

TWILIGHT
ARCHITECTURAL STANDARDS AND GUIDELINES

**ARCHITECTURAL AND LANDSCAPE
STANDARDS AND GUIDELINES
FOR
TWILIGHT**

TWILIGHT

ARCHITECTURAL AND LANDSCAPE STANDARDS AND GUIDELINES

PURPOSE:

1. To preserve the continuous design excellence and sensitivity to the environment within Twilight .
2. To provide maximum, quiet enjoyment for each resident in the use of his or her personal and real property.
3. To preserve equity in implementation of policies, plans and documents and allow for individual creativity within standard guidelines.
4. The Guidelines contain policies and procedures to assist the Committee and property owners through the improvement review process.

INTRODUCTION

The Architectural Review Committee (ARC) has been established to preserve consistency, compliance and equity in the implementation of policies; plans; Covenants, Conditions, and Restrictions; and other documents pertaining to the physical development of the community. The maintenance of Twilight as an attractive community in which to live depends on continuous design excellence and sensitivity to the environment. The ARC serves as an extension of the Board of Directors to pursue compliance with protective restrictions and the compatibility of construction, design, and maintenance of homes within Twilight .

Adoption of Architectural Standards and Guidelines by the Board of Directors and the Committee has allowed the Association to implement review and control procedures and to support those recorded legal documents which serve to bind each individual property owner to the Covenants, Conditions, Restrictions and Declarations of Twilight . The Architectural Standards and Guidelines contain policies and procedures to assist the ARC and property owners through the improvement review process.

You are advised to contact the Twilight Homeowners Association, 2655 S. Rainbow Blvd., Suite 200, Las Vegas, NV 89146, (702) 362-6262, prior to submitting any Architectural Review Request to be sure that you have the most current copy of the Architectural Standards and Guidelines. Please be reminded that all exterior improvements to your lot or residence including all landscaping requires ARC review and approval prior to any installation.

Your Board of Directors and the Architectural Review Committee seeks to ensure that the review and control process is effectively administered and that all property owners are treated equitably on a case-by-case basis.

TWILIGHT
ARCHITECTURAL STANDARDS AND GUIDELINES

These guidelines are intended as a supplement to Article VIII of the Master Declaration of Covenants, Conditions and Restrictions (CC&R'S) of the Twilight Community. They do not cover the entirety of the legal documents.

IT IS TO YOUR ADVANTAGE TO READ THE CC&R'S THOROUGHLY.

The Architectural and Landscape Control Committee ("Committee") does not seek to restrict individual creativity or personal preferences, but rather to assure continuity in design which will preserve and improve the appearance of the Community and the property values therein.

The Committee reviews all plans for exterior improvements and additions to residential lots and dwellings in Twilight . These improvements include, without limitation, additions, modifications and alterations to residential dwellings such as fences, walls, room additions, patio covers, gazebos, pools, spas, and planting of trees as well as certain other landscaping.

Failure to submit plans to the Committee or to complete improvements according to approved plans is a violation. (Refer to CC&R's, Article VIII.)

Declarant is exempt from the Architectural process.

Submittals are due in the Association office by noon, fourteen (14) days prior to the ARC meeting date. A \$10 fee (made payable to Twilight) must accompany all submittals except those for landscaping only.

Submittal forms along with a "Checklist" designed to guide you through the completion process are included in the Home Improvement Application packet. The forms can be obtained at the Association office at Terra West Property Management, 2655 South Rainbow, Las Vegas, NV 89102, phone: (702) 362-6262.

Upon completion of the work, a representative of the Architectural Committee will inspect improvements for adherence to approved plans (Notice of Completion).

The Architectural and Landscape Control Committee staff will be happy to assist with the submittal process and interpretation of the CC&R's and these Guidelines.

Approval must be obtain from the Twilight Design Review Committee prior to submittals being accepted by the Boulder Ranch Design Review Committee.

THANK YOU IN ADVANCE FOR YOUR COOPERATION IN THIS MATTER.

GENERAL CONDITIONS

1. **CONDITIONS NOT DEFINED:** Any condition or material not defined within these Guidelines shall become a matter for the consideration and determination of the Committee (see Article VIII).
2. **Architectural approval by the Twilight Architectural Committee does not constitute waiver of any requirements by applicable governmental agencies. Separate processing and permits are the individual homeowner's responsibility.**
3. **Committee approval of plans does not constitute acceptance of any technical or engineering specifications or requirements of Clark County and Twilight assumes no responsibility for such. The function of the Committee is to review submittals for conformity to the Master Plan for the community. All technical and engineering matters as well as applicable permits are the responsibility of the owner. APPROVALS OR VARIANCES GRANTED BY CLARK COUNTY DO NOT SUPERSEDE THE CC&R'S OR THESE GUIDELINES.**
4. **Approval of plans is not authorization to proceed with improvements on any property other than the applicant's.**
5. **An oversight by the Committee regarding the CC&R's or Policies & Guidelines does not constitute a waiver; therefore, any violation must be corrected upon notice.**
6. **ACCESS THROUGH COMMON PROPERTY WILL BE DISCOURAGED.** (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.).
7. **In the event a homeowner wants to breach a community wall, SEE EXHIBIT F.**
8. **When construction requires use of adjoining property, the applicant must obtain written permission from the adjoining property owner and submit it with the plan submittal.**
9. **All work must be performed in a manner consistent with the standards of the general dwelling construction and appearance of the community. All work considered to be of an unsightly finished nature or of lesser quality than the prevailing community standards shall be reworked to an acceptable appearance at the applicant's expense.**
10. **Submittal of color samples of any paint or stain are required when they deviate from the original color of the existing dwelling.**

TWILIGHT
ARCHITECTURAL STANDARDS AND GUIDELINES

- 11. NEIGHBOR NOTIFICATION:** The required Impacted Neighbor Statement (Exhibit C) is intended as input from neighbors regarding any improvements which may impact their use and enjoyment of their property. If you share a property line with a builder, a representative of the builder must sign the form. Neighbors' signatures are always required for the following improvements: perimeter wall height and length adjustments, large accessory structures, room additions, balconies, and access through perimeter walls for construction. Neighbors' signature may be required as deemed necessary by the Architectural Review Committee for other improvements. However, this document is for advisory purposes only. While neighbor input is appreciated as part of the submittal process, the approval or disapproval of a neighbor may or may not be considered in the decision of the ARC.

 - A.** The ARC will evaluate the neighbors' comments or concerns which may necessitate a homeowners/neighbors attendance at a meeting. However, the authority to approve or disapprove the improvement request is the sole responsibility of the Architectural Review Committee.
 - B.** The applicant is responsible to obtain this information and will acknowledge by signature on the Impacted Neighbor Statement that the information is complete and accurate. The Architectural Review Committee reserves the right to request additional neighbors' signatures.

"Front Facing" refers to properties directly across the street. "Side" refers to left and right adjoining properties. "Rear" refers to properties directly in back.
- 12.** Approval of any project by the Architectural Review Committee does not waive the necessity of obtaining the required City or County permits. In turn, obtaining City or County permits does not waive the need for approval by the Architectural Review Committee prior to construction or installation.
- 13.** Approval must obtain from the Twilight Design Review Committee prior to submittals being accepted by the Boulder Ranch Design Review Committee.

ARCHITECTURAL AND LANDSCAPE 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 deviation from pre-approved items requires Committee approval.

NOTE: A homeowner has to complete rear landscaping with six months of close of escrow.

Nothing in this provision is to be construed to permit a nuisance situation.

- I. LANDSCAPING (Refer to Article VIII of the CC&R's).**
 - 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. If plantings are found detrimental to the community by the Board, homeowners may be required to rectify the problem. Please refer to the Pre-Approved Plant List.**
 - 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 climatically and culturally appropriate to Southern Nevada.**
 - C. No Owner shall further landscape or otherwise improve any property owned and maintained by the Twilight Community Association.**
 - D. No plant may exceed the tallest part of a two-story house. The Architectural and Landscape Control Committee reserves the right to reject any plant material if it is deemed a nuisance or obstruction. NOTE: Any plants not listed in the Pre-Approved Plant List may still be submitted for review by the Committee.**
 - E. No tree planting shall occur within five (5) feet of a neighbor party wall or Association wall and all trees within ten (10) feet of any community or neighbor wall, sidewalk, driveway or street easement must be planted with a deep root barrier. The barrier may be purchased at the warehouse outlets.**
 - F. Landscape mounds under thirty-two (32) inches in height and forty-eight (48) inches in width, decorative treated lodge pole timbers no larger than twelve (12) inches in height installed in horizontal patterns and boulders no larger than two feet are permitted without prior approval. Decorative curbing of concrete, plastic or wood must extend no more than 6 inches above the sod and does not need approval.**

TWILIGHT
ARCHITECTURAL STANDARDS AND GUIDELINES

- G. The use of decorative rock and gravel is permitted. Architectural review will not be required if any of the following approved rock colors are used and the size of the rocks are one-half to one and one-half inch:**

California Gold	Brown Cinder Mix
Rocky Road	Vergo Red Cinder
Desert Rose	Arizona River Pebble
Calico Tan	Calico White
Peach	White
Red Sandstone gravel	Apache Brown
Mohave Gold	Pink Coral
Cranberry Red	Wild Rose
Desert White	

- H. Shrubs and trees not in a ground cover shall be irrigated with an automatic drip irrigation system.**

HOMEOWNERS ARE ENCOURAGED TO MAINTAIN A MINIMUM THREE (3) FOOT SEPARATION FROM PERIMETER OR PARTY WALLS TO ANY TURF BEING INSTALLED. THIS HELPS REDUCE, AND POSSIBLY AVOID, WATER DAMAGE TO WALLS SHARED BY NEIGHBORS OR THE ASSOCIATION.

- I. The following minimum landscape requirements are required on all front yards and side yards:**
- 1. Sixty (60) percent of the front and side yards planted must be with shrubs, groundcover or grass (organic material), or a combination of both, if a traditional theme is desired.**
 - 2. Forty (40) percent of the front and side yards must be planted with groundcover (organic material) if a desert theme is desired.**
- J. Owners who purchased homes which were landscaped by the builder will not be considered to be in violation if they choose to make no further additions to the plantings. These guidelines are to help owners who wish to upgrade the appearance of their homes to select appropriate materials.**
- K. Lots 60 feet or wider - The front yard landscape palette for lots that are 60 feet wide or wider will include the following as a minimum:**
- 1. Each lot is required to plant a minimum of three (3) trees. Depending on the trees chosen, the required size of the trees will be either all three trees will be 24" box or two of the trees will be 24" box and one will be a 15 gallon box. Palms, if used as part of the required plant palette, will have a minimum trunk height of 8 feet. Trees will be chosen from the Pre-Approved Plant List. Trees other than those on the Pre-Approved Plant list may be substituted if approved by the Twilight Design Review Committee.**

TWILIGHT
ARCHITECTURAL STANDARDS AND GUIDELINES

2. Each lot is required to plant a minimum of shrubs from the Pre-Approved Plant List of materials. Shrubs other than those on the Pre-Approved Plant List may be substituted if approved by the Twilight Design Review Committee.
- L. Lots less than 60 feet wide - The front yard landscape palette for lots that are less than 60 feet wide will include the following as a minimum:
1. Each lot is required to plant a minimum of two (2) 24" box trees from the Pre-Approved Plant List. Palms, if used as part of the required plant palette, will have a minimum trunk height of 8 feet. Trees other than those on the Pre-Approved Plant List may be substituted if approved by the Twilight Design Review Committee.
 2. Each lot is required to plant a minimum of shrubs from the Pre-Approved Plant List of materials. Shrubs other than those on the Pre-Approved Plant List may be substituted if approved by the Twilight Design Review Committee.

LANDSCAPE MATERIALS NOT PERMITTED:

- a. White or artificially painted rocks and natural Mint Green (must be natural earthtones).
- b. Common oleanders, common mulberry, common olive, cottonwood, weeping willows and poplars.
- c. Hedge-type plants exceeding thirty (30) inches in height and/or shrubs with thorns planted closer than 12' to public sidewalks.

PRE-APPROVED PLANTS FOR

TWILIGHT

DECIDUOUS TREES

Desert Sweet Acacia
Blue Palo Verde
Desert Willow (pods)
Arizona Ash
Modesto Ash

Thornless Honey Locust
Mexican Palo Verde
Chinese Pistache
Purpleleaf Plum
Valley Oak
Chinese Elm
Chaste Tree
Crepe Myrtle

TWILIGHT
ARCHITECTURAL STANDARDS AND GUIDELINES

London Plane Tree

EVERGREEN TREES

• Strawberry Tree
Blue Atlas Cedar
Carob Tree
Arizona Cypress
Italian Cypress
Olive (only low pollen
Swan Hill, & Wilson)
Aleppo Pine
Afghan Pine
Italian Stone Pine
Chir Pine
Holly Oak
Heritage Oak
• African Sumac

Autumn Sage
American Arborvitae
Arizona Rosewood
Compacta Xylosma
Euonymous
Photinia
Day Lily
Society Garlic
Euriopus Daisy

SHRUBS

Glossy Abelia
Acacia
Strawberry Shrub
Fairy Duster
Senna
• Bush Morning Glory
Cotoneaster--various
cultivars
Desert Spoon
Red Yucca
• Primrose Jasmine
Junipers
Crepe Myrtle
Bush Lantana
Trailing Lantana
Lavender
Creosote Bush
Texas Ranger
Chihuahuan Sage
Dwarf Myrtle
Heavenly Bamboo
Mock Orange
• Pomegranate
Firethorn
India Hawthorn
Sugar Bush
Rosemary

TWILIGHT
ARCHITECTURAL STANDARDS AND GUIDELINES

GROUND COVERS

Sand Verbena
Creeping Acacia
Coyote Bush
Cotoneaster
Gazania
Trailing Lantana
Lippia
Myoporum
Primrose
Dwarf Primrose
Lavender Cotton
Green Lavender Cotton
Peruvian Verbena
Periwinkle

PALMS

Mexican Blue Palm
Pindo Palm
Mediterranean Fan Palm
Canary Island Date Palm
Date Palm
Windmill Palm
California Fan Palm
Mexican Fan Palm

VINES

Common Trumpet Creeper
Creeping Fig
Carolina Yellow Jasmine
Algerian Ivy
English Ivy
Hall's Honeysuckle
Cat's Claw Vine
Boston Ivy
Silver Lace Vine
Lady Banksia Rose
Star Jasmine

FRUIT & NUT PLANTS

Pecan Tree
Edible Fig
Apple
Almond, Apricot
Pear
Grape

Vegetable, fruit, & herb
gardens are acceptable

TWILIGHT
ARCHITECTURAL STANDARDS AND GUIDELINES

The above list of plants is taken from a pamphlet, **LOW WATER-USE PLANTS FOR SOUTHERN NEVADA**, by Linn Mills, Area Horticulturist, University of Nevada, Cooperative Extension and Dennis Swartzell, Arboretum Director, University of Nevada, Las Vegas. It is a list of proven plants for Southern Nevada and use of these plants will be approved subject to review of their placement. All other plants must be approved by the Architectural Review Committee.

The following reference materials are available free of charge from:

Clark County Comprehensive
Planning and Zoning Division - "Plant Materials"

Las Vegas Valley
Water District - "Desert Demonstration Gardens"

II. FENCING AND GATES

- A. ALL FENCE CONSTRUCTION, extensions require prior submittal and approval of the Committee.**
- B. In the event that the participating builder does not provide fencing, one type of fence may be approved by the Committee for the entire development.**
- C. Walls are not to be painted or stuccoed.**
- D. Acceptable materials for construction, extension or repair of fencing shall be:
 - 1. Block wall - same material as installed by developer. Any deviation to be reviewed by ARC.****
- E. Fencing shall not be constructed higher than six feet above grade of highest adjacent lot, unless approved by the Committee.**
- F. Walls and shrubbery within 15 feet of an intersection shall be maintained at a maximum height of 2-1/2 feet.**
- G. Installation of wrought iron gates and gate screening do not require submittal if they meet the following specifications: All gates must be wrought iron, matching the square, tubular type structure with spacing per County code and without sharp spikes. Decorative design is acceptable. Gates may not exceed height of the fence. Colors can be white, black or match the residence colors. Decorative arches, double gates and security bars require approval of the Committee.**

Gate screening can be metal mesh or lighter metal screen, similar to solar screening or window screening. Gate screening is to be painted to match the gate color.

III. PATIO SLABS, PATIO COVERS AND GAZEBOS

- A. DUE TO CONCERN WITH PROPER DRAINAGE, INSTALLED GRADE MUST BE MAINTAINED TO ENSURE NO DRAINAGE ON NEIGHBORING LOTS.**
- B. MINIMUM SETBACK REQUIREMENTS ARE EXPLAINED ON PAGE 17.**
- C. Complete submittal forms including the Patio Cover Checklist (Exhibit D) and Gazebo/Spa Checklist (Exhibit G), if applicable, are required before approval of any patio cover or gazebo/spa can be made.**
- D. Structures may be of wood or stucco construction with exception of vertical supports which may include other materials as permitted by governing codes. All natural wood surfaces must be finished.**
- E. Acceptable roofing materials are:
 - 1.. White or red rolled roofing with tile border**
 - 2. Fiber felt with tile border**
 - 3. Match the roof of existing dwelling**
 - 4. Elastomeric Roofing****
- F. Exposed surfaces shall match or harmonize with the existing colors and materials of the main dwelling.**
- G. Thin posts, such as 4" X 4" wood or metal pipe supports are prohibited. The minimum size for wood or stucco posts is 4" X 6".**
- H. Unacceptable construction materials for patio and awning structures shall be:
 - 1. Metal structures (excluding aluminum)**
 - 2. Corrugated plastic and fiberglass**
 - 3. Plastic webbing, reeded or straw-like materials**
 - 4. Composite shingles****

IV. POOLS, SPAS AND RELATED EQUIPMENT

- A. Submittal of complete construction plans showing placement of pool and equipment on property is required. Each will be considered on an individual basis.**
- B. The rear yard setback minimum is three (3) feet from the water line to the rear property fence (See Section VII. B.).**
- C. The side yard setback minimum is three (3) feet from the water line to the side property fence (See Section VII. B.).**

TWILIGHT
ARCHITECTURAL STANDARDS AND GUIDELINES

V. OTHER STRUCTURES

- A. GARAGE CONVERSIONS** will not be permitted - the purpose of garages is to store vehicles. Garages may not be converted into living space or incur any structural changes. Garage doors shall be kept closed when not in use.
- B. ROOM ADDITIONS, EAVES AND BALCONIES** or any exterior alterations to any building are major construction items which require prior approval of the Committee. They shall be constructed with materials that conform to type, quality, character and detailing established in the existing dwelling. Any addition to the existing dwelling must meet the minimum setback requirements outlined in Section VII.
- C. STORAGE SHEDS AND UTILITY BUILDINGS** require prior approval.
- D. DRIVEWAY EXTENSIONS AND WALKWAYS** may require prior approval if lot drainage is affected.

VI. ADDITIONAL MODIFICATIONS

- A. WINDOW TINTING** will not require prior approval of the Committee if it consists of either light, medium or dark Smoke Grey. Any other color of window tinting requires prior approval. Mirror finishes are not allowed.
- B. SCREEN DOOR** installations will be considered for approval if they meet the following guidelines:
They must be maintained in like-new condition at all times.
2. They shall be painted to match the exterior trim around the front door opening.
 3. They shall not be ornate or massive in design, i.e. scrolls, bars, etc.
 4. The ARC shall consider the proposed location of the screen door style relevant to its visibility from public or private sidewalks or streets, trails, walkways, greenbelts and parks.
 5. Security bar doors and storm doors also require prior approval of the Committee.
 6. Security doors, when approved, shall be attached to the same door frame as main door.
- C. SOLAR SCREEN** installations will not require prior approval of the Committee if one of the following colors is used:

Silver Grey	Bronze
Dark Bronze	Gold
Charcoal	Antique White

TWILIGHT
ARCHITECTURAL STANDARDS AND GUIDELINES

- C. LIGHTING:** Exterior lighting must be low wattage (40W). Higher wattage lighting may be approved if it is placed so that it does not create an annoyance to the neighbors, as determined by the Committee. Maximum height of light poles is twelve (12) feet. Holiday lighting in season is permitted without Committee approval, but must be removed between seasons.
- D. BASKETBALL BACKBOARDS:** Back yard basketball backboards are allowed so long as:
1. They are not affixed to any structure. They may be mounted on a freestanding pole which can be permanent or movable. The equipment must be a manufactured variety and maintained in like-new condition at all times.
 2. Front yard , side yard, street, sidewalks and driveway basketball backboards are not allowed.
- E. IDENTIFICATION SIGNS:** Name signs, i.e. "The Smiths" require prior approval of the Committee and have the following limitations:
1. Maximum size - 30" long x 8" wide
 2. Material - wood or metal
 3. Color - black, brown, or to match trim on dwelling
 4. Must be professionally prepared
 5. Must be attached to house or fence
- F. AWNINGS** do not require prior approval of the Committee. They must be of canvas or approved fabric and of solid accent colors complimenting the architecture. Awnings must be properly maintained to the satisfaction of the Committee and may not be kept when frayed, split, torn or faded.
- G. AIR CONDITIONERS:** Any exterior air conditioner, other than those installed by the builder, must be submitted to the Architectural Committee for approval prior to installation.
- H. EXTERIOR PAINTING:** Any change in color from the original primary or trim colors of any dwelling or fencing requires prior submittal and approval.
- I. WINDOW COVERINGS:** Permanent window coverings must be installed within 90 days after close of escrow. When using temporary window coverings, newspapers, bed sheets or other unsightly coverings may not be used.
- J. SOLAR ENERGY EQUIPMENT:** The installation of any system to accommodate solar energy equipment must have Committee approval.

VII. MINIMUM SETBACK REQUIREMENTS FOR HOME IMPROVEMENTS:

TWILIGHT @ Boulder
ARCHITECTURAL STANDARDS AND GUIDELINES

- A. For home improvements attached to the existing house, i.e., patio covers, Clark County setback requirements will govern. The Architectural Committee will consider requests for variance for less than the County's ten foot minimum rear setback with the following requirements:**
 - 1. An absolute minimum setback of five (5) feet from the rear and side property line, including any overhang.**
 - 2. Verification of impacted neighbor approval of variation.**
 - 3. Compliance with all other Architectural Guidelines.**
 - 4. Architectural Review Committee approval prior to construction.**
 - 5. Proof of Clark County Building Permit including any applicable variance to County setbacks.**

- B. For free-standing accessory structures, i.e., gazebos, Clark County setback requirements prevail.**

- C. Storage and utility sheds must be five (5) feet from both side and rear property lines with no restriction as to distance from the existing house. Height of these structures not to exceed 7 feet.**

NON-LIABILITY FOR APPROVAL OF PLANS

Architectural Review Committee approval of plans shall not constitute a representation, warranty or guarantee that such plans and specifications comply with engineering design practices or with zoning or building ordinances or other governmental regulations or restrictions. By approving such plans and specifications, neither the Architectural Review Committee, the members thereof, the Association, any member thereof, the Board or Declarant assumes any liability or responsibility therefore or for any defect in the structure constructed from such plans or specifications. Neither the Architectural Review Committee, any member thereof, the Association, the Board nor Declarant shall be liable to any member, owner occupant, or other person or entity for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings, and specifications, whether or not defective; or (b) the construction or performance of any work, whether or not pursuant to the approved plans, drawings, and specifications.

VARIANCES

The Architectural Review Committee shall have the right and privilege to permit any homeowner (without the consent of other homeowners) to deviate from any of the Architectural Standards and Guidelines provided that such deviation is necessary, in the opinion of the ARC, to carry out the general purposes of the CC&R's and/or the Architectural Standards and Guidelines. Any such permission of the Architectural Review Committee shall be in writing and shall not constitute a waiver of said Committee's or Association's powers of enforcement with respect to any of the Architectural controls.

NO WAIVER OF FUTURE APPROVALS

The approval of the Architectural Review Committee of any proposals, plans and specifications or drawings for any work done or proposed or in connection with any other matter requiring the approval or consent as to any similar proposals, plans and specifications, drawings, or matters shall not automatically subsequently or additionally constitute approval for any other plan submitted for approval or consent.

These guidelines and standards are an attempt to inform each homeowner of the requirements of the Architectural Review Committee and the Twilight Homeowners Association as it pertains to exterior improvements to each lot. These guidelines may be amended from time to time as the Committee deems necessary. Each submittal is subject to review on a case-by-case basis and requests for additional information, other than outlined in these pages, may be required by the Committee. Please refer to the Covenants, Conditions, and Restrictions and the Rules and Regulations for further requirements.

TWILIGHT
ARCHITECTURAL STANDARDS AND GUIDELINES

CHANGES AND AMENDMENTS TO THE ARCHITECTURAL STANDARDS

It is important that these design standards and guidelines be amended and updated as follows:

- A. **Changes to the Architectural Standards may be proposed by the Board of Directors of the Twilight Community Association and the Architectural Review Committee. Additionally, any property owner, lessee, resident or recognized community group or association may submit to the Architectural Review Committee proposed changes to these Architectural Standards for review and consideration.**
- B. **Any Architectural Review Committee recommendation shall be approved by two-thirds of the Committee members and be forwarded to the Board of Directors.**
- C. **Upon adoption by the Twilight Board of Directors, the change shall become an amendment to the Architectural Standards and Guidelines. Such amendment shall be promptly reported in the newsletter, or by separate mailing and copies made available at the Community Association office.**
- D. **All amendments shall become effective upon adoption by the Board of Directors. Such amendments shall not be retroactive to previous work or approved work in progress.**
- E. **In no way shall any amendment to the Twilight Architectural Standards and Guidelines change, alter or modify any provision of the Master Declaration, any Tract Declaration or Bylaws of the Community Association.**