. In most cases, the ARC is very responsive and responses typically do not take more than a couple of weeks, however the sixty day time frame is allotted.

***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 installation 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 TCVCA.
- c. Decorative rock, gravel, or boulders, in natural earth tones, 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. 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.
- 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, or annual rye grass, developed for use in the desert. **Bermuda grass is not permitted.** If a home was built after 2003, new grass installation is prohibited in the front yard. Grass installation is only permitted in back yards, up to 50% coverage or 100 square feet (whichever is greater). Please keep this in mind when completing your application.
- h. All turf areas shall be kept a minimum of 3 feet from property walls and structures with irrigation directed away from walls and buildings.
- 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 - General Provisions**

- a. All exterior lighting must be directed to avoid spillage of light onto adjoining property, streets and sidewalks, and common areas.
- b. 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.
- c. Lights mounted higher than six (6) feet off the ground must be pointed downward and away from neighboring residences.
- d. 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 the guidelines, the Board may require such lighting to be modified or removed.

#### **Landscape Lighting**

- a. Indirect low level lighting is encouraged.
- b. The wattage of light bulbs used in decorative lighting shall not exceed 60 watts or 800 lumens.

#### **Security Lighting**

- a. 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.
- b. Security lighting must be intermittent; it cannot be installed to be on at all times during darkness. Either manual or automatic controls may be used to control lighting, but security lighting may not remain on continuously.
- c. Security lighting must be installed so as to minimize impact on neighbors.
- d. Security lighting may not exceed 300 watts or 4000 lumens per fixture.

### **III. Decorative Landscape Elements**

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.

#### **FLAGPOLES AND AMERICAN FLAGS**

- a. Homeowners must follow the "Federal Flag Code".
- b. Homeowners may display either one (1) wall mounted flagpole or one (1) freestanding (in-ground) flagpole.
- c. 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.
- d. Freestanding (in-ground) flagpoles, or any flagpoles not attached to a residence, must be installed within the boundaries of a homeowner's property.
- e. Flagpoles may not exceed twenty-five (25') feet in height.
- f. Flags may not exceed four (4') feet by six (6') feet.
- g. All freestanding (in-ground) flagpoles must be of satin-brushed aluminum finish.
- h. If flags are going to be displayed 24-hours a day, the flag must have proper lighting at night.

### **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 building code requirements.
- d. A completed Patio Cover Checklist 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 G, below.
- f. Acceptable roofing materials are:
  - i. Open lattice (Alumawood)
  - ii. Solid Metal (Alumawood)
  - iii. 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 is six (6") inches by six (6") inches.
- j. The following materials are not permitted in the construction of patio covers or gazebos:
  - i. Sheet metal or sheet aluminum (except Alumawood)
  - ii. Corrugated plastic, fiberglass or metal
  - iii. Plastic webbing, reed or straw like materials
  - iv. Composition shingles
  - v. 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 & Hardscape**

- a. Adjoining Walls/Fences
  - i. No fence or wall shall be erected or altered without prior approval of the ARC.
  - ii. All walls or fences shall match adjacent walls and fences and must be maintained, repaired, restored, and replaced as necessary, at the owner's expense.
  - iii. 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. Gate screens must be the same material and color of the original gate and cannot be chicken wire, tarp material or baby gates attached to the gate. For specific information on where to purchase approved material please contact management.
- c. Hardscapes – Textures surfaces, such as brick, stone or 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 complement the existing dwelling, are permitted.
- b. All security shutters must match or harmonize with the existing approved 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 running down/along the sides of the dwelling 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. Garage conversions are not permitted.
- f. Storage sheds are allowed provided that they meet the following criteria:
  - i. The shed does not exceed eight (8) feet at the highest point of the roof.
  - ii. It shall not exceed six (6) feet by eight (8) feet in area.
  - iii. It is manufactured or painted in a color scheme to match the residence, including the roof.
  - iv. It is not placed within three (3) feet of any side or rear property line.

- v. It conforms to all applicable government codes and ordinances.
- g. 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:
  - i. Ground Mounted Dishes
    - 1. The maximum allowable diameter of a ground mounted satellite dish is one meter (1m).
    - 2. Maximum allowable height from the ground to the top edge of the dish is five (5) feet.
    - 3. Satellite dishes must be fully screened from view from adjacent streets, sidewalks, and common grounds. Ground mounted dishes may not protrude above surrounding property fence or wall.
    - 4. 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.
  - ii. Above Ground Mounting Dishes
    - 1. Satellite dish or receivers of eighteen (18) inches in diameter or less will be permitted to be installed on to the structure above the fence or wall.
    - 2. Satellite wires running down the sides of the home must be painted to match the surface to which they are attached.
    - 3. Such dishes must be located to a minimum 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.
- h. 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.

#### **IX. House Painting**

- a. Painting the home using the existing colors of the home does not require ARC approval.
- b. If you plan on changing the color scheme of your home you must complete an architectural application and include the scheme colors of your choosing from the binder of pre-approved color schemes (please contact management for the digital list of colors or you may visit their office to view them in person).
- c. The homes are currently painted so there are no two homes next to or across from each other that are the same schemes and therefore it is required that you choose a new scheme that is not located in the direct vicinity of your home.

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