

ELDORADO NEIGHBORHOOD FIRST HOMEOWNERS ASSOCIATION ARCHITECTURAL POLICIES AND GUIDELINES

WHAT IS OK WITH THE ARC?

Some of the ELDORADO residents have expressed concern that they don't understand what kind of improvements the ARC will approve. Confusion frequently arises when a homeowner is denied approval and it's for something he's seen already finished in ELDORADO. That's when we hear questions such as "Why aren't you (the ARC) consistent?" or "How are we supposed to know what's OK and what's not? Or "If it's not mentioned in the CC&Rs, it ought to be OK, so how can it be rejected?"

These are fair questions that deserve answers, and the answers should come before violations occur and damage is done (financially or otherwise). The CC&Rs list some things which are not allowed. There are actually thousands of things which, by extension, are not allowed, but listing them is not a practical undertaking. On the other hand, it is possible (and much more useful) for us to list the things that have been judged acceptable and approved by the Board after considering advice by the ARC. The following list represents some items that have been approved. (Note: All improvements, including the ones below, must be submitted to the ARC for approval on an individual basis.)

Patio covers that look like the ones at the show models.

Patio covers that look like painted wood (but aren't) and still look like the ones at the show models.

Patio covers that are made of redwood and provide a filtered sunlight through spaced lattices (like the show models except made of redwood.)

Commercially installed swimming pools with ground level decks.

Gazebos made of redwood (located according to zoning and building codes).

Gazebos made of wood painted to match the original house materials (stucco, wood and tile).

Rear yard walls of concrete block.

Rear yard walls of slump stone.

Closure walls (between houses) of slump stone, up to six (6) feet high.

Closure walls (between houses) of stucco covered block, up to six (6) feet high.

Front yard walls of slump stone, thirty (30) inches tall or less.

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WHAT IS OK WITH THE ARC? (Continued)

Landscaping of type 1.01 (turf grass)

Grass turf, as spelled out in the CC&Rs, with accents of flower beds and shrubbery.

Landscaping of type 1.02 (oasis)

25% of the landscape is turf grass and the remaining area is 40% covered with desert greenery and other low moisture plants with at least one significant shade tree. Hardscape (non-vegetation) area will not exceed 45% of the original bare ground area.

Landscaping of type 1.03 (low moisture)

No turf grasses. The landscape area is 40% covered with desert greenery with at least one significant tree. The hardscape area (non-vegetation) coverage does not exceed 60% of the original bare ground area.

Room Additions which are consistent with the original materials, colors, roof slopes, and general appearance. (Additions that don't look like additions.)

Pool houses that match the house (non-dwelling) that are within code guidelines.

Iron gates and fence trim, according to the CC&Rs.

Repainting in colors consistent with show model colors.

Added driveway paving up to 40% of street frontage, resulting in less than 40% coverage of the front yard, and does not conduct traffic over telephone and electrical vaults (in the front sidewalk).

Basketball goals, with neighbors' approval.

Rear yard patio decks of wood or concrete.

Sidewalks in the front yard, rear yard and side yards.

There are other items which have been given conditional and limited duration approvals. We still need time to evaluate them so we can't say that they're OK. There are also many issues which have yet to come before the Board.

As a general guideline on all exterior improvements, remember this basic rule: If it "looks like Pardee did it", the ARC probably will not object. If it looks like an obvious post-construction modification, or if it obviously looks like a cheaper type of construction, there will be a problem. The only safe way to know is to ask before you do the work, and that's why it's a requirement.

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INTRODUCTION

These Guidelines are intended as a supplement to the Articles of the Master Declaration of Covenants, Conditions, and Restrictions (CC&Rs) of the Eldorado Neighborhood First Homeowners Association (E.N.F.H.A.). They do not cover the entirety of the legal documents. Compliance to these documents does not constitute approval by the Architectural Review Committee (ARC).

IT IS TO YOUR ADVANTAGE TO READ THE CC&RS THOROUGHLY.

A. Purpose of the Design Guidelines

- 1) The purpose of these Design Guidelines is to implement the Eldorado Community theme, as established by the Eldorado Neighborhood First Homeowners Association. The intention is to provide specific design criteria for the development of the individual lots within the community of Eldorado. The guidelines have been written to establish a high quality of appearance, to ensure compatibility, to direct character and form, and to enhance the community's overall value. They are intended as implementation criteria for use by Builders, Planners, Architects, Landscape Architects, Civil Engineers, Homeowners, etc., under the direction of the Eldorado Neighborhood First Homeowners Association (E.N.F.H.A.) and individual lot owners.
- 2) The Design Guidelines will be used as general criteria by the Architectural Review Committee (the "ARC") of the E.N.F.H.A. to review each builder's proposal for conformity with the overall community design objectives.
- 3) The Eldorado Owners/Builders are required to read and follow these Guidelines.
- 4) The intent of these Guidelines is to allow each lot in Eldorado to establish and individual identity, yet blend in with the overall community theme. The guidelines are established to maintain the integrity of Eldorado. To that end, Builders and Designers are required to review the entire documents to examine the relationship of each site to the entire Eldorado Community.

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B. Purpose of the Architectural Review Committee

- 1) As provided for in Article 12.3 of the Master Declaration of Protective Covenants, Conditions, and Restrictions (CC&Rs) for the Eldorado Neighborhood First Homeowners Association, the Board of Directors has appointed an ARC to implement the duties of the Board as defined in Article 12 of the CC&Rs.
- 2) The ARC has developed these Design Guidelines to preserve the architectural style established for the Eldorado Neighborhood First Homeowners Association. The ARC has been established to assure the continuity in design which will preserve and improve the Eldorado Community, and aid in ensuring the preservation of property values.
- 3) The ARC reviews all plans for exterior improvements contemplated for lots in the Eldorado community. "Improvements" would include, but are not limited to, additions, modifications, alterations, (including paint colors) to residential dwellings, fences, walls, patio covers, gazebos, pools and spas, permanently installed play and sports equipment, as well as landscape planting, sidewalks and other concrete work, and all masonry and gates.
- 4) The ARC meets on a regular basis to review requests. Architectural review request forms (Exhibit D) must be completed and submitted to the committee. All required documentation must be attached (i.e., plans, Impacted Neighbor Statements, color samples). The forms can be obtained for the Association's community management company.

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GENERAL CONDITIONS AND DEFINITIONS

1. Conditions not defined: Any condition or material not defined within these Guidelines shall become a matter for consideration and determination of the Committee.
2. Committee approval of plans does not constitute acceptance of any technical or engineering specifications, or requirements of the City of North Las Vegas, and the Eldorado Neighborhood First Homeowners Association assumes no responsibility for such. All technical and engineering matters as well as applicable permits are the responsibility of the owner. Approvals or variances granted by the City of North Las Vegas do not supersede the CC&Rs or these Guidelines.
3. Approval of an improvement on a particular lot shall not be considered approval of the same or a similar improvement on any other lot.
4. If the approval is granted by mistake, allowing improvements which would not otherwise be approved by the ARC, or which are in violation of the CC&Rs, then the approval does not constitute a waiver or release of compliance requirements. Upon discovery, any violation will be noted and the homeowner will be obligated to take corrective action, upon notice.
5. Access for equipment used in construction must be through your property. No access through common property will be allowed without the approval of the Board of Directors. Building equipment and materials must be contained on the applicant's property. Streets may not be obstructed with equipment or building materials that are hazardous to pedestrians, vehicles, etc. Additionally, the walls separating a lot from common area shall not be moved, destroyed or disturbed.
6. When construction requires the use of adjoining property, it is recommended that the applicant obtain permission from the owner of that property. It is strongly recommended that this permission be documented in writing.
7. All work must be performed in a manner consistent with the standards of the general dwelling construction and in keeping with the appearance of the community. All work considered to be unsightly or of lesser quality than the prevailing community standards shall be required to be brought an acceptable appearance at the owner's expense.
8. Submittal of color samples of any paint or stain are required when they deviate from the original color of the existing dwelling.
9. Neighborhood Notification: The required Impacted neighbor statement (Exhibit) is intended as an input from the neighbors regarding any improvements which may impact their use and enjoyment of their property. It is intended for advisory use only, and may need not be taken into consideration by the ARC when reviewing a submittal. "Facing" refers to the property most directly across the street. "Adjacent" refers to adjoining properties. "Impacted" refers to immediate surrounding area affected by the construction.

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ARCHITECTURAL AND MATERIAL STANDARDS

This section of the Guidelines delineates appropriate materials for use in modifications and specifies which modifications require prior submittal to the Committee. Any deviations from pre-approved items requires Committee approval.

I. Landscaping

- A. Landscaping can be effectively used to accent entryways, define space and create “soft” privacy screens. Since landscaping is a design element, consideration should be given to the relationship to adjacent houses and surrounding area.
- B. All landscaping work, plantings and installation of permanent irrigation systems by an owner shall remain aesthetically consistent with the design and plan of the community and climactically and culturally appropriate to Southern Nevada.
- C. No owner shall further landscape or otherwise improve any of the property owned and maintained by the Eldorado Neighborhood First Homeowners Association.

See Exhibit B for all pertinent information regarding the Eldorado Neighborhood First Homeowners Association’s Landscape Improvement/Landscape Installation & Maintenance Considerations.

II. Fencing and Gates

Private fences and walls are encouraged, to provide security, privacy, and landscape definition in all residential areas. Wall treatment viewed from public spaces is suggested to be stucco finish consistent with the treatment with the adjacent buildings or white slumpstone matching the common property perimeter walls.

- A. All fence construction, extensions and stuccoing require prior submittal and approval of the ARC Committee.
- B. In the event that the original builder (Pardee) does not provide fencing, concrete block walls and slumpstone walls will be approved or denied by the Committee on an individual basis.
- C. The following materials for construction, extension or repair of fencing may be submitted for approval by the Committee:
 - 1. Accent banding of tile
 - 2. Stucco Walls with wrought-iron grilles between pilasters
 - 3. Stucco or plaster materials must conform to type, quality and color consistent with the character if the community.
 - 4. Heavy texture, swirl or heavy trowel are unacceptable

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5. Stucco must be water sealed and maintained to the satisfaction of the Association.
6. Rear walls of concrete block
7. Rear walls of slumpstone

The following materials for construction, extension or repair of fencing may be submitted for approval by the Committee (continued):

8. Closure walls (between houses) of slumpstone, up to six feet high
9. Closure walls (between houses) of stucco covered block, up to six feet high
10. Front yard walls of slumpstone thirty (30) inches tall, or less
11. Front yard walls of stucco covered concrete block of thirty (30) inches tall, or less
12. Plant materials, particularly vines and espaliered trees, are encouraged to visually soften garden walls. However, they will still require approval by the Committee.

D. Unacceptable materials for fencing are:

1. Aluminum or sheet metal
2. Chicken wire
3. Metal or plastic chain link
4. Plastic or fiberglass panels
5. Plastic webbing, reeded or straw-like materials
6. Wood grape-stake
7. Glass block and panels
8. Woven bender-board
9. Wood fencing
10. No double property line fences or block walls shall be constructed. Should a fence be installed by a neighbor, adjacent to the property line, said fence shall be the only fence.

E. Fencing shall not be constructed higher than six feet unless approved by the committee and permitted by the City of North Las Vegas.

F. Installation of wrought iron gates and gate screening will require submittal. All gates must be unobtrusive. Decorative gates are acceptable, but must also be approved. The colors of the gates must be white, black, or match the colors of the existing residence. No security bars and no security doors will be allowed on the exterior, over doors and windows.

G. Gate screening can be metal mesh or lighter metal screen, similar to solar screening or window screening. Screening for recreational vehicles must be a metal mesh or solid metal. Gate screening is to be painted the same color as the gate. Screening must effectively conceal objects behind the gate from the view of common area.

H. All stucco covered items must be painted to match the existing residence.

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III. Patio Slabs, Other Slabs, Patio Covers and Gazebos

- A. Due to concern with proper drainage, Committee review and approval is required prior to the placing of any concrete.
- B. All plans for Patio Slabs, Patio Covers, Decks, Balconies, and Gazebos must be submitted to the ARC for review and approval.
- C. Minimum setback requirements must meet those established by the City of North Las Vegas.
- D. Patio Covers may be constructed with:
 - 1. Stucco covered columns and beams with tiled roofs to match the existing dwelling.
 - 2. Open lattice type patio covers without water shedding roofs (open lattice type) may be constructed of wood timber and painted white, or a color matching the existing house stucco or trim, as approved by the ARC.
 - 3. Open lattice type patio covers constructed of natural redwood or pressure treated lumber resembling redwood.
 - 4. Open lattice patio covers constructed of embossed aluminum (Alumawood type) components which are factory painted white to resemble wood timber construction.
 - 5. Patio covers may not be made of panelized metal, shiny metal, wrought iron, fiberglass, plastic, or enameled aluminum (except as imitation wood open lattice type).
 - 6. Separate patio covers may not be closed to form rooms. Any such proposal will be evaluated as a room addition and must strictly conform to the style, materials, texture, and color of the original dwelling.
- E. Gazebos: Preferred materials for Gazebos are wood, painted to match the original residence materials (stucco, wood, and tile). Gazebos must be located according to local Zoning and Building Codes.

Materials prohibited by the ARC are as follows:

 - 1. Plastic webbing, reed, bamboo, woven bender-board
 - 2. Composition shingles or any roofing material other than tile
 - 3. Plastic or fiberglass
 - 4. Sheet aluminum (other than Alumawood) or steel
- F. Exposed gutters and downspouts shall be painted to match adjacent roof and/or wall material.
- G. No shiny metals or bright colors will be allowed as visible exterior improvements.

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IV. Pools, Spas, and related equipment

- A. Submittal of a complete construction plan, showing placement of pool and/or spa and related equipment and decking on the property, is required.
 - 1. Pool/Spa equipment must be screened from the view of adjacent properties and street view.
 - 2. Standard setback requirements, established by the governing agency, must be met. Any proposed Variances must be approved by the ARC.
 - 3. Waterfalls and other features may not be built against a property line wall, and must be submitted for approval by the ARC.
 - 4. Walls separating a lot from the common area shall not be moved, destroyed or disturbed.

V. Other Structures

- A. **General alterations:** Any Alteration to the exterior of any building requires the approval of the ARC. Such plans should be drawn by a licensed Architect or a Residential Designer. Such structures must be constructed with materials that conform to type, quality, and detailing established in the construction of the original residence. The minimum setback requirements set forth by the local governing agency must be met and an Impacted Neighbor Statement may be required.
- B. **Detached garages:** Detached garages are not permitted. Garages may not be converted into living space of any type or structurally changed.
- C. **Decks, room additions, and balconies:** Consideration to location impact on adjacent neighbors' privacy, architectural compatibility (including roof slope), and landscape screening will be considered in reviewing and approving plans for balconies.
- D. **Storage sheds and utility buildings:** Storage sheds and utility buildings require approval from the ARC. Aluminum sheds are acceptable, wood sheds are unacceptable. Such sheds or utility buildings must not be visible from the street or any common areas unless approved by the ARC. Plans required for permanent or semi-permanent structures must be built to match the existing residence in materials, color, and architectural style. Impacted Neighbor Statements are required, as is compliance with setbacks.

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- E. **Driveway extensions, walkways and other hardscape areas:** Additional driveway paving will be allowed if it does not exceed 40 percent of the street frontage, resulting in less than 40 percent coverage of the front yard. There shall be a minimum planter width of 18” alongside the property line adjacent to the additional concrete hardscaping. The driveway must not conduct traffic over telephone or electrical vaults in the front sidewalk. All proposed additions require plans which include all hardscape, landscaping (including planters), irrigation, and drainage, for approval of the ARC.

VI. Other Modifications

- A. Window tinting requires prior approval by the ARC.
- B. Screen doors with the color matching those of the residence door or the window frames do not require prior approval of the Committee. Security bar doors, storm doors, and any other door cover require approval of the committee.
- C. Exterior lighting must be low wattage. Higher voltage lighting may be approved by the ARC if it is placed so as to not create an annoyance to the neighbors. The maximum height of light poles, if approved by the ARC, is ten feet. Holiday lighting is permitted 30 days prior to the holiday and must be removed within 20 days following the particular holiday.
- D. Solar screen type and color must be approved by the ARC if it is other than bronze or smoke grey fabric.
- E. Solariums and Sunrooms are subject to the approval of the ARC.
- F. Playground equipment, which is commercially constructed, such as swing sets and jungle gyms which will be installed in the rear yard and are not higher than any portion of the rear yard fence, and are adequately screened from street view by a gate or landscape material, do not need approval of the ARC. All other items not meeting with these criteria will require approval of the ARC.
- G. Other types of Play or Sports equipment, including, but not limited to, large swing sets, gymnastic and climbing apparatus structures, and playhouses require prior approval of the ARC. A minimum setback of ten (10) feet from any property line wall is required. An Impacted Neighbor Statement will also be required.

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- H. Basketball poles and backboards, that are permanent, require prior approval of the Committee and, if approved, are only allowed in the rear yard. There will be no poles or backboards allowed in the front yard.

The following general guidelines are required by the ARC:

1. The support poles must have a minimum setback of 8' from the property line and not obvious from the public street. (Corner lots must be decided on an individual basis.)
 2. Plans must show type, color, and exact placement.
 3. All adjacent neighbors must sign a statement saying that they are aware of the proposed installation and the statements must accompany the submitted plans.
 4. No basketball equipment may be attached to the residence, or any other structure.
- I. Skylights and Solar Energy equipment which is roof mounted, must be approved by the ARC. Specific concerns of the ARC will be the color of the materials used, in relation to the roof color, and the visibility from the streets, neighboring properties, and common areas.

Other Modifications (Continued)

- J. Window awnings are highly discouraged. Colors and materials shall be unobtrusive. Awnings shall not be installed without prior approval by the ARC and a written guarantee of appearance and serviceability shall be provided prior to approval.
- K. No rooftop air conditioning units, evaporative coolers, or other visible equipment will be allowed on roofs or on visible exterior walls.
- L. House numbers, other than those originally installed on the residence, require prior ARC approval.
- M. Identification signs, i.e. "The Smiths" require prior approval of the ARC and have the following limitations:
1. Maximum size – 30" long X 8" tall
 2. Material – wood
 3. Color – Black, brown, or the match the trim on the residence
 4. Must be professionally prepared
 5. Must be attached to the house or fence
- N. Exterior paint colors different from the original primary or trim colors on any residence or fencing require submittal and approval by the ARC.
- O. Recreational vehicles of any kind that are parked on property must be located behind screened gates. A maximum of three (3) feet, when viewed from the street or screened clearance, above property fencing is acceptable. Any construction for concrete parking slab, cover, gates or screening must be reviewed and approved by the ARC.

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- P. Satellite dishes/receivers, masts, and flagpoles require ARC approval prior to the installation.
1. Satellite dishes/receivers must be installed in a fully enclosed back yard, adequately and reasonably screened from view from the streets, and be no taller than the top of the property wall. No approval is necessary for the 18" diameter satellite dishes that are installed to meet the specifications, as stated above.
 2. Satellite dishes which are installed so that they are clearly and obviously identifiable from any public vantage point, pathway, or roadway as satellite dish antennae will be disapproved. The ARC will not issue approvals for such installations.
 3. Submittals which propose concealment by means of disguise will be disallowed if the disguise is not effective, or is counter-productive.
 4. Installations which result in obvious visibility of satellite dishes, will be found in violation regardless of status of ARC approval prior to the installation.
 5. All State and Federal laws governing the installation of satellite dishes and antennas shall be followed.

Widened, Modified, and Added Driveways

Eldorado Neighborhood First Homeowners Association

Board of Directors Policy

August 2021

The Board of Directors established a policy to serve as the basis of review and approval or disapproval of proposals to enlarge driveways in Eldorado First HOA. This was first defined in the Architectural Review Guidelines adopted in 1998.

To avoid conditions where the front yards are overwhelmed with paving, and landscaping of front yards is significantly diminished, the board ruled that driveways may not be extended to property lines, that pavement frontage may not exceed landscape frontage, and that landscaping with live ground cover will be required between driveways and property lines.

When considering an expansion of a driveway:

1. Homeowners shall maintain landscaping with living ground cover at least 18" between the edge of the driveway and the side yard property line. This will prevent a property owner from creating pavement and vehicle traffic against his neighbor's yard. This will also prevent two driveways joining and resulting in unbroken pavement between two houses.
2. As an alternative to the eighteen-inch landscaped strip, a planter may be placed at the front property line, between the front edge of the driveway and the side property line. The planter will be triangular in shape, to separate the front portion (street frontage) between driveway paving and property the side property line. The planter must be at least 50 square feet in area. The planter shall extend at least ten feet (10') along the sidewalk from the side property line, and no less than ten (10) feet from the front sidewalk to the rearmost part of the planter. In the event a mailbox, electrical transformer box, fire hydrant, light pole, or other such item is situated in the planter area (between the two properties) that item shall remain unmodified.
3. Wheel tracks that are installed in landscaping to allow movement of Boats, RVs, or other large vehicles into back yards may be allowed to protect landscaping from the vehicle traffic, however these are not considered driveways. This portion of the yard remains landscaped, and vehicles or equipment may not be parked or stored in front of the gate.

Limit to Pavement Frontage

Driveway frontage is the distance between the two sides of the driveway where it meets the public sidewalk (front property line). The sidewalk, curb cut, and storm water gutter all belong to the City of North Las Vegas, and cannot be modified except by the City Public Works department. Driveway frontage, where the driveway paving/hardscaping meets the back of the public sidewalk (front property line) the length of this joint may not exceed the 40% of the lot width for any property that is wider than eighty feet along the front property line. Driveway frontage may not exceed 50% on lots that are narrower than eighty feet in width.

We will not approve modifications that allow vehicle traffic over utility vaults in the public sidewalk. We will not approve drive approaches except through the original curb cuts for the driveway. We cannot approve modifications of any kind to the public sidewalk, curb, gutter, or street paving.

Widened, Modified, and Added Driveways

Eldorado Neighborhood First Homeowners Association

Board of Directors Policy

August 2021 *Continued*

No alteration of the original driveway is allowed without first obtaining approval from the HOA Board of Directors through the Architectural Review Committee (ARC) application/review process. Requests to modify driveways shall have drawings and descriptions complete enough and clear enough to judge whether or not they comply with this policy.

Violations

There are properties that have installed concrete paving in violation of this policy. Such driveways installed subsequent to 1998 (when the policy was included in the ARC guidelines) are in violation of the HOA policy and subject to citation.

The Board has decided that the design standard is necessary to preserve our image and long-term property values, and remedial action must be taken wherever these non-compliant driveway modifications have been made.

Starting September, 2021 under the supervision of our new management company, inspectors will begin citing property owners for non-compliant driveway modifications. Property owners will be given 60 days to respond with a plan for remedial action, and one year to accomplish the approved remedy.

The board will evaluate responses. Fines and penalties will not be imposed for at least one year from the date of the citation for a non-compliant driveway. After one year enforcement actions will be pursued where necessary.

This policy will be available for all homeowners in our association. It will also be included with citations.

Policy Clarification Issued

Date: August 17, 2021

President Wayne Higbee (Signature on File)



ELDORADO NEIGHBORHOOD FIRST HOMEOWNERS ASSOCIATION

LANDSCAPE IMPROVEMENT / LANDSCAPE INSTALLATION & MAINTENANCE CONSIDERATIONS



In the event of any conflict between the provisions of these Landscape Improvement Standards and the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements, the provisions of the CC&Rs shall control.

April 23, 1992

LANDSCAPE IMPROVEMENT / LANDSCAPE INSTALLATION & MAINTENANCE CONSIDERATIONS

PART I LANDSCAPE POINTERS

1.01 Listed below are several landscape considerations which may be of value to the homeowner:

- A. If you decide to have your home professionally landscaped by a landscape construction company you should first consider the following:
- a) Request bids only from state licensed landscape contractors. Request that the contractor include his contractor license number, bonding company and policy number, and insurance company on his proposal or bid. After you have selected the contractor to do your installation or design/installation verify the above information from the proposal or bid with the appropriate agency, prior to signing a contract.

The Contract should include a completion date and arrangements for payment. Most reputable contractors will not require a large percentage of the contract amount to be paid in advance. A small deposit may be required, but should not exceed 25% of the total contract.

If the contractor requests several payments during the construction phase, the percent of the payment should be based on the percent of work completed. Be sure that these arrangements are clearly stated in the contract.

Prior to signing a contract, it is often a good practice to ask the contractor for 2-3 references consisting of similar projects. Verify.

Always request a minimum of three bids prior to selecting a contractor.

- B. If you plan on installing a 'Desert' or 'Oasis' type of landscape you may wish to consider viewing one of the local botanical gardens to assist in developing ideas and selection of plant material. Following, are three public gardens:
- a) Las Vegas Valley Water District Demonstration Garden
b) Ethel M. Chocolates Demonstration Garden
c) University of Nevada Las Vegas Demonstration Garden
- C. One of the very first steps in the design process is to evaluate existing drainage 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 adjoining neighbors.
- D. 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 over-crowded. 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.

LANDSCAPE IMPROVEMENT / LANDSCAPE INSTALLATION & MAINTENANCE CONSIDERATIONS

- E. 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.

PART II LANDSCAPE MAINTENANCE CONSIDERATIONS Maintaining an attractive and healthy lawn is usually the primary maintenance concern of most homeowners. Following, are three cultural practices, which provide some assistance:

- 2.01 The turfgrass installed in your yard by Pardee is a turf-type tall fescue. Fescue is a cool season grass and will remain green all year except during the coldest winters. A yellowing and loss of color may occur, but recovery will be quick in the spring. Cool season grasses are best maintained all year at mowing heights of 2 ½ - 3". Lower heights are possible during the cooler months. However, lowering of mowing heights should be gradual:

<u>MONTH</u>	<u>MOWING HEIGHT</u>
April	2"
May	2 ½"
June – August	3"
September	2 ½"
October	2"
November – March	1 ½"

- 2.02 Las Vegas Valley soils are typically low in many of the nutrients turfgrasses need for proper growth and development. You will generally need to apply these nutrients on a regular basis to maintain a healthy green turf. Following, is a generic fertilization program that will assist you in getting started. Periodic soil and plant tissue analysis will provide the data necessary to develop a fertilizer program specific to the needs of your turf. The fertilizers listed below are available through many of the local nurseries, garden centers, etc.:

<u>WHEN TO APPLY</u>	<u>WHAT TO APPLY</u>	<u>HOW MUCH TO APPLY</u>
January 2 nd	34-0-0 (Ammonium Nitrate)	6.0 lbs./1000 sq. ft.
March 15 th	16-6-8 + Iron (Turf Supreme)	9.5 lbs./1000 sq. ft.
May 15 th	6-20-0 (Ammonium Phosphate)	9.5 lbs./1000 sq. ft.
July 15 th	16-20-0 (Ammonium Phosphate)	8.0 lbs./1000 sq. ft.
September 15 th	24-2-12 PAR EX (IBDU-Slow Release)	10.5 lbs./1000 sq. ft.

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2.03 The quantity of water required by your turf will vary dependent on the season. You will generally need at least three operating schedules. One schedule for fall and spring, one for summer, and one for winter. This will require the homeowner having to reprogram the irrigation controller as often as four times a year. Providing an annual irrigation schedule that will meet everyone’s needs is almost impossible due to such a wide variety of variables; such as wind exposure, sun exposure, slope variation, soil type, etc. The following annual program is for established turfgrass and is intended to serve as a starter program which will require close monitoring and adjustments by you. Once you have established a schedule that works well for you, be sure to write it down so that it will be available the next year.

<u>Months</u>	<u>Days to Water Per Week</u>	<u>* Valve Operating Minutes Per Day</u>
December-February	Once a Week	25 Minutes
March-April	Twice a Week (Mon/Thur or Tues/Fri or Wed/Sat)	35 Minutes
May-September	Four Times a Week (Mon/Wed/Fri/Sat or Tues/Thur/Sat/Sun)	40 Minutes
October-November	Twice a Week (Mon/Thur or Tues/Fri or Wed/Sat)	35 Minutes

*Many lawns are unable to irrigate for a continuous 25-40 minute per valve without problems with run-off. Therefore, you will have to utilize the three start-times option of the irrigation controller. Example: If 40 minutes operating time is too long, try 2 separate start time of 20 minutes each. If run-off still occurs, try 3 separate start-times of 13 minutes each. When multiple start times are used, the next repeating start time (cycle) should be as soon as possible without problems with run-off.

PART I LANDSCAPE CONCEPTS The Landscape Architectural Review Committee has established three landscape design concepts which may be utilized in the design of residential front yards within the Eldorado development. The three 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.

1.01 Conventional Landscape Design

The Conventional Landscape design utilized the concept ‘Wall to Wall Green’ which implies that all landscape surface shall be covered by a plant material.

- A. Turfgrass shall cover a minimum of 50% of the available landscape surface (plan view). Other types of ground-covers may be substituted or used in conjunction with turfgrass providing:
 - a) Plants must be evergreen and create a dense mat.
 - b) Mature height groundcover cannot exceed 8”.
 - c) Color must be green or shades of green.

- B. Planters shall not exceed 50% of the available landscape surface (plan view). Plant coverage of the planter surface shall be a minimum of 75%.

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- C. Surface soils of planters which complain plants, may be left exposed providing irrigation systems are adequate to moisten soils and avoid weed erosion. Planter surfaces may also be covered with a mulch of rock, bark, or decomposed granite. Mulches may only be used in planters containing dead materials.
 - D. The landscape shall contain a minimum of one medium sized (20'-40') shade tree. Trees shall be planted within five feet (5') of property lines. Fruit trees will be acceptable for use in front yards.
 - E. A separation of planters and law must be well defined through the use of a header of mow-strip. A shovel cut will be acceptable.
 - F. No plant materials, hardscape elements, or embellishments greater than two feet in height shall be utilized within a triangular zone on either side of the driveway, that extends from the intersection of the driveway and the street sidewalk a distance of twelve feet (12') along the drive to the garage and twenty feet (20') along the sidewalk from the driveway. Trees will be acceptable if lower limbs have been removed to a minimum of six feet (6') above ground level.
- 1.02 Oasis Landscape Design
- The Oasis Landscape Design combines both the lush green effect of the Conventional Landscape Design with 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.
- A. Turfgrass shall cover a minimum of 25% of the available landscape surface (plan view). Other types of ground-covers may be substituted or used in conjunction with turfgrass, providing:
 - a) Plants must be evergreen and create a dense mat.
 - b) Mature height of ground-cover cannot exceed 8".
 - c) Color must be green or shades of green.
 - B. Landscape areas, not containing turfgrass may not be left exposed and must be covered with a mulch. Gravel may be used as a rock mulch covering in the planter with plants or in non-plant areas. Rock mulched areas not containing plant materials shall not exceed 50% of the landscape surface (plan view). Rock mulched areas containing plant materials shall not exceed 75% of the landscape surface area (plan view) with the plant material covering a minimum of 50% of the rock mulch (tree canopy not included). Decomposed granite may be substituted for gravel mulch only when used in conjunction with plant materials (planters).
 - C. The landscape shall contain a minimum of one medium sized (20-40') shade tree. Trees shall not be placed within five feet (5') of the property lines. Fruit trees will not be acceptable for use in front yards.

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- D. A physical separation of planters and lawn must be well defined through the use of a header or mow strip.
- E. No plant materials, hardscape elements, or embellishments greater than two feet in height shall be utilized within a triangular zone on either side of the driveway that extends from the intersection of the driveway and the street sidewalk a distance of twelve feet (12') along the drive to the garage and twenty feet (20') along the sidewalk from the driveway. Trees will be acceptable if the lower limbs have been removed to a minimum of six feet (6') above ground level.

1.03 Desert Landscape Design

Desert Landscape Design utilizes a Southwest theme where water conservation is strongly implied. This concept utilizes low water requiring plants, increased use of hardscaping elements, and a water efficient irrigation system. Desert landscapes are often lush and may contain a variety of plant species, colors, textures, and fragrances producing an attractive and interesting landscape. The concept is not intended to duplicate non-irrigated desert areas. Desert landscaping also does not refer to the 'Moonscape' concept which consists primarily of a landscape covered with rock mulch and very few plants.

- A. Turfgrasses are not to be used.
- B. A minimum of 40% of the landscape surface (plan view) must be covered with plant materials (canopy of trees excluded) which may include cacti, shrubs, vines, groundcovers, and wildflowers or seasonal annuals. A minimum of 50% of the plants used must be evergreen in growth habit and green or shades of green in color.
- C. All surface soils must be covered with a rock mulch or decomposed granite.
- D. No plants containing thorns or spines shall be planted within five feet (5') of sidewalks or driveways. Cholla type cactus may not be planted within 10' of sidewalks or driveways.
- E. The landscape shall contain a minimum of one medium sized tree (20-40'). Heavy shade producing trees are not required since the desert type trees only produce filtered shade. Trees shall not be placed within five feet (5') of property lines. Fruit trees will not be acceptable in front yards.
- F. No plant materials, hardscape elements, or embellishments greater than two feet in height shall be utilized within a triangular zone on either side of the driveway that extends from the intersection of the driveway and the street sidewalk a distance of twelve feet (12') along the drive to the garage and twenty feet (20') along the sidewalk from the driveway. Trees will be acceptable if the lower limbs have been removed to a minimum of six feet (6') above ground level.

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PART II LANDSCAPE MATERIALS AND SPECIFICATIONS

2.01 Turfgrasses

- A. Turfgrass species shall consist of cool season species of 'turf-type' tall fescues. Three or more popular locally available fescues are 'Rebel', 'Rebel II', and 'Mustang'. There are also many others available on the market. Bluegrasses and Perennial Ryegrasses may also be used; however, the homeowner should be aware that these grasses have a higher disease potential and water requirement and therefore often have higher maintenance costs.
- B. Warm season species such as common Bermuda, hybrid Bermuda, zoysia, and St. Augustine are not approved for use.
- C. Installation of lawns may be by hydroseeding, hand seeding, or sodding.

2.02 Rock Mulch

Colored gravels may be used as a surface covering mulch as indicated in Part I. However, these mulches must meet the following specifications:

- A. The minimum depth or thickness of a rock mulch shall be two inches (2").
- B. 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 two feet (2') 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.
- C. All rock mulched areas must be underlaid with a geotextile fabric which will provide a weed barrier while permitting air and water to penetrate. The use of plastic as an underlayment is not acceptable. Decomposed granite (D.G.) does not require an underlayment.
- D. The particle size of the rock mulch may range from a minimum of $\frac{3}{8}$ " to a maximum of $1\frac{1}{2}$ ". Size of rock should be kept in scale with the area in which it is being applied. Large areas = large rock, while small areas = small rock.
- E. No more than two different colors of rock mulch may be used, per yard. When using decomposed granite and a rock mulch only one color of rock mulch may be used.

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F. 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"		3/4"
Calico Gold	3/4"		
Desert Gold	3/4"		
Rainbow	3/4"		
Desert Rose	3/8"	1/2"	3/4"
Malibu Red	1/2"	3/4"	
Sierra Brown	1/2"	3/4"	
Chestnut	3/4"		
Mojave Gold	1"		
Rocky Road	1"		
Fiesta Gold	3/4"		
Apache Brown	3/8"	5/8"	1"
Cherokee	3/8"	5/8"	1"
Red Granite	1/2"	1"	
River Rock	3/4"	1 1/2"	3"
Coral Crush	1"		
Desert Brown	5/8"	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.).

Note: Decomposed granite has a maximum particle size of 1/4" 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 D.G. 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.

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2.03 Statuary

Statues, ornaments, and fountains shall be of earth-tone colors consisting of tans, browns, grays, and may also include white and black. Statues will not depict suggestive or provocative scenes. Quantities and sizes shall not exceed 10% of the frontal elevation (view) of the home.

2.04 Rocks and Boulders

- A. 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. Boulders shall always appear natural in color, texture, form, and in placement.
- B. Colors shall consist of only earth-tones red-brown, brown, tans, golds, and grays.
- C. Boulders larger than one foot (1') in diameter must be set into the ground a minimum of 1/3 the volume of the boulder, to provide stability and natural appearance.
- D. Quantities and sizes shall not exceed 10% of the frontal elevation (view) of the home.

2.05 Headers/Edgings/Mow Strips

When turfgrasses are located directly adjacent to a planter or gravel/decomposed granite area, a well-defined border between the two shall be provided.

- A. Approved construction materials include the following:
 - a) Concrete Edging Professionally installed concrete edging is available from local contractors. The homeowner will usually be responsible for layout and grading of the area to receive the new concrete edging. It is critical that the ground be level and smooth. If the ground is not level, this will be reflected in the edging. When doing the layout, if curves are to be utilized in the design, long smooth curves are 'generally' more attractive than a series of short curves. Several different shapes of curbing are available.
 - b) Polyethylene Bed Dividers These types of polyethylene bed dividers are usually black in color, and manufactured and sold in straight twenty-foot (20') 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 the concrete edging, the polyethylene bed dividers are 'generally' more attractive when placed into the landscape using long smooth curves.
 - c) Brick Brick makes a very good border or edging. However, to ensure its longevity, it should be installed using mortar joints and set in a 2" minimum mortar base.
 - d) Wood Wood used as a bed divider shall be redwood or cedar with a minimum thickness of $\frac{3}{4}$ ". The use of "bender board" is unacceptable.

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2.06 Unacceptable Plants for Landscaping:

- A. We strongly discourage the use of the following plants in landscape design due to the high pollen counts, surface rooting, insect/disease susceptibility and wind damage.

Siberian Elm	Ulmus Pumila
Fountain Grass	Pennisetum Setaceum
Fruitless Mulberry	Morus Alba "Fruitless"
European Olive	Olea Europaea
Privet	Ligustrum Species
Rabbitbrush	Chrysothamnus Naseosus
Big Sagebrush	Artemisia Tridentata
Saltbush	Atriplex Species
Tamarisk	Tamarisk Species
Poplar	Populus Species
Giant Reed	Arundo Donax
Pampas Grass	Cortaderia Selloana
Texas Umbrella Tree	Melia Azedarach "Umbraculifera"
Oleander	Nerium Oleander
Petite Oleander	Nerium Oleander "Petite"
Navajo Globe Willow	Salix Matsudana "Navajo"

2.07 Improper Use of Embellishments:

- A. Embellishments that are in public view and, in the opinion of the Architectural Review Committee, detract from the aesthetics of the landscape and/or adjacent neighboring landscape, will not be permitted. Such possible embellishments could include, but not limited to, farm implements, pinwheels, wagon wheels and animal skulls.

PART III SUBMISSION OF LANDSCAPE PLANS

3.01 Landscape Plans

- A. Landscape plans submitted for review shall be drawn in plan view, and to scale. Scales of $\frac{1}{8}'' = 1''$ or $\frac{1}{4}'' = 1''$ are acceptable. The homeowner is required to submit two sets of landscape plans. The plans may be submitted as follows:
- a) Original, plus one copy
 - b) Original, plus one blueprint
 - c) Two copies
 - d) Two blueprints
- B. Landscape plans shall identify the location of all building walls, landscape walls, driveway, and sidewalks that are adjacent to areas to be landscaped. Door and first floor window locations are also to be identified.
- C. Plants shall be drawn at mature size. Indicate location of trunk for each plant. Each plant must be identified on the plan through use of symbols and by name in the legend which shall contain both the common and botanical name of each different species. Hardscaping elements (mow strips, gravel, embellishments, etc.) shall be clearly identifies on the plans and in the legend.

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- D. Each plan shall contain a title block. The title block shall include:
- a) Name and address of owner
 - b) Scale used
 - c) Date plans are to be submitted
 - d) Directional Indicator (north?)
 - e) Provide a space for the Landscape Architectural Review Committees' signature and date of approval of plans.
 - f) Provide a space for the Landscape Architectural Review Committees' signature and date for the field inspection and approval of the completed landscape installation.
- E. Two sets of drawings will need to be submitted for review. Following review of the drawing, one set will be returned to the homeowner marked 'Approved For Installation' or 'Unapproved' with an explanation and possible recommendations to meet requirements for approval. One set of drawings shall remain with the Landscape Architectural Review Committee or their appointed representative as to the completion of the landscaping and arrange for an inspection. The Landscape Architectural Review Committee or their appointed representative will use the set of plans that were retained to inspect the new installation. Providing the landscape installation meets the design specifications, the second set of plans will be signed 'Installation Approved' and given to the homeowner for their records.