

**ELDORADO NEIGHBORHOOD SECOND**  
**HOMEOWNERS ASSOCIATION**

**ARCHITECTURAL STANDARDS AND  
GUIDELINES**

**ADOPTED NOVEMBER 12, 2019**

**EFFECTIVE JANUARY 1, 2020**

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**TERM KEY:**

- ASAG: ARCHITECTURAL STANDARDS AND GUIDELINES
- CC&R'S: COVENANTS, CONDITIONS, AND RESTRICTIONS
- LVMC: LAS VEGAS MUNICIPAL CODE
- NRS: NEVADA REVISED STATUTE
- SNWA: SOUTHERN NEVADA WATER AUTHORITY

# **ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION ARCHITECTURAL STANDARDS AND GUIDELINES**

## **INTRODUCTION**

As provided in Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Eldorado Neighborhood Second Homeowners Association and the By-laws, the Architectural Review Committee (ARC) has been established with the right and duty to promulgate reasonable standards against which to examine any request made pursuant to the CC&Rs, in order to ensure that the proposed plans conform harmoniously to the exterior design and existing materials of the buildings in the Eldorado Neighborhood Second Homeowners Association.

The Board of Directors and Architectural Review Committee have developed the Eldorado Neighborhood Second Homeowners Association's Architectural Standards and Guidelines to preserve the architectural style established by the Declarant in the construction of the homes in the Community as provided in the CC&Rs and to assist property owners in the architectural review process.

These guidelines are intended as a supplement to the requirements of the CC&Rs. The CC&Rs will continue in full force and effect and to the extent there is a conflict between these Standards and Guidelines and the CC&Rs, the provisions of the CC&Rs will prevail.

**You are advised to read the CC&Rs and the Architectural Standards and Guidelines before developing and submitting your review package to the ARC Committee.**

## **PURPOSE**

The ARC Committee has been established to ensure the continuity in design which will preserve and improve the Eldorado Neighborhood Second Homeowners Association, and aid in ensuring preservation of property values.

The ARC Committee *must review ALL plans* for exterior improvements contemplated for lots in the Eldorado Neighborhood Second Homeowners Association. "Improvements" would include, but not limited to: Dwelling Units and other buildings, walkways, sprinkler pipes, recreational apparatus, driveways, parking areas, fences, screening walls, block walls, retaining walls, stairs, sundecks, balconies, landscaping, antennae, hedges, windbreaks, porches, patios, patio covers, railings, plantings, planted trees and shrubs, poles, signs, storage areas, exterior air conditioning, and water softening fixtures or equipment.

The ARC Committee meets on a regular basis to review requests. Architectural Review Request forms must be completed and submitted to the management company with improvement plans. All required documentation must be attached (e.g., plans, details of the improvement, color chips, etc.). In addition, the ARC Committee will notify you if any additional information or forms are needed before final ARC Committee approval can be given. Additional forms can be obtained from the management company or the community website.

The ARC Committee shall have sixty (60) days from date of receipt by the committee to approve or disapprove the Architectural Request for Home Improvement packet. If an application packet has been disapproved the homeowner is to meet the requirements and resubmit their application. Once the amended request is resubmitted the ARC Committee shall have 45 days date of receipt to respond to the application. If a homeowner has submitted an application packet in response to a violation notice the homeowner shall have 30 days to submit their application from date of the Violation notice unless otherwise specified. If the application packet is not received by the end of the specified time by the management company the

violation process will continue as according to the CC&Rs.

## **CC&R VIOLATION AND ENFORCEMENT**

Failure to *submit complete plans* to the ARC Committee 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. Construction or installation of improvements *may not commence until the ARC committee has granted written approval of the improvement*. **The installation or construction of improvements, which have not been approved, is a violation of the CC&Rs and subject to action by the Board, as provided in the CC&Rs.**

## **GENERAL GUIDELINES**

1. Any architectural condition or material not specifically defined herein shall become a matter for the consideration and determination of the ARC Committee.
2. Approval by the ARC Committee does not constitute waiver of any requirements by applicable governmental agencies.
3. ARC Committee approval does not constitute acceptance of any technical or engineering specifications or governmental requirements. The function of the ARC Committee 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 applicants.
5. Access through common property is prohibited. Access for equipment used in construction must be over or through the applicant's lot. Building equipment and materials must be contained on the applicant's Lot. Streets may not be obstructed with equipment or building materials. Perimeter block walls constructed by the Declarant may not be disturbed during construction.
6. In the event construction requires use of adjoining property, the applicant must obtain written permission from the adjoining property owner and submit it with the application packet.
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 Eldorado Neighborhood Second Homeowners Association must be reworked by the owner to an acceptable appearance at the owner's sole expense.
8. Submittal of color chips of any paint or stain is required when they deviate from the original colors of the residence.

9. Impacted Neighbor Statement- The Impacted Neighbor Statement is not required but recommended and may be requested from the ARC Committee. The Impacted Neighbor Statement is designed to provide the ARC Committee input from neighbors regarding any improvements which may negatively impact the use, enjoyment, or value of their property, as well as to promote communication and avert potential problems. Improvement plans that would include, but are not limited to, patio covers, decks, balconies, and play equipment. Improvements that exceed the height of the nearest property wall, require a variance and Impacted Neighbor Statement.
  
10. **All work that is approved MUST be completed as submitted within 180 days from the date of the approval notice unless otherwise specified. Once work has been completed, the homeowner MUST complete a “Notice of Completion for Home Improvement(s)” form, which may be obtained from the Management Company. When the completed notice is sent to the Management Company, it MUST be returned with color photos.**

NOTES:

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.

“Rear” refers to properties adjoining the rear property line of the applicant’s property.

## **AMENDMENTS TO ARCHITECTURAL STANDARDS AND GUIDELINES** (AS PER CC&Rs)

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

1. Amendments must be approved by the Board of Directors.
2. A property owner or other member of the Association may submit recommended changes to the Architectural Review Committee for consideration.
3. Recommendations shall be reviewed by the Architectural Review Committee and, if approved by two-thirds of the Architectural Review Committee members, the recommendations shall be forwarded to the Board of Directors for final approval.

4. 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 to the Association members and Declarant and copies of the amendment will be available to the membership and Declarant upon request.
5. All amendments shall become effective upon adoption by the Board of Directors but shall not be retroactive.
6. 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&R's will prevail (AS PER CC&RS).

**NON-LIABILITY FOR APPROVAL OF PLANS** (AS PER CC&RS)

ARC Committee 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 Committee 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, nor 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 of Directors, 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 (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.

**ARCHITECTURAL DESIGN AND MATERIALS STANDARDS** (AS PER CC&RS)

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

## **CHAPTER 1 – LANDSCAPING**

### **I. LANDSCAPING GENERAL INFORMATION** (AS PER CC&RS)

- A. When submitting an ARC Application for approval current photos and a sketch with accurate measurements MUST be included.**
- B. Approval – The landscape packages provided by the developer in the purchase price of the residence have been pre-approved. Any deviation from such current landscape design must be approved by the ARC.**
- C. Landscape percentages – The percentage requirements for ground coverage shall be interpreted to mean “when plantings mature”.**
- D. Site visibility ordinance – Landscape and improvement plans for *corner lots* must comply with the requirements of governing agencies. Walls and shrubbery on a corner lot must be installed and maintained in accordance with the City of North Las Vegas “site visibility” ordinance.**

### **II. LANDSCAPING CONCEPTS** (AS PER CC&RS)

The Eldorado Neighborhood Second Homeowners Association has three (3) original landscape designs which have been updated to meet city requirements.

The three (3) concepts are referred to as “Conventional”, “Oasis”, and “Desert”. Each concept has specific standards or parameters. Homeowners are required to identify which concept they will use at the time they submit their plans for review. Please refer to the definitions below to determine which design you currently have.

#### **A. CONVENTIONAL LANDSCAPING DESIGN:**

The “Conventional” Landscape Design utilizes the concept “wall to wall green” which implies that all landscape surfaces shall be covered by plant material (AS PER CC&RS).

- 1. Turf/Artificial grass shall cover a minimum of 50% of the available landscape surface square footage (plan view). Other types of ground cover may be used along with turf/artificial grass providing:
  - A. Ground cover must be Evergreen and create a dense mat.
  - B. Mature height of live ground cover cannot exceed 8 inches.
  - C. Height of artificial turf grass must be no shorter than 1 inch and cannot exceed 1-1/2 inches and be of a dense mat variety.
  - D. A sample of the artificial turf must be submitted with the application
- 2. Planters shall not exceed 50% of the available surface square footage (plan view). Plant coverage of the planter surface shall be a minimum of 75%. Plant and/or shrubs may be also be used.
- 3. Surface soils and planters which contain plants may be left exposed providing irrigation systems are adequate to moisten soils and avoid wind erosion. Planter surfaces may also be covered with a mulch of rock, bark, or decomposed granite. Mulches may only be used in planters containing plant materials. Plain dirt is not acceptable as mulch material

for substitution of grass or plant ground cover. Required tree is not included in the total percentage of greenery required.

4. The landscape shall contain a minimum of one (1) shade tree with a minimum mature trunk height of 7 ft. and shall not be planted within 5 ft. of property lines. Fruit trees will not be acceptable for use in front yards. Palm trees are not considered a tree for Conventional and Oasis landscape. Refer to Desert Landscaping Design for further information.
5. For information about plants and trees not recommended (some ornamental grasses sold, fall under the obnoxious weed" list) within Nevada, refer to the NEVADA DEPARTMENT OF AGRICULTURE PLANT DIVISION and/or SOUTHERN NEVADA WATER AUTHORITY.
6. A separation of planters and lawn must be well defined using a header or mow strip. A "shovel" cut will be acceptable.
7. No plant materials, hardscape element or embellishments greater than 2 ft. in height shall be used within a triangular zone on either side of the driveway that extends from the intersection of the driveway and the street sidewalk distance of 12 ft. along the driveway to the garage and 20 ft. along the sidewalk from the driveway. The reasoning for this is because the plants, hardscape elements, or embellishments can block passageway and impeded vision along the driveways and sidewalks. Trees will be acceptable if lower limbs have been removed to a minimum of 6 ft. above ground level.

#### **B. OASIS LANDSCAPING DESIGN:**

The "Oasis" Landscape Design combines both the lush green effect of the "Conventional" Landscape Design and the water conserving efforts usually achieved through increased use of hardscaping elements, which may or may not be combined with the use of low water requiring plants (AS PER CC&Rs).

1. Turf /Artificial grass shall cover a minimum of 40% and a maximum of 60% of the available landscape surface square footage (plan view). Other types of groundcover may be substituted or used along with turf/artificial grass providing:
  - A. Ground cover must be Evergreen and create a dense mat.
  - B. Mature height of live ground cover cannot exceed 8 inches.
  - C. Height of artificial turf grass must be no shorter than 1 inch and cannot exceed 1-1/2 inches and be of a dense mat variety.
  - D. A sample of the artificial turf must be submitted with the application
2. Landscape areas not containing turf/artificial grass may not be left exposed as dirt and must be covered with rock mulch. Gravel may be used as rock mulch covering in planters with plants or in non-plant areas. Rock mulch areas not containing plant materials shall not exceed 60% nor less than 40% of the landscape surface (plan view). The plant material must cover a minimum of 40% of the rock mulch (tree canopy not included in measurements). Plain dirt is not acceptable as mulch material for substitution of grass or plant ground cover. Required tree is not included in the total of percentage of greenery required.
3. The landscape shall contain a minimum of one shade tree with a minimum mature trunk height of 7 ft. and shall not be planted within 5 ft. of property lines. Fruit trees will not be acceptable for use in front yards. Palm trees are not considered a shade tree for

Conventional and Oasis landscape.

4. For information on plants and trees not recommended (some ornamental grasses sold, fall under the obnoxious weed” list) within Nevada, refer to the NEVADA DEPARTMENT OF AGRICULTURE PLANT DIVISION and/or SOUTHERN NEVADA WATER AUTHORITY.
5. A separation of planters and lawn must be well defined through the use of a header or mow strip. A “shovel” cut will be acceptable.
6. No plant materials, hardscape elements, or embellishments greater 2 ft. in height shall be used within a triangular zone on either side of the driveway that extends from the intersection of the driveway and the street sidewalk distance of 12 ft. along the drive to the garage and 20 ft. along the sidewalk from the driveway. The reasoning for this is because the plants, hardscape elements, or embellishments can block passageway along the driveways and sidewalks. Trees will be acceptable if lower limbs have been removed to a minimum of 6 ft. above ground level.

**C. DESERT LANDSCAPING DESIGN:**

The “Desert” Landscape Design utilizes a Southwest theme where water conservation is strongly implied. This theme uses efficient irrigation system. Desert landscapes are lush and may contain a variety of plant species, colors, textures, and fragrances producing an attractive and interesting landscape. This concept is not intended to duplicate non-irrigated desert areas. Desert landscape also does not refer to the “Moonscape” concept which consists primarily of a landscape covered with rock mulch and very few plants (AS PERCC&Rs).

1. Turf grass is not to be used.
2. A minimum of 30% of the landscape surface square footage (plan view) must be covered with plant material and half of plants used must be green in growth year-round. Plant materials may include cacti, shrubs, vines, ground covers, and wildflowers or seasonal annuals. Required shade tree is not included in the 30% greenery required.
3. No plants containing thorns or spines shall be planted within 5 ft. of sidewalks or driveways. Cholla type cactus may not be planted within 10 ft. of sidewalks or driveways.
4. All surface soils must be covered with rock mulch or decomposed granite. Plain dirt is not acceptable as mulch material for substitution grass or plant groundcover.
5. The landscape shall contain a minimum of one tree with a minimum mature trunk height of 7 ft. and shall not be planted within 5 ft. of property lines. Fruit trees will not be acceptable for use in front yards. Palm trees can be considered a tree for Desert Landscape only. The palm tree shall have a minimum mature trunk height of 8 ft.
6. For information on discouraged plants and trees (some ornamental grasses sold, fall under the obnoxious weed” list) within Nevada, refer to the NEVADA DEPARTMENT OF AGRICULTURE PLANT DIVISION and/or SOUTHERN NEVADA WATER AUTHORITY.
7. No plant materials, hardscape element and/or embellishments greater than 2 ft. in height shall be used within a triangular zone on either side of the driveway that extends from the intersection of the driveway and the street sidewalk distance of 12 ft. along the driveway to the garage and 20 ft. along the sidewalk from the driveway. The reasoning for this is because the plants materials, hardscape elements and/or embellishments can block

passageways along the driveways and sidewalks. Trees will be acceptable if lower limbs have been removed to a minimum of 6 ft. above ground level.

*NOTES:*

The following landscaping conversions may be executed once the Architectural Review Committee has approved the submitted Architectural Request and Project Plans.

- Conventional landscape design may be converted to Oasis or Desert landscaping and once converted may not be returned to conventional landscape unless artificial turf is used in place of turf grass.
- Oasis landscape design may be converted to Conventional landscape with the use of artificial turf or to Desert landscape with the removal of turfgrass.
- Desert landscape may be converted to either Conventional or Oasis landscapes if artificial turf is used in place of turf grass.

Plans for all landscaping conversions must be included with the Architectural Request. The plan must indicate the location and the percentage of area the artificial turf will cover as well as the locations of the required tree, shrubs and plants necessary to fulfill the mature plant requirements for each type of landscape design.

*III. LANDSCAPE POINTERS*

1. One of the first steps in the design process is to evaluate existing draining conditions and provide for proper drainage during the design process. Heavy rains can produce a large amount of water very quickly which must be provided for through your design. All drainage shall be directed to the front of the property. No drainage from your property should drain onto the property of the adjoining neighbors.
2. **When selecting plant material always know the mature size. When installing young smaller plants, the natural tendency is to place them close together; however, when they begin to grow, they quickly run out of space and become overcrowded. Properly space your plants based on their mature size. It is also important that the mature size of plants be in scale with your house and size of property.**
3. Know the best exposures to sun and wind for your possible plant selections. Plants respond differently to different exposures. A plant may do very well on the west side of your house and very poorly on the north.

*IV. LANDSCAPE MATERIALS AND SPECIFICATIONS (AS PER CC&RS)*

*A. TURF GRASS*

When considering planting a turf grass area it is recommended that artificial turf be given serious thought. The need for irrigation and high maintenance are costly. If you choose turf grass consult with a local lawn expert to pick the grass that grows best in our climate.

1. Warm season species such as common Bermuda, Hybrid Bermuda, Zoysia, and arid St. Augustine is not approved for use.
2. Installation of lawns may be by hydro seeding, hand seeding or sodding.

*B. MOWSTRIPS/HEADERS/EDGING*

1. When turf grasses are located directly adjacent (next to) a planter or gravel/decomposed granite area, a well-defined border between the two shall be provided. Approved construction materials include the following:

- a. Polyethylene Bed Dividers – These types of polyethylene bed dividers are usually black in color and manufactured and sold in straight 20 ft. lengths. These bed dividers are flexible, however, are constructed of thick polyethylene and cannot be wrapped into tight coils. Lightweight polyethylene bed dividers that can be purchased in containers in which they are tightly coiled are unacceptable. As with concrete edging, the polyethylene bed dividers are “generally” more attractive when placed into the landscape using long smooth curves.
- b. Brick – Brick makes a very good border or edging. However, to ensure its longevity, it should be installed using Mortar Joints set in a 2 in. minimum mortar base.
- c. Wood – Wood used as bed dividers shall be redwood or cedar with a minimum thickness of 3/4 in. The use of laminated “bender board” is acceptable.
- d. Concrete edging/curbing- Concrete edging/curbing may be used to separate rock, turf and planter areas and also to delineate property boundaries. Preformed concrete sections may be used or concrete curbing can be extruded on site by a curbing machine. An ARC request, including a **sketch of the area** to be edged, is required and approval must be given prior to edging/curbing installation.

C. ROCK MULCH

- 1. Colored gravels may be used as a surface covering mulch; however, these MUST meet the following specifications:
  - a. No more than 3 colors of rock mulch may be used per yard. When using decomposed granite and rock mulch only one color of rock mulch may be used.
  - b. The minimum thickness of rock mulch shall be 2 inches
  - c. Prior to placement of gravel, the grade along sidewalks and driveways must be lowered to a depth equal to the thickness of the mulch. This adjusted depth shall extend into the landscape a minimum distance of 2 ft. beyond the sidewalk or driveway. The finish grade of the rock mulch shall be equal to, or slightly lower than, the finish grade of the adjacent sidewalk and/or driveway.

- d. Treatment of soil prior to installation of rock with a pre-emergent weed control. The rock should also be treated after installation is completed.
- e. The particle size of the rock mulch may range from a minimum of 3/8 in. to a maximum of 1/2 in. Size of rock should keep in scale with the area in which it is being applied. Example: Large areas = large rock/small areas = small rock.
- f. Decomposed granite has a maximum particle size of 1/4 in. with many smaller particle sizes ranging down to very fine. This material after grading and watering will compact very well. Following compaction, water will still drain well through the decomposed granite; however, weed growth is generally curtailed. The material can be kept clean and attractive by periodically lightly raking the surface with a grass rake.
- g. The use of volcanic or cinder rock is unacceptable.
- h. The following list contains approved colors, and sizes of gravel and decomposed granite that may be used in landscapes.

| <u>Gravel Color</u> | <u>Sizes Available</u>  |
|---------------------|-------------------------|
| Dixie Rose          | 3/8" and 3/4"           |
| Calico Gold         | 3/4"                    |
| Desert Gold         | 3/4"                    |
| Rainbow             | 3/4"                    |
| Desert Rose         | 3/8", 1/2" and 3/4"     |
| Malibu Red          | 1/2" and 3/4"           |
| Sierra Brown        | 1/2" and 3/4"           |
| Chestnut            | 3/4"                    |
| Mojave Gold         | 1"                      |
| Rocky Road          | 1"                      |
| Fiesta Gold         | 3/4"                    |
| Apache Brown        | 3/8", 5/8" and 1"       |
| Cherokee            | 3/8", 5/8" and 1"       |
| Red Granite         | 1/2" and 1"             |
| River Rock          | 3/4", 1", 1 1/2" and 3" |
| Coral Crush         | 1"                      |
| Desert Brown        | 5/8" and 1"             |
| Golden Saddle       | 3/4"                    |
| Sunburst            | 3/4"                    |
| Pink Sandstone      | 3/4"                    |
| Red Sandstone       | 3/4"                    |
| *Mojave Gold        | 1/4" Minus (chat)       |

\*This material is acceptable for use as decomposed granite (D.G.)

#### D. ROCKS/BOULDERS

- 1. Rocks and boulders may be used to provide accent and to create interest but should not dominate the landscape or be used as primary focal points and must meet the following specifications:
  - a. Boulder shall always appear natural in color, texture, form, and in placement.
  - b. Colors shall consist only of earth tones: red-brown, brown, tans, golds and grays.

- c. Boulders larger than 1 ft. in diameter must be set into the ground a minimum of 1/3 the volume of the boulder to provide the stability and normal appearance.
- d. Quantities and sizes shall not exceed 10% of the formal elevation (view) of the house.

E. PLANTS/TREES FOR LANDSCAPING

- 1. Choosing Plants – refer to the SOUTHERN NEVADA WATER AUTHORITY website for a list of recommended plants for this area.
- 2. For information on discouraged plants (some ornamental grasses sold, fall under the obnoxious weed” list) within Nevada, refer to the NEVADA DEPARTMENT OF AGRICULTURE PLANT DIVISION WEBSITE.

F. LANDSCAPING WALLS

- 1. Windsor type of block may be used to level yards, only when it does not border sidewalk or property lines.

G. EXTERIOR LIGHTING/HOLIDAY LIGHTING.

- 1. ARC approval is NOT needed though the following requirements MUST be followed:
  - a. Exterior and Holiday lighting CANNOT BE AN ANNOYANCE TO A NEIGHBOR.
  - b. Holiday decorations and lights are to be placed NO EARLIER THAN 30 DAYS BEFORE THE HOLIDAY and MUST BE REMOVED NO LATER THAN 15 DAYS AFTER THE HOLIDAY.
  - c. Exterior lighting MUST BE APPROVED by the Architectural Review Committee. Low wattage lights are recommended where the fixture will affect a neighbor.

H. EMBELLISHMENTS

- 1. Embellishments that are in the public view may be allowed if they do not detract from the aesthetics of the landscape and/or adjacent neighboring landscapes. However, the embellishments must meet the following specifications:

Statues, ornaments, and fountains:

- a. Must be of earth tone colors consisting of browns, grays, and may include black and white.
  - b. Must be of a design and appearance appropriate to the standards of the community as determined by the Architectural Review Committee.
  - c. Quantities and sizes shall not exceed 10% of the frontal elevation view of the home.
- 2. Farm implements (including but not limited to plows, pinwheels, wagon wheels, animal skulls, etc.) are NOT PERMITTED. (AS PER CC&Rs)

## **CHAPTER 2 - RESIDENCE**

### **I. GENERAL INFORMATION (AS PER CC&RS)**

- A. APPROVAL - All structures not installed as a part of the original construction of the residence by the developer require written approval by the Architectural Review Committee. Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence.
- B. IMPACTED NEIGHBOR STATEMENT- is not required but is recommended
- C. MATERIALS - Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence.
- D. MINIMUM SETBACK – set by the City of North Las Vegas ordinances and must be adhered to.

### **II. ADDITIONS AND ALTERATION (AS PER CC&RS)**

#### **A. DECKS, ROOM ADDITIONS, AND BALCONIES**

- 1. Consideration to location, impact on adjacent neighbor’s privacy, architectural compatibility, and landscape screening will be important factors in review plans for balconies.

#### **B. CONCRETE SLABS**

- 1. Minimum setback requirements must meet those set by the City of North Las Vegas ordinance and must be adhered to as per City of North Las Vegas Municipal Code.

#### **C. PATIO COVERS / GAZEBO**

- 1. All plans for patio cover and gazebos must be submitted to the Architectural Review Committee for review and approval. A Neighbor Impacted Statement may be requested. Such structures may not be visible from streets or common areas unless approved by the Architectural Review Committee.
- 2. Permanent and/or semi-permanent, structures must be built to match the residence in materials and architectural style of the residence. All surface colors and/or finish materials must match or harmonize with the existing colors and materials of the original residence.
- 3. The following materials are permitted:
  - a. Stucco
  - b. Alumawood
  - c. Natural wood surfaces
  - d. Concrete/clay roof tile to match the existing roof tile
- 4. The following materials are prohibited:
  - a. Plastic webbing, bamboo, reed, woven bender board

- b. Composition shingles or any roofing material other than tile
  - c. Plastic or fiberglass
  - d. Sheet aluminum (other than Alumawood) or steel
  - e. Glass sunroom
5. Standard setbacks requirements established by the City of North Las Vegas must be met.
- D. WINDOW AWNINGS – NOT Permitted
- E. WINDOW TREATMENTS AND SOLAR SCREENS
- 1. The interior of windows may only be covered with designated window treatments i.e., drapes, curtains, blinds, shutters, and shades.
  - 2. The exterior of windows may only have solar screens. All solar screens including style and color must be approved by the ARC committee.
  - 3. Unsightly items are not permitted in windows. These items may include but are not limited to newspaper, aluminum foil, sheets, towels, etc.
- F. WINDOW TINTING
- 1. Does not require approval of the ARC if the color is a smoke gray. All other colors MUST be approved by the ARC and a sample submitted with the application.
  - 2. Mirror or reflective finishes is NOT permitted.
- G. SECURITY DOORS/STORM DOORS/SCREEN DOORS AND ENCLOSURES
- 1. Security Doors may be manufactured original color.
  - 2. The security door may not extend out more than 5 inches past the outside of builder installed door.
  - 3. All security doors and enclosures must be approved by the ARC Committee prior to installation.
  - 4. ARC application must include type of door material, size, color and style
- H. EXTERIOR PAINT AND FINISH COLORS
- 1. No building, including without limitation, garages, shall be painted or repainted other than in its original colors until the new color has been approved by the Architectural Review Committee
  - 2. If CHANGING color scheme, ARC approval IS REQUIRED. The following requirements must be followed:
    - a. The ARC Committee has put together approved colors that the unit owners can use to repaint their homes.
    - b. The home colors may differ from the original colors used by the home developers.

Any change in paint color requires ARC approval. A color scheme must be chosen from the ARC Committee Paint book and be adhered to for each architectural feature of the house per the scheme description.

You will be able to choose colors from book #1 or book #2. In each book the MAIN stucco colors are assigned CAPITAL letters (A, B, C etc.) the trim, fascia and garage door colors are numbered (1, 2, 3 etc.) Door and shutter colors are also selected from the trim color section of each book.

The home's exterior areas are:

1. Main Stucco Color
2. Trim fascia and Garage Door Color
3. Main Entrance Door and Shutter Color

ONLY ONE (1) COLOR MAY BE USED for each area

Each of these areas are to be painted a different color which are to be selected from only book #1 or only from book #2. There are color choices in the TRIM section matching the Main Stucco Color and therefore cannot be chosen for areas 2 or 3 as listed above and these areas 2 and 3, must differ in color as well.

*NOTES:*

1. The approved color palettes are available on the community website\* at the management company's offices and the Sherwin-Williams store and website\*.
2. You may choose any business to purchase your paint if the color schemes match accurately. If you choose to use a different paint vendor you must obtain the approved color chip from the Sherwin-Williams company and provide it to your vendor. (**\*NOTE: Colors provided online are for your convenience and may not be an accurate rendering due to differences in monitors, viewing and printing**).
3. If paint is purchased from approved paint scheme company, they may provide you with a discount off the retail price for manufactured products. The discount information may be provided on the community website and at the management company.

I. AIR CONDITIONING UNITS AND EQUIPMENT (AS PER CC&RS)

1. Any exterior air conditioning equipment other than the equipment installed as part of the original residence must be approved by the ARC. WALL/WINDOW MOUNTED UNITS ARE NOT PERMITTED.

J SKYLIGHTS AND SOLAR ENERGY EQUIPMENT (AS PER CC&RS)

1. All SOLAR equipment, roof mounted or otherwise, MUST be approved prior to installation.
2. No units to be mounted on the front or sides of roof unless installing them elsewhere on the roof would significantly decrease the efficiency or performance of the solar equipment.
3. The plumbing portion of the solar equipment MUST be painted to match the color of the house as long as painting the plumbing does not significantly decrease the efficiency or performance of the solar system.

K. SECURITY CAMERAS

1. Prior to camera installation an ARC request must be submitted and approved by the Eldorado 2nd Architectural Review Committee.
2. The request is to include the following:
  - a. A photograph or line drawing of the residence indicating the location(s) of the camera(s). For example: the soffit of the garage, at the roofline of the house, at the front or rear entrance to the house, etc.
  - b. the distance between cameras (if multiple cameras are used)
  - c. the height as measured from ground level
  - d. a line drawing for the line of vision of the security camera
3. Surveillance Cameras - Closed Circuit TV cameras may be installed at various locations on the exterior of your residence. These cameras may be hard wired or wireless and must be suitable for outdoor locations.
4. All cables, wires and/or related materials supplying power or connecting a series of cameras must be neatly secured to residence and must be inconspicuous.
5. Cameras should be mounted high enough that they cannot be reached from the ground to prevent tampering. Cameras are not to be placed where they could possibly invade the privacy of neighboring property owners. When choosing a camera consider the lighting surrounding your home, a low light or no light outdoor camera may be more suitable if your purpose is nighttime security

L. SATELLITE DISH/RECEIVERS/ANTENNAES.

1. Architectural Review Committee (ARC) approval is needed and the following installation requirements MUST be followed:
  - a. No units to be mounted on the front or sides of roof unless installing them elsewhere on the roof would significantly decrease the efficiency or performance of the solar equipment.
  - b. Cables must match color of stucco.
  - c. All installations of satellite dishes must follow FCC law.

## **CHAPTER 3 – OTHER STRUCTURES**

### *I. GENERAL INFORMATION (AS PER CC&RS)*

- A. APPROVAL– All alterations not installed as a part of the original construction of the residence by the developer require prior written approval by the Architectural Review Committee.
  - 1. Alteration plans should be drawn by a designer or licensed architect.
  - 2. Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence.
- B. IMPACTED NEIGHBOR STATEMENT- is not required but is recommended
- C. MATERIALS - Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence.
- D. MINIMUM SETBACK – set by the City of North Las Vegas ordinances and must be adhered to.

### *II ADDITIONS AND ALTERATIONS. (AS PER CC&RS)*

- A. POOLS/SPA/RELATED EQUIPMENT.
  - 1. Submittal of a complete construction plan showing placement of pool and/or spa and equipment on the property is required.
  - 2. Pool/spa equipment must be screened from the view of the adjacent properties and street view.
  - 3. Waterfalls and other features may NOT be built against a property line wall.
  - 4. Standard setbacks requirements established by the City of North Las Vegas must be met
- B. STORAGE SHEDS/ UTILITY BUILDINGS
  - 1. Storage Sheds/ Utility Buildings may NOT be visible from streets or common areas unless approved by the Architectural Review Committee.
- C. DETACHED GARAGES – not permitted.
- D. DRIVEWAY EXTENSIONS/ WALKWAYS/OTHER HARDSCAPE AREA
  - 1. There must be an 18-inch-wide planter area along the side property line adjacent to the additional concrete.
  - 2. Proper drainage alongside property line must be provided.
  - 3. Driveway extension may not exceed in front of the house.
  - 4. All landscape requirements must be adhered to. Landscape plans must be submitted with application.

E. SIDEWALK/PATHWAY/ DRIVEWAY RESURFACING

1. Pathway and driveway resurfacing (Requires prior ARC approval) and must have a professional appearance if done by owner, preferably it should be done by a professional a licensed contractor, using state of the art type sprays.
2. Colors to be used must be desert tones and does not include the public sidewalks.
3. The property sidewalk can have a lighter or darker shade of house color with a border edge, being lighter or darker than middle of sidewalk. This can only be done on sidewalks leading from the driveway or public sidewalk to the front door including front slab or porch sections to include, any sidewalk from the front door of the house to the side of the house and from there to the backyard.
4. This does not include the public sidewalk. These surfaces must be maintained to original condition, as installed.
5. Driveway concrete can be resurfaced to look like stamped concrete or travertine. The new surface is 1/8 inch to 1/4 inch thick. Driveway resurfacing must be professional looking, if done by owner, preferably by a licensed contractor, using state of the art materials. The material used MUST be able to withstand abuse by vehicle tires. These surfaces must be maintained to original condition, as installed.

**CHAPTER 4 – MISCELLANEOUS**

*I. GENERAL INFORMATION* (AS PER CC&Rs)

- A. APPROVAL - All ALTERATIONS not installed as a part of the original construction of the residence by the developer require prior written approval by the ARC Committee. Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence.
- B. IMPACTED NEIGHBOR STATEMENTS are required for any modification that is noted on the application.
- C. MATERIALS - Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence.
- D. MINIMUM SETBACK – set by the City of North Las Vegas ordinances and must be adhered to.

*II. ADDITIONS AND ALTERATIONS*

- A. FENCING, BLOCK WALLS, SIGHT VISIBILITY ZONE AND GATES.
  1. FENCING – is NOT PERMITTED
  2. BLOCK WALLS

- a. Homeowners are allowed to build a wall that does not extend past the exterior front wall of the house(street side) at the side property line..
- b. This wall must connect with an existing property sidewalk.
- c. Block wall materials must match the materials of the existing street sidewalk that was part of the ORIGINAL construction of the residence by the developer.
- d. The street side block wall shall not exceed 72 inches in height: measured from the highest-grade elevation along fence line unless approved by the Architectural Review Committee (ARC). If the wall exceeds the height limitation it will be necessary to obtain approval from the proper governing municipal agency prior to the ARC approval.
- e. The street side block wall 72 inches high may not extend past the exterior front wall of the house (street side of the house).
- f. The street side block wall from the exterior front wall of the house (street side of the house), shall not exceed 24 inches in height and be constructed of retaining wall blocks.
- g. Wall embellishments not permitted:
  - 1. Decorations
  - 2. Ornamentations
  - 3. Visible enhancements
- h. It is recommended that that all walls be sealed on the inside of the wall to prevent water damage.
- i. All drainage must be pitched away from the front of the house draining to the street level.
- j. Any wall which might retain 12 inches (12”) or more of soil (level yard) and adjoins an easement such as a sidewalk, fire plug, cable box, power box, mailbox, light pole, etc., will be *required to be designed and built* as a RETAINING WALL.
- k. Landscaping walls used to level yards, those that do NOT border sidewalk or property lines, may be built of the “WINDSOR” type block.

3. SIGHT VISIBILITY ZONES AT INTERSECTIONS

- a. Each corner of every intersection shall have a sight visibility easement regardless of right-of-way width.
- b. No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the sight visibility zone unless said object is maintained at less than 24 inches in height, measured from top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel or pavement street surface.
- c. Landscape and improvement plan for corner lots must

comply with the requirements of governing agencies.

Walls and shrubbery on a corner lot must be installed and maintained in accordance with the City of North Las Vegas “site visibility” ordinance.

- d. A copy plans of the plans and building permit approved by the City of North Las Vegas Building Department MUST be submitted with your Architectural Review application.
- e. Landscape and improvement plan for CORNER lots MUST comply with the requirements of governing agencies. Walls and shrubbery on a corner lot must be installed and maintained.

#### 4. GATES

- a. Installation of wrought iron gates and gate screening requires approval of the Architectural Review Committee.
- b. All gates MUST adhere to the following specifications:
  - 1. Must be constructed of iron or steel and design must be approved by the ARC Committee.
  - 2. Spacing per City of North Las Vegas ordinance.
- c. COLOR to match the residence stucco or trim.
- d. *Screening of metal mesh painted to match the gates* well as installed and maintained in a professional manner must cover the entire gate.
- e. Sharp spikes are NOT PERMITTED.

#### B. FLAGPOLES

- 1. HEIGHT the flagpole must be between 16 feet to 25 feet tall but no taller than the highest peak of the house.
- 2. MATERIALS
  - a. ALLOWED: aluminum, stainless steel, or painted steel in materials
  - b. PROHIBITED: Wood, plastic, and bamboo products
- 3. COLOR of the FLAGPOLE must be white, silver, or bronze.
- 4. CONSTRUCTION.
  - a. The pole base must extend into the ground in a pole sleeve with cement footer.
  - b. No metal plates will be mounted to the cement slab.

5. FLAGPOLE POSITION cannot extend out past the front of the garage or past the sides of the house. If the house is squarer, then the pole must be no more than five feet (5') from the front of the house and no more than three feet (3') from the sidewalk leading to the front door.
6. The American flag size must be 3 feet by 5 feet only.
7. Flags can be displayed on the front of the garage doorframe.
8. Only two flags can be displayed on the flagpole and the American flag must be flown on top.
9. Homeowner must follow the Federal Law 4 U.S. Code § 8 regarding the display and lighting of the flag.

C. BASKETBALL POLES AND BACKBOARDS.

1. Permanent Basketball Equipment and backboards are allowed in rear yard only.
  - a. Plans showing type, color, and placement in rear yard must be submitted to the ARC for approval PRIOR to installation.
  - b. 8 feet minimum setback from property line and equipment should not be visible from the public street. Corner lots will be reviewed and approved/denied on an individual basis.
  - c. No basketball equipment may be attached to the house.
2. Temporary Basketball Equipment:
  - a. No approval is necessary for temporary equipment.
  - b. Must store temporary equipment in rear yard or garage except during times of actual use.
  - c. Temporary equipment, when in use, may remain on the residential lot only. Temporary equipment may not be placed in streets, city right of ways or sidewalk areas. It also cannot be left in the front of the residential lot after use but must be moved to rear yard or garage for storage.
  - d. Care should be exercised when playing in the front yards near the street.

D. PLAY EQUIPMENT

1. Commercially constructed swing sets and jungle gyms which will be installed in the REAR yard are not allowed to be higher than any portion of the property's rear yard wall and are adequately screened from street view by a gate or landscape material do not need approval of the Architectural Review Committee. Items not meeting the criteria MUST be submitted to the Architectural Review Committee for approval.

2. OTHER TYPES OF PLAY OR SPORT EQUIPMENT: Play equipment not defined in Item #1 above, including but not limited to large swing sets, gymnastic 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 is suggested.