

**EXHIBIT A
PECOS PARK/SUNFLOWER
ARCHITECTURAL SUBMITTAL CHECKLIST**

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

Any application requesting the installation of a patio cover must include a legible copy of the approved permit(s) by the county or city. Submittal of the permit does not guarantee approval by the arc committee. All applications will be reviewed on an individual basis.

1. **Application**
 - A) Complete homeowner information (address and telephone number).
 - B) Homeowner signature.
 - C) Approximate start and completion dates. Start date must be reflect review time of 45 days.
 - D) Projects being submitted.

2. **Signed Neighbor Awareness Statement**

This statement is to be signed by the "front facing" neighbors--directly across the street; the "side" neighbors--to the right and to the left; and the "rear" neighbors-- those at the rear of the property--who would be affected by the construction.

3. **Plans Showing the Work to be Done**

Detailed drawings showing the height, length, width, color, setback, drainage and what the improvement will look like when it is completed.

4. **Landscape Plans**

These plans show a diagram of your house and where the landscaping improvements will be. Indication of plant and tree types and location are required. Indication of drainage and setbacks are required.

5. **Material Samples**

(Example: type of rock to be used, color chip of paint, pictures of gazebo, pools, patio cover and spa should accompany the plans for the same). A detailed drawing or picture must be submitted. Brochures or pictures of items are preferred.

6. **Bond Requirements**

The ARC Committee can require a Cash Bond. The ARC Committee will determine the designated bond or cash bond amount at the time of reviewing the submittal. If a bond is required it will need to be received by the HOA prior to commencing of any installation of or other work pertaining to landscaping or swimming pools or spa or other Improvements on any lot. The Bond is to be held in the name of the Association. The bond can be used to make repairs to any damage to any sidewalks, curb, street, party wall, Common Element, or other areas. If the Bond is insufficient to repair all such damage then the additional cost, and any related cost, shall be assessed against the Homeowner as a Special Assessment.

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

**EXHIBIT B
PECOS PARK/SUNFLOWER ASSOCIATION
HOME IMPROVEMENT APPLICATION**

Name: _____ Home Phone: _____

Address: _____ Work Phone: _____

Start Date: _____ Finish Date: _____

Projects/plans being submitted (Please check all appropriate spaces)

- | | | | |
|---|-----------------|---|-------------------------|
| _____ Landscaping* | _____ Walls* | _____ Patio Cover* | _____ Spa & equipment* |
| _____ Side* | _____ Side* | _____ Painting | _____ Air Conditioner |
| _____ Front* | _____ Front* | _____ Play equipment/sports apparatus(rear yard only) | |
| _____ Rear* | _____ Rear* | _____ Awnings | _____ Solar panels |
| _____ Trees | _____ Retaining | _____ Deck | _____ Gazebo* |
| _____ Lawn Only | _____ Extension | _____ Other _____ | _____ Gutter |
| _____ Drains(if altering Existing grade)* | _____ Patio | _____ Other _____ | _____ Pool & equipment* |
| | | _____ Other _____ | |

PLEASE FILL IN DETAILS IF NOT SHOWN ON PLANS:

Are all existing improvements shown on plans? Yes No

Type and location of plants: _____

Type of building materials used: _____

Type of wood surfaces: _____

Color scheme of improvement _____

Impacted neighbor statement attached? Yes No

Permit(s) attached Yes No

NOTE: Plans that are approved are not to be considered authorization to change the drainage plan as installed by the developer and approved by Clark County. The review is intended to consider aesthetic appearance of the drains, pipes and coring and other applicable aspects of drainage.

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

***For any installation that may require the use of heavy machinery such as bobcats, backhoes, cement truck, etc a \$2000 construction or security deposit is required.**

Homeowners Signature _____ Date _____

Return completed form and supporting documents to Pecos Park/Sunflower HOA

For Pecos Park/Sunflower: Architectural Committee Use Only

Approved Denied Conditional Approval

Bonded Required: _____

Comments: _____

ARC MEMBER Signature and Date: _____

**EXHIBIT C
PECOS PARK/SUNFLOWER
NEIGHBOR AWARENESS STATEMENT**

On (date) _____, the attached plans for _____ were made available to all neighbors as required and noted below for their review. They have been notified that I am submitting these plans for Architectural and Landscape Control Committee approval.

- | | |
|--|------------------------|
| 1. Front Facing Neighbor Acknowledgement | Telephone Number _____ |
| Signature _____ | Address _____ |
| | |
| 2. Front Facing Neighbor Acknowledgement | Telephone Number _____ |
| Signature _____ | Address _____ |
| | |
| 3. Side Neighbor Acknowledgement | Telephone Number _____ |
| Signature _____ | Address _____ |
| | |
| 4. Side Neighbor Acknowledgement | Telephone Number _____ |
| Signature _____ | Address _____ |
| | |
| 5. Rear Neighbor Acknowledgement | Telephone Number _____ |
| Signature _____ | Address _____ |
| | |
| 6. Rear Neighbor Acknowledgement | Telephone Number _____ |
| Signature _____ | Address _____ |

HOMEOWNER SIGNATURE

DATE

**EXHIBIT F
PECOS PARK/SUNFLOWER
BREACHING COMMUNITY WALL**

If a homeowner requests approval to gain entrance to their property through one of the community perimeter walls to install a structure on the homeowner's property, the homeowner shall abide by the following:

- * SUBMIT APPLICATION EXHIBIT B, EXHIBIT C, AND EXHIBIT F
- * OWNER SHALL POST A BOND OR DEPOSIT IN CERTIFIED FUNDS, A SUM DETERMINED BY THE ARC COMMITTEE, TO BE HELD BY THE ASSOCIATION'S MANAGEMENT FIRM UNTIL THE ARC COMMITTEE HAS APPROVED THE COMPLETED WORK. THERE MAYBE A SEPARATE BOND REQUIRED BY THE ARLINGTON RANCH MASTER ASSOCIATION THAT WILL BE DETERMINED BY THE ARLINGTON RANCH MASTER ARC.
- * SUBMIT FULLY EXECUTED INDEMNIFICATION AGREEMENT.
- * THE WALL SHALL NOT BE DOWN LONGER THAN 45 DAYS.
- * ASSOCIATION'S MANAGEMENT FIRM WILL RETURN THE DEPOSIT AT THE DIRECTION OF THE ARC COMMITTEE AT THE TIME OF COMPLETION LESS ANY EXPENSES OR REPAIRS INCURRED BY THE ASSOCIATION IN RELATION TO THE IMPROVEMENTS.
- * WALL SHALL BE REMOVED AND REPLACED BY ORIGINAL CONTRACTOR OR CONTRACTOR OF ASSOCIATION'S CHOICE AND LANDSCAPING SHALL BE REMOVED AND RESTORED BY COMMUNITY ASSOCIATION LANDSCAPING COMPANY.
- * UPON APPROVAL OF SUBMITTAL, ALL CONSTRUCTION SHALL BE SCHEDULED THROUGH THE ASSOCIATION FOR COORDINATION.
- * THESE RULES SHALL ALSO APPLY FOR CONSTRUCTION ACCESS OVER THE PERIMETER WALL.
- * PERMISSION TO BREACH THE PERIMETER WALL WILL NOT BE GRANTED IF BACKYARD CAN BE ACCESSED THROUGH SIDE RETURN WALL.

Homeowners Name

Homeowners Address

APPROVED

DENIED

Comments: _____

ARC Committee Member signature

Date