

ARCHITECTURAL STANDARDS AND PROCEDURES
OF
QUAIL RIDGE ESTATES

I. INTRODUCTION

The Declaration of Protective Covenants, Conditions and Restrictions, for Quail Ridge Estates ("Declaration") establishes a general plan for the protection, maintenance, improvement and development of Quail Ridge Estates. Article 7 thereof creates a Design Review Committee ("Committee"). Pursuant to the terms of Article 7, "The functions of the Committee, in addition to any functions set forth elsewhere in this Declaration, shall be to consider and approve or disapprove any plans, specifications, or other material submitted to it for the erection, construction, installation, alteration, placement or maintenance of any buildings or other improvements on Lots, or for the alteration or remodeling of, or construction of additions to, any then existing structures on Lots; to adopt Committee By-Laws, rules and regulations as provided in this Article 7; and to perform such other duties as may from ~~time to time be delegated to it by the Association.~~" In order to facilitate the processing of applications for plan, specification and material review, the Committee has promulgated the Architectural Standards and Procedures set forth in this document.

II. DEFINITIONS

The following terms shall have the following meanings when used in this document:

Association. "Association" shall mean the Quail Ridge Property Owners Association, a Nevada corporation, and its successors and assigns.

Association Property. "Association Property" shall mean all real and personal property owned by or leased to the Association, including without limitation the Streets (unless and until transferred to a public agency or authority pursuant to the Declaration) together with "Common Area" "A" and "Common Area" "B" as shown on the map of Quail Ridge Estates - Unit No. 2 and any other Streets and areas noted as "Common Area" on any subdivision map recorded and filed by Developer for an area of the Property.

Board. "Board" shall mean the Board of Directors of the Association.

Committee. "Committee" shall mean the Quail Ridge Estates Design Review Committee established pursuant to Article 7 of the Declaration.

Developers. "Developer" shall mean ANC, Inc., a Nevada corporation, and its successors and assigns.

Declaration. "Declaration" shall mean the Declaration of Protective Covenants, Conditions and Restrictions of record relative to the Property as the same may be amended from time to time.

Lots. "Lots" shall mean Lot 1, Lots 42 through 53 inclusive, Lots 56 and 57, and Lots 96 through 103 inclusive in Quail Ridge Estates - Unit No. 2, together with any and all residential subdivision lots depicted on subdivision maps filed and recorded for an area of the Property by the Developer.

Member. "Member" shall mean any person who is a member of the Association pursuant to Article 2 of the Declaration.

Owner. "Owner" shall mean any person or entity which holds title in fee simple to all or any interest in a Lot.

Property. "Property" shall mean all of the real property in Quail Ridge Estates - Unit No. 2 as shown by map thereof on file in the Office of the County Recorder of Clark County, Nevada, together with any and all real property annexed to the Property pursuant to Article 8 of the Declaration.

Resident. "Resident" shall mean any person who is physically residing in a dwelling constructed on any Lot so long as said person is so residing.

Streets. "Streets" shall mean those areas of the Property which are depicted as "Private Street" on any subdivision map recorded and filed by Developer for an area of the Property, including the subdivision map of Quail Ridge Estates - Unit No. 2.

III. ARCHITECTURAL STANDARDS

ARTICLE A: PURPOSE

The purpose of these Architectural Standards is to

provide guidance for the Lot Owner and architect. The maintenance of high architectural standards protects and enhances real estate values at Quail Ridge Estates. The restriction of unsightly construction also helps to ensure that the image of a prestigious community is maintained. All proposed construction shall comply with the following general criteria:

1. Is the residence compatible with a prestigious, high quality image?
2. Will the proposed residence maintain the character of the community?
3. Does the residence seem appropriate to the concept of the community?

Article B: GENERAL PLANNING STANDARDS

To be part of the planned community of Quail Ridge Estates, it is necessary for the residence to conform to certain general planning standards which are as follows:

- ~~1. All residences must contain 3000 square feet~~ or more, of living area. This does not include the garage area, servants quarters, pool houses or accessory buildings. Maximum building height is 36 feet.
2. Each residence must have at least 3 parking spaces. Two of these spaces must be in a two car garage which must be either enclosed and attached to the residence or in a separate, totally enclosed structure. Carports are not permitted, except where enclosed on three sides and made an integral part of the structure.
3. The residence and any other structure must be set back from the front yard property line at least 30 feet, or 45 feet back of curb. No more than two adjacent residences shall have the same front yard setback.

Front yard setbacks, from residence to residence, should vary at least five feet. A side yard of at least 15 feet for the residence or any other structure is required. This means that residences and their related structures will be at least 30 feet apart.

5. Street parking is limited to visitors only.

ARTICLE C: DESIGN

All homes in Quail Ridge Estates must be custom designed by an approved architect or designer. The Committee will provide a list of approved architects and designers. An architect or designer of the Owner's choice can apply to the Committee for approval, if not already listed.

All residences must be well constructed of quality materials. Additions must be consistent in design and quality with the original structure. Two or more lots can be assembled to provide land necessary for larger residences, tennis courts, guest's or maid's quarters.

Solar energy use is encouraged. Panels should be installed in such a manner as to create an attractive as well as functional facade. A proposed residence cannot cast shadows on any existing solar panels for an adjacent residence.

Exterior television antennas and roof mounted air conditioning units are not permitted. Roof protrusions shall be made an integral component of the structure.

ARTICLE D: SECURITY

~~Quail Ridge Estates is designed to allow the Association to~~ provide an environment secure from theft, rapid assistance in case of fire and standby assistance for medical emergencies and other occasions when a Resident or Owner needs help. The guardhouse and gates are constructed at the entrance to Quail Ridge Estates. A six-foot high wall will surround the entire community. For entry, each lot Owner will be allotted two (2) entry cards or keys to open the specially designed gate entry (additional cards or keys may be obtained upon request). If on duty, a guard will be able to control the gate entry for easier access into the community for its Residents. The Streets of Quail Ridge Estates are private streets--thus minimizing street traffic and protecting Resident privacy.

A central control communication terminal will be located in the guardhouse for message display and response for potential use of Lot Owners. Simultaneously, the same message may be transmitted to a security station of an Owner's security firm.

Lot Owners may coordinate their individually designed security system with the central terminal in the guardhouse. The installation, cost and monthly maintenance fee to the Owner will depend on the combination of security systems selected by the Owner.

In Quail Ridge Estates, facilities are available to enable the owner to specify and install an individualized system that fits the Owner's need. This system can include fire, burglary, panic and medical alert alarms. It is suggested that the Owner contact a designated security company so that provisions can be arranged for prewire and computer assignment.

However, it is not required that an Owner install a security system in his home. All owners would benefit from the services of any Quail Ridge Estates guards.

The cost of maintenance of the guard house, guard house gates, any guard personnel and the guard house alarm system will be part of the Owner's monthly Assessment fee. The Association will determine if and when to initiate guard service, the number of guards and the hours of their employment.

ARTICLE E: LANDSCAPING/WALLS

Section 1: Interior Walls and Perimeter.

- a. Walls: Lot Owners shall not modify in any way walls constructed by Developer, nor shall Lot Owners construct walls which are higher than Developer constructed walls.
- b. Wall and fence design within a Lot and on Lot lines should be an integral extension of the residence's design and materials. Walls on property lines must be a maximum of 6 feet high. Lot line walls should be constructed so that they can be used by both Lot Owners. An agreement as to design and construction of the Lot line wall is the responsibility of the Owners of the adjoining Lots. Perimeter walls around the community and facing the streets cannot be altered or removed.
- c. Property line and interior walls in view from Streets shall be color coordinated with adjacent walls. Front yard walls shall be off-set from one another.

Property line walls not in view from Streets can be faced in materials of the Owner's choice, subject to prior Committee approval.

Section 2: Front and Side Lot Areas

- a. Hardscape: Each mailbox location will serve two residences. Mailboxes shall be designed and installed exclusively by the Developer. The driveway aprons will vary in location as determined by each individual custom residence design, however, they cannot be located within 20' of the side Lot line.
- b. Landscape: The plant material types, sizes, details and soil preparation will be determined with reference to the typical depictions thereof as reflected in Exhibits "A" through "D" to this document. The plan will designate street tree and planting locations. All areas between the sidewalk and the street curb will be turfed by the Owner as specified by the Committee. This area is called the "treelawn" in this document.
- c. Implementation: All sidewalks, street trees, and a simple temporary irrigation system for street trees, will be initially installed by the Developer for each development phase. It will be the responsibility of the Lot Owner to install all landscaping, including, but not limited to, the treelawn, except for Developer installed trees. Each Owner shall be responsible for modifying and/or adding to the temporary irrigation system installed by the Developer in the treelawn area in order to provide a permanent automatic irrigation system for street trees as well as landscaping installed by the Owner in the treelawn area. Landscaping must be approved by the Committee and must be completed not later than four (4) months after completion of residence construction. If an Owner fails to provide said landscaping or to maintain same, the Association may landscape said area and the cost of so doing will be an Assessment pursuant to Article 5 of the Declaration. After installation by Developer of the street trees and street tree irrigation system, the Association shall maintain same until four months have expired following issuance of a Certificate of Occupancy for a residence on the contiguous Lot or until the expiration of fifty-two (52) months following sale of the contiguous Lot by Developer to a party other than Developer, whichever is earlier, at which time the Owner of the contiguous Lot shall be responsible for maintenance of the trees, treelawn and tree

irrigation system immediately contiguous to his Lot. during construction on each individual Lot, the Lot Owner will be responsible for the repair and replacement of all trees, sidewalks, water lines, curbs, street lights and street improvements damaged during the course of construction. If not made to the satisfaction of the Committee within thirty (30) days after written notice to the Owner, said repairs or replacements will be made by the Association and the cost will be borne by the individual Lot Owner as set forth herein and in the Declaration. Structures, except for landscaping, are not permitted within 45' of curb line.

Section 3: Streetscape. The streetscape is more than just the "front yard", it is the total visual image presented from the Street view. There is no other view that has more impact on the community image than its appearance from the Street. The concept of community identity involves, by its very nature, a common character and coherence. To strengthen this community identity the following standards shall apply to the streetscape:

- a. Definition of Streetscape: The "streetscape" is that portion of the Lot and improvements that is exposed to view from the Street, from back of sidewalk to building setback line.
- b. Landscape Grading: The use of landscape transition contouring within the streetscape zones in areas adjacent to graded slopes should be gradual. Additional landscape contouring is recommended to continue a natural, rolling theme. Turf areas should not exceed a 4:1 slope and should have a minimum 1.5% slope for proper drainage. Shrubbery and groundcover areas should not exceed a 2:1 slope and should have a minimum 1.5% slope.
- c. Hardscape Areas: Hard surfaces such as entry walks, driveways and patios should be designed as an integral component of the architectural design. The monotony of a large, unbroken smooth surface should be avoided. The integration of textured surfaces such as brick, tile, stone, textured concrete, etc., is encouraged. Informality and innovation are recommended in hard surface design. Asphalt driveways are not permitted. Generally, the typical Romanesque statues, fountains and other ornamentation found in some urban and suburban front yards are not consistent with the environment of the Quail Ridge community image. Large areas of white

or other multi-colored crushed rock groundcovers, cactus gardens or the like are not encouraged. Well maintained rolling lawn areas with large trees will ultimately provide the high standard of a quality environment.

- d. Planting Requirements. It is the purpose of these guidelines to provide criteria which will assure the high quality of the community streetscape while allowing as much flexibility as possible for creative design expression. It is necessary to control design of certain areas critical to the success of the community streetscape.

Plant material is a most critical part of streetscape development. The choice of plant materials should be determined by their relationship to the architecture and with respect to scale and character, as well as suitability to withstand low minimum and high maximum temperatures and tolerance to wind. Lists of recommended trees, shrubs and groundcovers are set forth below. Plant material not listed should ~~be submitted for review and approval by the Committee~~.

The trees are a dominant part of the streetscape zone and require more control to create the element of continuity within the community. It is encouraged that the trees be placed in "groves" of the same types with a gradual blend of other tree types in order to develop a harmonious landscape, since too many different tree varieties on a streetscape tend to provide a chaotic, disorganized environment.

The following is the approved Street tree palette as required for each individual Street. Also included are "accent trees" which are to be used for that particular streetscape zone. The minimum size for all trees is 15 gallon. The minimum number of trees recommended for each lot within the streetscape zone is eight (8) trees consisting of four (4) vertical trees, two (2) matching the Street tree and two (2) accent trees. Should additional trees be desired, the above proportions should be followed.

- e. Plant Schedule: The following plant material list shall be applied to each Lot in accordance with its adjacent Street:

MEADOWLARK

(Scientific Name)

(Common Name)

Street Trees

Gleditsia tricanthos
Platanus acerifolia

Honey Locust
London Plane Tree

Accent Trees

Arbutus unedo
Eriobotrya japonica
Koelreuteria paniculata
Magnolia grandiflora
Olea europaea
Platanus acerifolia
Prunus pissardi
Pyrus kawakamii
Quercus ilex

Strawberry Tree
Loquat
Golden Rain Tree
Magnolia
Olive
London Plane Tree
Flowering plum
Evergreen Pear
Holly Oak

Vertical Trees

Eucalyptus rudis
Pinus halepensis
Pinus eldarica mondell

Desert Gum
Aleppo Pine
Mondel Pine

DOVETAIL

Street Trees

Pinus halepensis
Fraxinus Veluntina glabra

Aleppo Pine
Modesto Ash

Accent Trees

Arbutus unedo
Eriobotrya japonica
Koelreuteria paniculata
Magnolia grandiflora
Olea europaea
Platanus acerifolia
Prunus pissardi
Pyrus kawakamii
Quercus ilex

Strawberry Tree
Loquat
Golden Rain Tree
Magnolia
Olive
London Plane Tree
Flowering plum
Evergreen pear
Holly Oak

Vertical Trees

Eucalyptus rudis
Pinus halepensis
Pinus eldarica mondell

Desert Gum
Aleppo Pine
Mondel Pine

GOLDFINCH

(Scientific Name)

(Common Name)

Street Trees

Fraxinus velutina glabra
Pinus eldarica mondel

Modesto Ash
Mondel Pine

Accent Trees

Arbutus unedo
Eriobotrya japonica
Koelreuteria paniculata
Magnolia grandiflora
Olea europaea
Platanus acerifolia
Prunus pissardi
Pyrus kawakamii
Quercus ilex

Strawberry Tree
Loquat
Golden Rain Tree
Magnolia
Olive
London Plane Tree
Flowering plum
Evergreen Pear
Holly Oak

Vertical Trees

Eucalyptus rudis
Pinus halepensis
Pinus eldarica mondel

Desert Gum
Aleppo Pine
Mondel Pine

QUAIL RUN ROAD

Street Trees

Platanus acerifolia
Prunus pissardi

London Plane Tree
Flowering plum

Accent Trees

Arbutus unedo
Eriobotrya japonica
Koelreuteria paniculata
Magnolia grandiflora
Olea europaea
Platanus acerifolia
Prunus pissardi
Pyrus kawakamii
Quercus ilex

Strawberry Tree
Loquat
Golden Rain Tree
Magnolia
Olive
London Plane Tree
Flowering plum
Evergreen Pear
Holly Oak

Vertical Trees

Eucalyptus rudis
Pinus halepensis
Pinus eldarica mondel

Desert Gum
Aleppo Pine
Mondel Pine

QUAIL HOLLOW DRIVE

(Scientific Name)

(Common Name)

Street Trees

Fraxinus veluntina glabra
Platanus acerifolia

Modesto Ash
London Plane Tree

Accent Trees

Arbutus unedo
Eriobotrya japonica
Koelreuteria paniculata
Magnolia grandiflora
Olea europaea
Platanus acerifolia
Prunus pissardi
Pyrus kawakamii
Quercus ilex

Strawberry Tree
Loquat
Golden Rain Tree
Magnolia
Olive
London Plane Tree
Flowering plum
Evergreen Pear
Holly Oak

Vertical Trees

~~Betula nigra
Populus italica nigra~~

~~River Birch
Lombardy Poplar~~

LARKSIDE

Street Trees

Fraxinus velutina glabra
Pyrus kawakamii

Modesto Ash
Evergreen Pear

Accent Trees

Arbutus unedo
Eriobotrya japonica
Koelreuteria paniculata
Magnolia grandiflora
Olea europaea
Platanus acerifolia
Prunus pissardi
Pyrus kawakamii
Quercus ilex

Strawberry Tree
Loquat
Golden Rain Tree
Magnolia
Olive
London Plane Tree
Flowering plum
Evergreen Pear
Holly Oak

Vertical Trees

Betula nigra
Populus italica nigra

River Birch
Lombardy Poplar

Shrubbery: The following is a list of large, medium, and small shrubs which could be used within the streetscape zone. It is encouraged that each lot have a maximum of three types of large shrubs, four types of medium shrubs, and six types of small shrubs.

The choice of shrubbery is an area where the most flexibility and creativity can be used to express the individual character of each Lot. The many design elements of shrubs such as form, foliage color, foliage texture and flower color can help achieve that individuality.

Large Shrubs 9'-12'

Cotoneaster species
 Eleagnus pungens
 Heteromeles arbutifolia
 Juniperus species
 Ligustrum texanum
 Nerium oleander
 Photinia fraseri
 Pittosporum tobira
 Podocarpus macrophyllus
 Pyracantha species

Silverberry
 Toyon
 Juniper
 Privet
 Oleander
 Photinia
 Pittosporum
 Yew Pine
 Firethorn

Rhamnus alaternus
 Viburnum species
 (deciduous type only)
 Xylosma congestum

Buckthorn
 Xylosma

Medium Shrubs 5'-8'

Abelia grandiflora
 Aralia sieboldii (shade)
 Aucuba japonica variegata
 (shade)
 Cotoneaster species
 Ilex altaclarensis "Wilsonii"
 Juniperus species
 Ligustrum texanum
 'Silver Star'
 Nandina domestica

Abelia
 Aralia
 Japanese
 Aucuba
 Wilson Holly
 Juniper
 Privet
 Heavenly
 bamboo

Pittosporum tobira
 variegata
 Rhapsiolepis ovata

India
 Hawthorn
 India
 Hawthorn

Rhapsiolepis Clara

Small Shrubs 2'-4'

Aspidium capense (shade)
 Buxus macrophylla japonica
 Hemerocallis species
 Ilex cornuta 'Rotunda'
 Ilex cornuta 'Dwarf Burford'
 Ilex vomitoria 'Nana'
 Juniper species
 Moraea iridioides
 Pittosporum tobira
 'Wheeler's Dwarf'
 Trachelospermum jasminoides

Leatherleaf
 Fern
 Japanese Boxwood
 Day Lily
 Dwarf Chinese
 Holly
 Burford Holly
 Dwarf Yaupon
 Juniper
 African Iris
 Dwarf
 Pittosporum
 Jasmine

Groundplane: The approved groundcover palette for the "streetscape zone" shall consist of the following species:

Baccharis pilularis
 Campanula poscharskyana
 Hedera helix
 Hypericum calycinum
 Juniperis 'Tamariscifolia'
 Lonicera japonica
 Pachysandra terminalis
 Potentilla verna
 Vinca major
 Vinca minor
 Dwarf Coyote Bush
 Serbian
 Bellflower
 English Ivy
 (shade)
 Tamarix Juniper
 Honeysuckle
 Japanese Spurge
 Cinquefoil
 Periwinkle
 Dwarf
 Periwinkle

Special Accent Plants

Cycas revoluta (shade)
 Chamaerops humilis
 Phoenix roebelenii
 (shade, protected)
 Trachycarpus excelsa

Sago Palm
 Mediterranean Fan Palm
 Dwarf Date Palm

Annual Color: It is recommended and encouraged that 5% of the "streetscape zone" be planted in annual color.

Vines: Vines shall be planted on masonry and stucco garden walls as a unifying transition between the homes and to enhance the walls with a tracery of foliage and flower color.

Ampelopsis veitchii
Clematis armandii
Doxantha unguis-cati
Pyracantha species

Boston Ivy
Clematis
Yellow Trumpet Vine
Firethorn

Turf:

Bluegrass: Desert blend as developed by Nunes Turf. Cheri Bluegrass - 20%, Victa Bluegrass - 15%, Grade Bluegrass - 35% and Fylking Bluegrass - 30%. Bluegrass is the recommended turf.

Bermuda Grass: If used, overseed with annual rye during winter months.

The use of decorative multi-colored gravel, astroturf or volcanic rock is highly discouraged in the landscape. However, natural boulders, cobblestone or shredded bark may be an attractive supplement to the landscape, but should be limited to ten percent (10%) of the visible streetscape area. Boulders and rock groupings should be buried at least 60% so as to appear as natural rock outcroppings.

- f. Irrigation. All planting must have permanent automatic irrigation to ensure its viability. Irrigation systems should be designed to segregate turf areas from shrub areas. Impact heads should not be used for irrigating shrub, groundcover and lawn simultaneously.
- g. Design. It is recommended that all landscape design be done by a registered landscape architect.
- h. Installation. All landscaping for a Lot shall be completed within four (4) months of obtaining a Certificate of Occupancy for the residence to be located on the Lot.
- i. Verification. Any landscape architect employed must certify in writing that the landscaping has been completed as per approved plans and specifications.

j. Maintenance. It is encouraged that the following landscape maintenance items be done as a minimum requirement:

1. Weekly lawn mowing and edging during the growing season. Owner shall cut weeds monthly and remove any debris that may accumulate on the property.
2. Fertilization every 60 to 90 days.
3. Watering to maintain healthy, viable trees, shrubs, groundcover and lawns.
4. Winter overseeding of Bermuda lawns with rye grasses.

ARTICLE F: CONSTRUCTION PROCEDURES

Proper care should be exercised to protect the public health, safety and welfare during all phases of construction. All materials shall be stored in a manner that is not objectionable to public view.

The site shall be left in a neat and orderly condition at the close of each workday. Scrap material and debris shall be disposed of in proper receptacles and such receptacles shall be collected and emptied prior to becoming over-filled. Hazardous debris and material shall be removed from the site each day. No hazardous material shall be stored on the site overnight. Weeds, debris and litter shall not be allowed to accumulate on-site.

Noise and dust abatement procedures as deemed necessary by the Committee shall be strictly adhered to.

Construction trailers shall be permitted. Trailers for temporary living quarters shall not be allowed.

All contractors shall be properly licensed and bonded.

ARTICLE G: TENNIS COURTS

Tennis courts are permitted on any lot provided the court is adequately accommodated and balanced with the residence and landscape amenities. Crowding of courts, residence and landscape will not be permitted.

Tennis courts shall be screened from neighboring residences and public view. Lighting, if installed, shall be located and

directed so that light rays and glare to the greatest extent practical, do not extend beyond Lot boundaries.

Tennis court fencing shall be constructed of vinyl-clad woven-wire mesh fabric. No tennis court fence higher than ten (10) feet above the surface of the ground shall be permitted.

IV. DESIGN REVIEW PROCEDURES

ARTICLE A. PLAN REVIEW

Section 1: Application Response Time

The Committee's approval or disapproval of any plans, specifications and other material shall be given in writing within a reasonable time, not to exceed thirty (30) days, after proper submission of all of said plans, specifications and other material in accordance with the provisions of this document. If the Committee shall disapprove of any such plans, specifications, or other material, it shall give notice through certified mail or by personal interview of its disapproval to the person or persons applying for said approval at the address set forth in the application therefor within ten (10) days after such disapproval. If notice of disapproval is not so sent, the plans, specifications and other materials submitted shall be deemed to have been approved by the Committee.

Section 2. Plan Requirements

All plans and specifications for any new building or other structure shall be submitted in accordance with the time limitations set forth in the Declaration. All plans and specifications for any new building or other improvement shall be prepared by a licensed architect, approved designer, and professional engineer, and shall include, without limitation, floor plans; elevation plan; plot, grading, landscape, drainage, and irrigation plans; specifications for the principal exterior materials; description of color schemes; provisions to be made for automobile parking; outside lighting plans, if any, and a detailed description of the location, character and method of utilization of all utilities. The plans and specifications for any alteration, modification, or addition to the exterior of any existing building or improvement shall contain the same information as is required for any new building

or other improvement. Two copies of such plans, specifications or other material shall be submitted to the Committee in reproducible sepia form. The thirty-day period specified in Section 1 of this Article shall not be deemed to commence until the Committee shall have received all plans, specifications and other materials necessary for its review and shall have acknowledged such receipt in writing to the person or persons submitting the same. Such written acknowledgement shall be provided promptly upon receipt of the last submitted plans, specifications and other materials necessary for review by the Committee.

Section 3: Standards of Review

The Committee shall, in reviewing the designs reflected by plans, specifications and other materials submitted to it, consider the harmony of external design appearance and location of the proposed building or other improvement in relation to surrounding structures and topography. Such design review shall include, without limitation, consideration of building form and size, external materials and colors, building style, ~~relationship of proposed improvements to the site,~~ driveway type and location, building location, grading design, drainage design, landscaping design, effect upon view of surrounding lots, and irrigation location. This review does not replace, supercede or modify any revision requested or permit granted by the City of Henderson. The application shall conform with all City of Henderson zoning, building, and construction codes, and the Owner shall apply to the City of Henderson for a building permit. All plans and specifications shall be drawn and engineered in accordance with City of Henderson's building codes and procedures.

Section 4: Prosecution of Work After Approval

After approval of any plans, specifications or other material by the Committee, the construction, alteration or other work described therein shall be commenced and completed in accordance with Section 7.11 of the Declaration.

Section 5: Recordation of Notice

Upon approval of submitted plans, specifications, and materials, the Committee shall, upon written request

from the applicable Owner, provide such Owner with a statement of approval in a form appropriate for recordation. The Committee may record a notice to reflect the fact that any work has not been approved or that any approval previously given has been automatically revoked.

Section 6: Fees

The Committee shall have the right to require payment of reasonable fees for review of proposed plans, specifications and other materials.

Section 7: Rule Making Authority

The Committee adopts these Architectural Standards and Procedures for the purpose of interpreting, applying, supplementing and implementing the provisions of the Declaration pertaining to the design of buildings and other improvements. A copy of these Architectural Standards and Procedures as from time to time adopted, amended or repealed, certified by a Representative of the Committee, shall be maintained in the office of the Quail Ridge Property Owners Association and shall be available for inspection during normal business hours by any Owner or prospective Owner, or any architect or agent of any such Owner or prospective Owner. It shall be the responsibility of any Owner or prospective Owner, or architect or agent of any such Owner or prospective Owner to inform themselves as to any and all such changes to these Architectural Standards and Procedures.

Section 8: Liability of Committee Representatives

Provided that Committee Representatives act in good faith and with due diligence, neither the Committee or any Representative thereof shall be liable to any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of the review of any plans, specifications or materials. The review and delivery of a form of approval or disapproval is not to be considered an opinion as to whether or not the plans, specifications, or materials are defective or whether the construction methods or performance of the work proposed therein is defective, or whether the facts therein are correct or meet the City of Henderson's building codes.

Section 9: Professional Advice

The Committee may employ the services of an architect or engineer to render professional advice and may charge the cost for services of such a professional to the Owner applicant, but only after the Owner has been informed in advance that such compensation shall be so charged.

Section 10: Repair Bonds

In addition to the responsibilities for repair of Association Property set forth in the Declaration, during the course of construction and/or landscaping installation on a Lot, the Owner thereof shall be responsible, at its expense, for the prompt repair and/or replacement of Association Property (including, without limitation, sidewalks, curbs, street paving and Developer installed walls, landscaping and irrigation systems) damaged or destroyed by the Owner, its agents, contractors or employees. No Owner shall commence construction on a Lot until it has deposited with the Association either cash, a letter of credit, bond or other security instrument in an amount and in such form as may ~~be required by the Committee. The amount thereof shall~~ not, however, be less than TWO THOUSAND and 00/100 (\$2,000.00) DOLLARS. Said cash or security instrument shall be held by the Association as security for the repair by the Owner of any Association Property damaged during the course of construction and landscape installation. Should the Lot Owner fail to satisfactorily and promptly replace or repair any such damage upon request by the Committee, the Association may effect repair or payment therefor. If the amount of such cash or security instrument is insufficient to reimburse the Association for the full cost of such repair or replacement, any such deficiency shall be charged to the Owner and applicable Lot as an Assessment, the payment of which shall be enforceable in accordance with the provisions of Article 5 of the Declaration. The Committee may require the deposit of additional sums or bonds in such amounts as it may, from time to time, deem desirable to ensure repair of Association Property during the course of construction and landscape installation.

ARTICLE B. ADMINISTRATIVE PROCEDURES

Section 1: Construction Requiring Review

All construction that has an impact on the appearance of the community will require review and approval by the Committee. Construction includes, but is not limited to, the following:

1. New residences and accessory structures.
2. Additions or modifications to existing residences and other structures.
3. Land alteration by grading.
4. Landscape improvements, including fences, patios, exterior lighting, pools, decks, tennis courts, and planting.

Section 2: Plan Submittal Procedures

Plans, specifications and other material as set forth below shall be delivered to the Committee by delivering the same to 2600 Green Valley Parkway, Henderson, Nevada 89015, with a completed application form as set forth in Exhibit "E".

1. Required Submissions for new construction. 2 copies of each plan shall be submitted in a sepia reproducible form. All other items, as noted, shall be submitted for review in duplicate.
 - a. Submittal 1 (Preliminaries). It is strongly suggested that prior to final review of working drawings, preliminary drawings be submitted for review. This can save costly revisions that may be required. The copy of the letter of approval from the Committee for Submittal 1 should be transmitted with the second submittal and will materially expedite the review procedures.
 1. Plot Plan: The Plot Plan shall be drawn to scale, showing property lines, setbacks, driveways, sidewalks, easements, buildings, walls, retaining walls, planters and other improvements, dimensions, direction of north, etc.
 2. Grading Plan: The Grading Plan shall be drawn to scale, showing existing and proposed contours, flow lines, finished grades, pad elevation, benchmark, etc.
 3. Roof Plan: The Roof Plan shall be drawn to scale, showing pitch, valleys, hips, materials, etc.
 4. Landscape Plan: The Landscape Plan shall be drawn to scale and shall include irrigation and electrical plans.

NOTE: Items 1, 2, 3, and 4 above may be reflected on a single drawing.

5. Floor Plan: The Floor Plan shall be drawn to scale, showing balconies, decks, atriums, provisions for automobile parking (including garages), storage buildings, square footage of total living area of residence, dimensions, etc.

6. Exterior Elevations: Elevations shall be drawn to scale and shall include all four exterior elevations, dimensions, materials, colors, textures, line of natural and finished grade, etc.

b. Submittal 2 (Construction Documents).

1. Working Drawings: Working Drawings shall include all of the drawings noted in Submittal #1 with additional details, sections, and other materials that are normally required for building permits.
2. Landscape Plan: The final landscape plan shall be drawn to scale and shall show retaining walls, trellises, arbors, trees, groundcovers, shrubs, exterior walkways, patios, sprinkler system, slope stabilization, grading, drainage, dimensions, materials, sizes, exterior lighting, if any, etc. All fence elevations and sections must be dimensioned.
3. Exterior Colors and Finishes: Submissions shall include either color sample board or elevation sheet with color chips attached and a clear indication as to which surface the color relates.
4. Detailed specifications for all proposed work shall be submitted, including a specific description of all exterior materials. The Committee may require samples of exterior materials if specifications are unclear.
5. A construction time schedule shall be submitted, indicating start and completion dates.

NOTE: All items submitted shall become the property of the Committee.

2. Required submissions for additions and remodelings. Any additions or remodeling to exterior grounds and/or buildings will require the submission of plans as indicated in Submittal 2 for review and approval.

V. MISCELLANEOUS

ARTICLE A. AMENDMENT

The Architectural Standards and Procedures may be amended by the affirmative vote of three (3) Representatives.

ARTICLE B. PREVALENCE OF DECLARATION

In the event of any conflict between the provisions of these Architectural Standards and Procedures and the Declaration, the Declaration shall prevail.

DATED this 30th day of September, 1980.

DESIGN REVIEW COMMITTEE

By Susan Fine
Susan Fine Representative

By Mark L. Fine
Mark L. Fine Representative

By Daniel Greenspun
Daniel Greenspun Representative

By Brian Greenspun
Brian Greenspun Representative

By Joseph Mormino
Joseph Mormino Representative

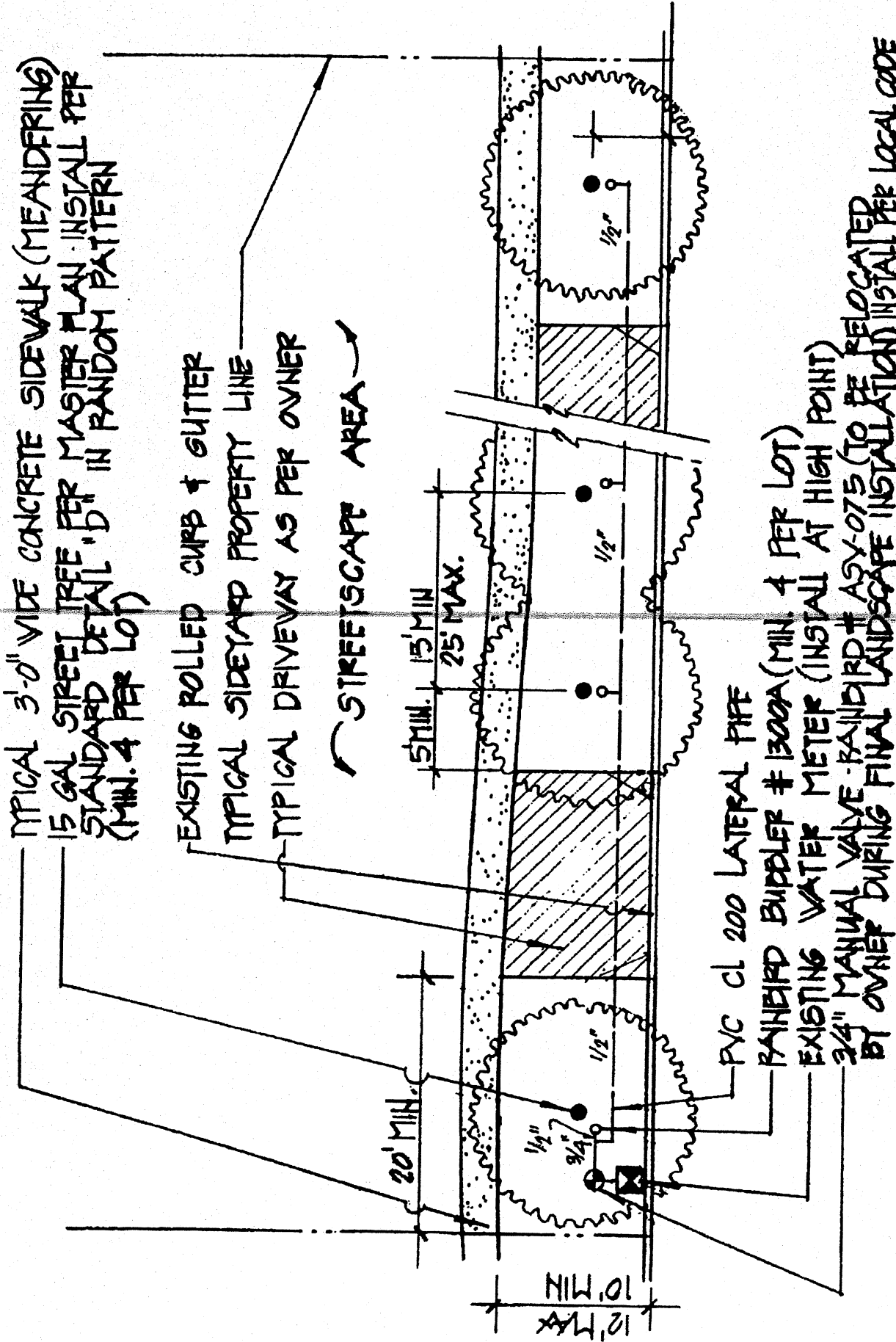
TYPICAL 3'-0" WIDE CONCRETE SIDEWALK (MEANDERING)
 15 GAL STREET TREE PER MASTER PLAN. INSTALL PER
 STANDARD DETAIL "D" IN RANDOM PATTERN
 (MIN. 4 PER LOT)

EXISTING ROLLED CURB & GUTTER

TYPICAL SIDETARD PROPERTY LINE

TYPICAL DRIVEWAY AS PER OWNER

STREETSCAPE AREA



PVC 120 LATERAL PIPE
 RAINBIRD BUBBLER #1300A (MIN. 4 PER LOT)
 EXISTING WATER METER (INSTALL AT HIGH POINT)
 3/4" MANUAL VALVE - RAINBIRD # ASX-075 (TO BE RELOCATED
 BY OWNER DURING FINAL LANDSCAPE INSTALLATION) INSTALL PER LOCAL CODE

A TYPICAL "TREE LAWN" AREA DETAIL
 QUAIL RIDGE ESTATES

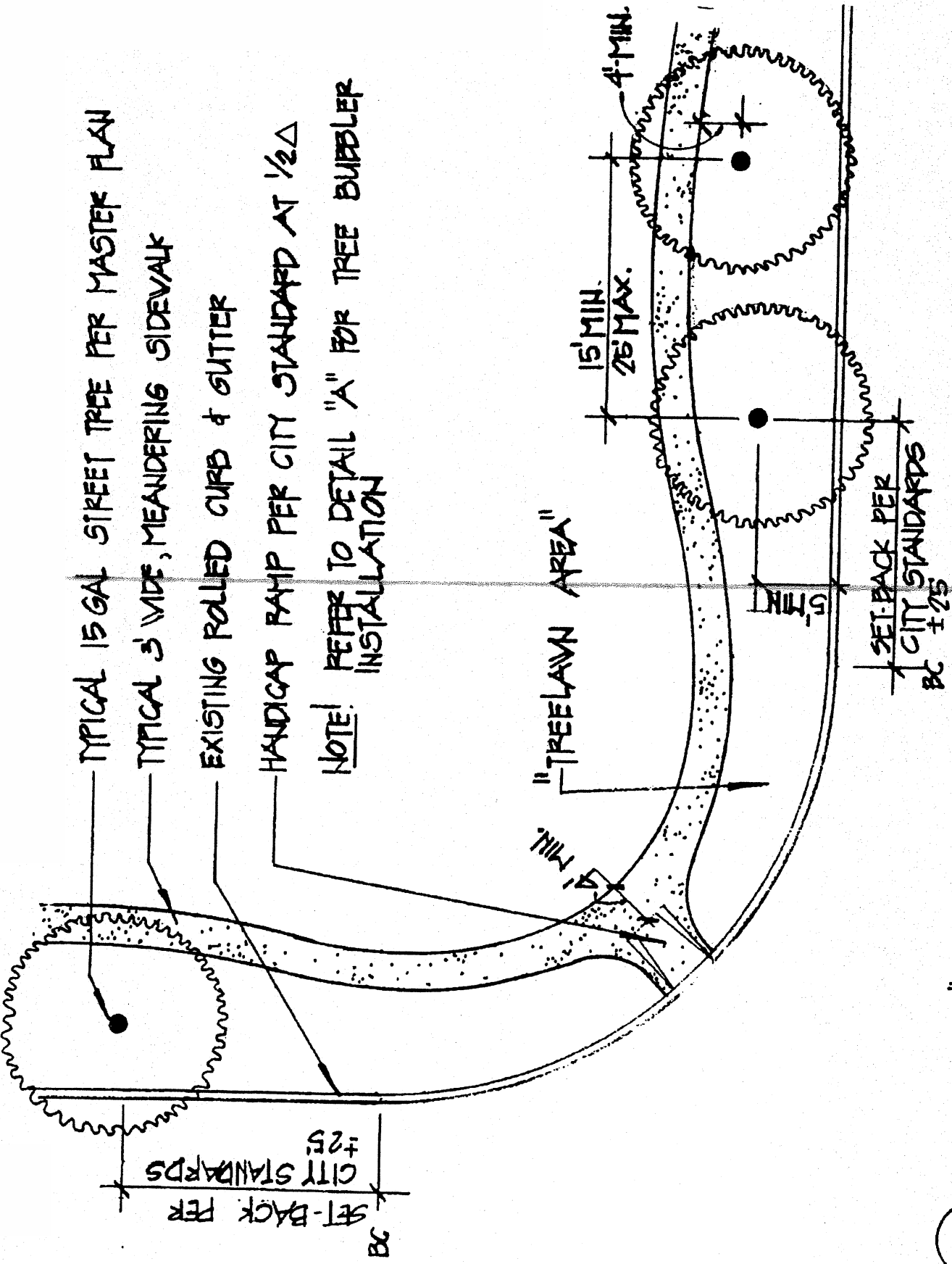
TYPICAL 15 GAL STREET TREE PER MASTER PLAN

TYPICAL 3' WIDE, MEANDERING SIDEWALK

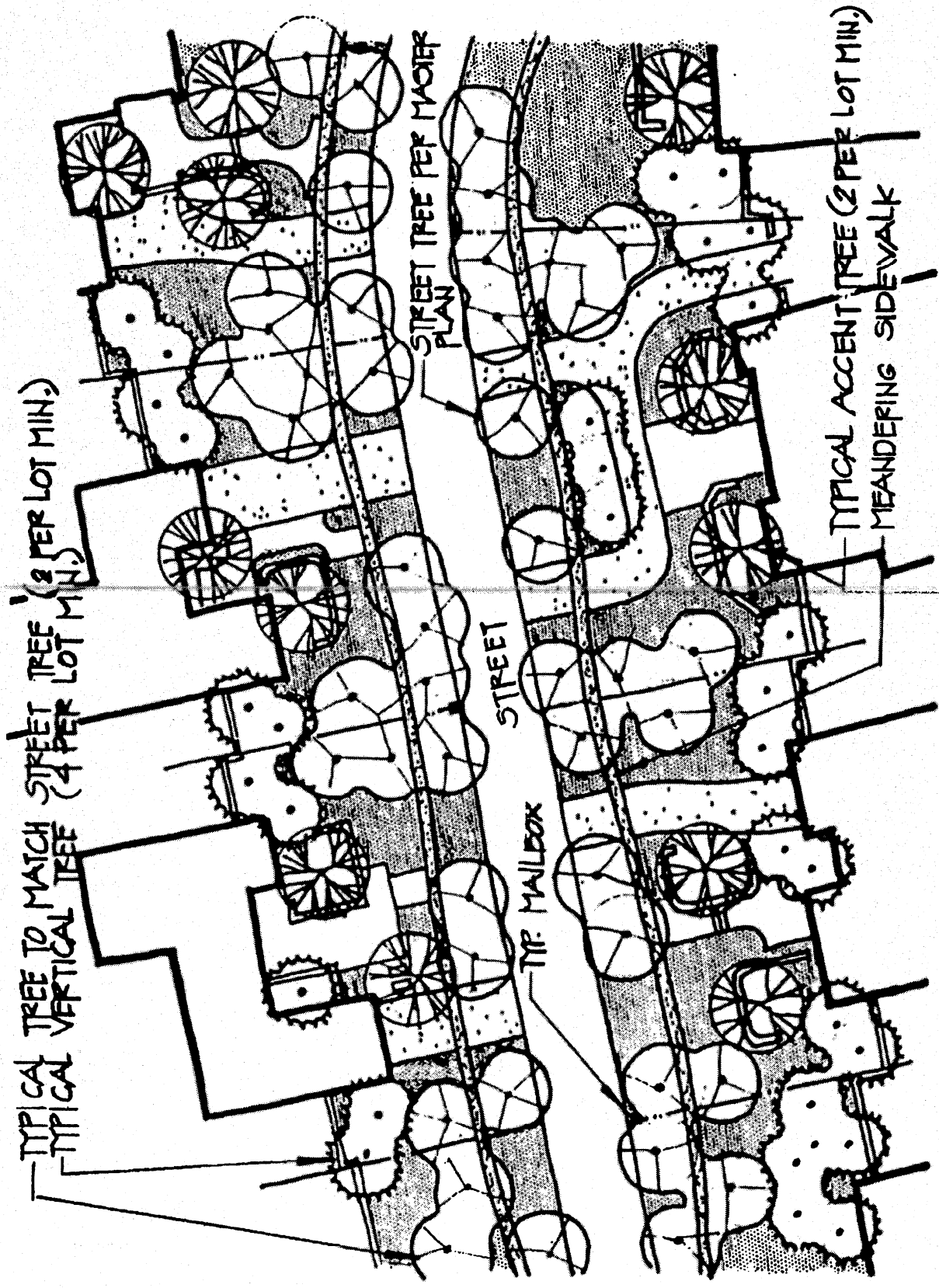
EXISTING ROLLED CURB & GUTTER

HANDICAP RAMP PER CITY STANDARD AT 1/2 Δ

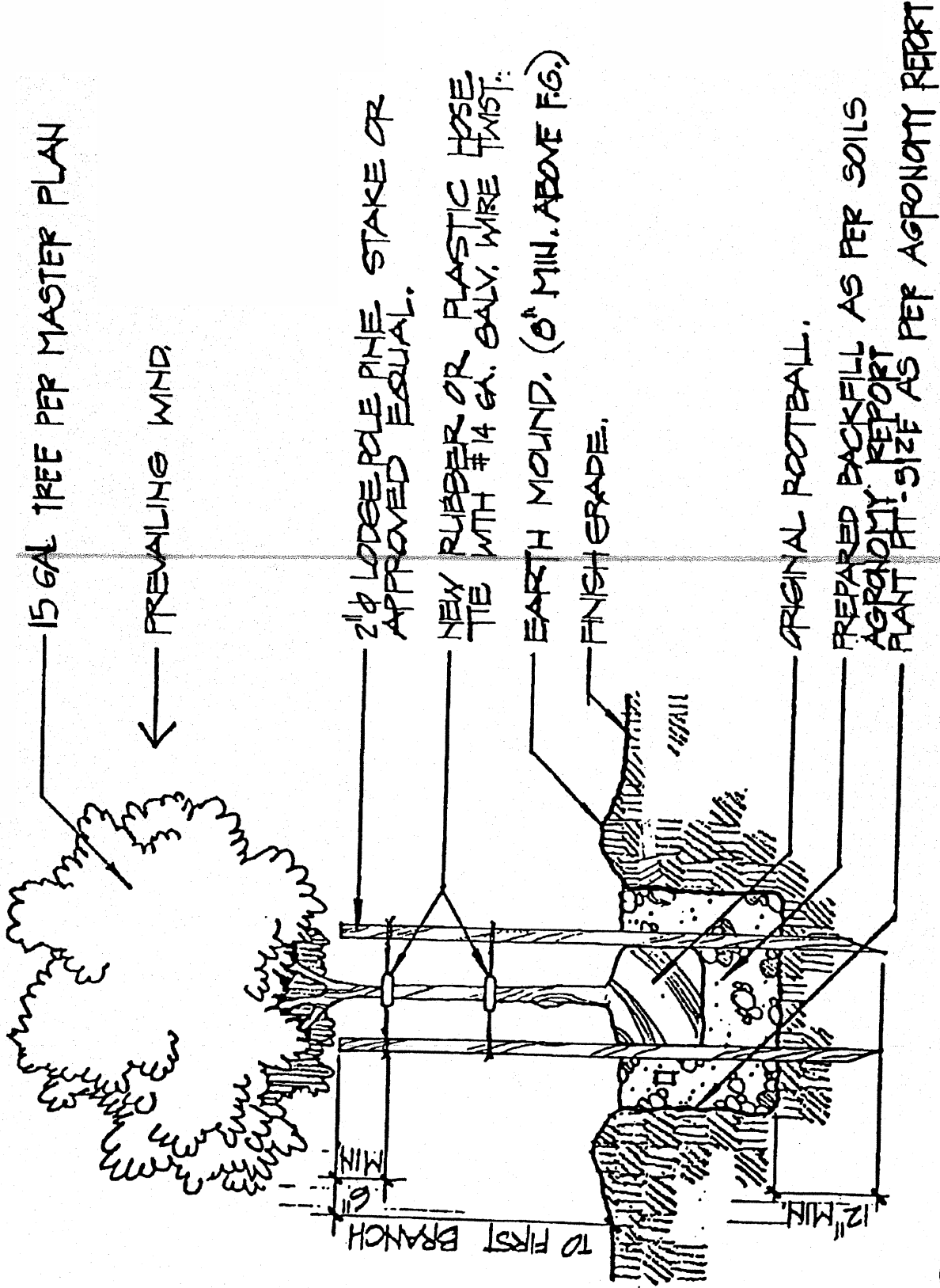
NOTE: REFER TO DETAIL "A" FOR TREE BUBBLER INSTALLATION



B TYPICAL "TREE LAWN" AREA AT CORNER LOT



© TYPICAL TREE PLANTING SCHEME (STREETSCAPE)



D TREE STAKING - DOUBLE STAKE

ARCHITECTURAL CONTROL APPLICATION

TO: DESIGN REVIEW COMMITTEE
2600 Green Valley Parkway
Henderson, Nevada 89015

DATE: _____

FROM: _____ LOT OWNED _____
Name

_____ ADDRESS _____
Present Address

_____ Phone

ARCHITECT _____ ENGINEER _____

LANDSCAPE ARCHITECT _____

GENERAL CONTRACTOR _____

EMERGENCY TELEPHONE NUMBER _____

REVIEW CRITERIA

Every application presented to the Design Review Committee is given careful review with consideration given for the site and the requested amenities. Each submission is judged on its own merits. What may be acceptable for one submission may not apply to another submission.

Approval of plans is based on many factors. One of the most important elements to be considered is the external design and its relationship with neighboring structures, sites and land uses. The specific and general intent of the plans must conform to the Design Review Standards and the Protective Covenants.

APPLICATION CONTENT

Any item requiring review and approval by the Design Review Committee, including original construction or building additions/alterations, must be submitted to the Committee. Two complete sets in sepia form, along with the specifications related thereto must be submitted to and approved by the Design Review Committee prior to the start of construction. Please refer to plan submittal section of the Design Standards for a more complete description of the exact requirements.

It is suggested that the applicant and its architect have a preview meeting with the Design Review Committee. A meeting may be scheduled by contacting the Committee at the above address.

EXHIBIT "E"

QUAIL RIDGE ESTATES PROPERTY OWNERS' ASSOCIATION

LANDSCAPE RETROFIT GUIDELINES revised July 7, 2013

INTRODUCTION

Homeowners may be thinking about updating or replacing their front yard landscape. This is a choice of the individual homeowner. The purpose of these guidelines is to provide criteria which will assure the high quality of the community streetscape (front yard landscape) while allowing as much flexibility as possible for creative expression.

Quail Ridge Estates was developed more than thirty years ago and is a well established upscale residential community. The Property Owners' Association strives to maintain the unique character of the neighborhood in this lovely gated community. Beautiful landscape provides a pleasant living environment and supports our goal of making Quail Ridge Estates the premier address in Green Valley.

The Southern Nevada drought, and water restrictions imposed by the City of Henderson and the Southern Nevada Water Authority emphasize the importance of water conservation to our citizens. Many homeowners have expressed the desire to convert to "Water Smart Landscape." Replacing grass with drought tolerant plants can provide a California lush green appearance, and yet save water. Plants must be selected for their health, viability, and aesthetic qualities in our desert climate.

The following guidelines are provided in order to maintain the green lush character of Quail Ridge Estates. The intent is to preserve the aesthetics of our landscape, and to enhance property values while conserving our precious water.

TREE LAWN AREA

The tree lawn area is the strip of grass between the sidewalk and the street curb; this area will continue to be maintained with large shade trees and grass NO Artificial Grass. **Twenty-four inch box or larger size Fan-Tex Ash, Chinese Pistache, and Holly Oak trees have been added to our tree lawn list per street and are pre-approved for the tree lawn area** (see attached list). The distance between two trees not separated by a driveway should be **no greater than 25 feet measured from medial line of the two (2) tree trunks**. Irrigation of the grass in the tree lawn must be carefully monitored to avoid water run-off to the streets. Homeowners may want to consider retrofitting the tree lawn with subterranean irrigation to help eliminate water run-off to the streets that damages the streets and wastes water.

LANDSCAPE APPEARANCE AND THEME

Front yards of residences may be retrofitted with drought tolerant plant material. Areas that are converted must have the majority of the existing available landscape area covered with plant material. **Plant coverage at maturity must be a minimum of 75% with in two (2) years**. Plants should provide year round greenery and color. Plants which do not survive winter or summer conditions need to be changed out. A variety of texture, color, and size is encouraged. Lush leafy plants spaced closer together is the desired look. Bare open areas with cactus only are not acceptable. A mixture of evergreen and deciduous plants is recommended. The addition of large amounts of new hardscape such as driveways and sidewalks is not permitted.

LANDSCAPE RETROFIT REQUIREMENTS

PLANTING

TREES: It is suggested that healthy large existing trees be preserved.

Coverage: If existing trees need to be removed or if they have died, they must be replaced according to Quail Ridge Estates Architectural Standards, and Recommended Plant List.

Minimum Size: 24" Box

Type: See Recommended Plant List

SHRUBS:

Coverage: Combined with ground covers must provide 75% coverage of the existing available landscape area within two years.

Minimum Size: 5 Gallon.

Type: See Recommended Plant List.

GRASS:

Coverage: Minimum 8 feet wide grass areas to accommodate efficient irrigation layout.

Minimum Size: Sod only.

Type: Sod (If Bermuda is in your yard, over-seed in September to avoid brown winter lawn.)
Artificial Turf as approved by Design Review Committee (See Artificial Turf Criteria)

ROCK MULCH AND BOULDERS**COLOR:**

Rock Mulch: Earth tones (gold, tan, brown, coral, pink, red). Green, blue, white or other similar colors are not acceptable. Complementary colors and size variation should be considered to add interest.

Boulders: To match rock mulch.

TYPE: Hard granite, quartzite, silica or other comparable type durable rock.

SIZE:

Rock Mulch: 1/2" minus to 1" screened. 1" - 3" rock of the same color may be scattered over a minimum of 25% of the rock mulch area for an informal natural look.

Boulders: 1' X 1' X 1', to 3' X 3' X 3'.

DRY STREAM BED:

Color: Rock mulch color or gray "river rock."

Type: Same as rock mulch or "river rock."

Size: 1" - 6" cobble.

Use: Dry stream beds are to be used as an accent and cannot cover more than 20% of the rock mulch area. The dry stream bed should be placed so as to represent a natural wash. The dry stream bed should be recessed 12" - 18" deep and incorporate boulders and plantings along the edges.

HARDSCAPE**DRIVEWAYS:**

Driveway additions are generally not allowed. Special situations may be reviewed on an individual basis by the Design Review Committee.

WALKWAYS:

Additional walkways from the front door to the street sidewalk may be approved on an individual basis by the Design Review Committee.

Size: Walkways should be wide enough to function properly without being so wide that they overpower the space.

Materials: Walkways may be of materials complementary to the architecture and the landscape and approved by the Design Review Committee.

WALLS:

Size: Low courtyard walls a maximum of 4' tall may be installed. All walls must be within the building setbacks and meet current City codes.

Material: Walls may be of materials complementary to the architecture and the landscape and approved by the Design Review Committee. Unfinished gray block is not acceptable.

STATUARY:

Statuary, sculpture or other art is not permitted in front yards.

IRRIGATION**TYPE:**

Single point source drip emitters are required.

Spray heads are not permitted.

Irrigation must meet Southern Nevada Water Authority guidelines.

INSTALLATION:

All irrigation lines must be buried.

Emitters may be installed on the surface, but no higher than 2" above the finish grade.

Backflow preventers are to be screened with plant material and wrapped to prevent winter freezing.

CONTROLLERS:

Reuse of existing irrigation controller is acceptable.

Use of a "Water Smart" evapotranspiration or moisture sensor system is recommended.

DESIGN STANDARDS

Plans and drawings are to be prepared by a licensed landscape architect, architect, engineer or design / build contractor. Plans submitted for review should be drawn to a standard scale, have a north arrow, show the name and address of the property owner, and have the name and license number and stamp (if applicable) of the designer.

RECOMMENDED PLANT LIST:

THE DESIGN REVIEW COMMITTEE WILL CONSIDER OTHER SPECIES NOT LISTED ON THE FOLLOWING PAGES. PLEASE SEE ATTACHED RECOMMENDED PLANT LIST.

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