

# **SALT CREEK HOMEOWNERS ASSOCIATION**

## **ARCHITECTURAL RULES**

THE FOLLOWING RULES WILL BE UTILIZED BY THE HOA BOARD TO ENSURE THE CONSISTENT APPLICATION OF THE RULES FOR ARCHITECTURE AND OTHER ASSOCIATED ACTIVITIES IN SALT CREEK. THIS LIST IS NOT MEANT TO BE ALL INCLUSIVE. PLEASE REFER TO ARTICLE VII, ARCHITECTURAL COMMITTEE, OF THE CC&R'S FOR MORE DETAILED INFORMATION.

### **Home/Property improvements:**

No building, fence, wall, other structure or improvement shall be commenced, erected, placed, remodeled or altered upon a Property until the location, complete plans and specifications showing the nature, kind, shape, height and materials, including the color scheme, have been submitted to and approved in writing as to harmony of external design, location, compatibility to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Review Committee. For the purpose of these rules the Board of Directors and Architectural Review Committee is one and the same and will be referred to as the board throughout this document.

As stated in the CC&Rs Article VII, Architectural committee, the Owner's ARC request shall include plans and specifications that: (1) Conform to this Declaration and to the Architectural Rules in effect at the time such plans are submitted to the Architectural Rules in effect at the time such plans are submitted to the Architectural committee; (2) Will result in the construction of an improvement that is in harmony with the external design of other structures and/or landscaping within the project; and (3) Will not interfere with the

reasonable enjoyment of any other Owner of his or her Unit. The Owner's ARC request shall include the Impacted Neighbor Statement.

In addition, the proposed improvement(s) will otherwise be consistent with the architectural and aesthetic standards prevailing within the Project and with the overall plan scheme of development and the purposes of this Declaration.

The Board shall be entitled to determine that a proposed improvement or component thereof is unacceptable on a particular Lot, even if the same or similar improvement or component has previously been approved for use at another location if factors such as drainage, topography, visibility from roads, common elements or Lots; prior adverse experience with the product or components used in construction of the improvement; and the design of the improvement, or its use at other locations, that may prevent erection of the improvement or use of a particular component involved in the Owner's submittal.

It is expressly agreed that the Board shall be entitled to make subjective judgments and to consider the aesthetic of a proposal when considering an Owner's request so long as the Board acts reasonably and in good faith consistent with ARTICLE VII, Section 7.6 Basis for Approval of Improvement, and Page 35 of the CC&R's. See also ARTICLE VII, Section 7.9 Inspection of Work by Architectural Committee, Page 37 of the CC&R's.

#### **BOARD APPROVAL TIMELINE and FOLLOW-UP:**

Once an ARC approval is approved construction must start within 3 months and be completed within 12 months consistent with ARTICLE VII, ARCHITECTURAL COMMITTEE, Section 7.8 Proceeding With Work, Page 36 of the CC&R's. Any extension requests must be submitted in writing. If not completed within the specified time, the project shall be deemed in noncompliance and subject to enforcement by the Board per ARTICLE VII, ARCHITECTURAL COMMITTEE, Section 7.11 Enforcement, and Page 38 of the CC&R's. The Owner shall notify the Board in writing within 30 days of project

completion. Owners shall grant the Board reasonable property access to ensure project was completed per approved ARC.

**SHEDS AND ANCILLARY BUILDINGS:**

Sheds and ancillary structures should harmonize with the Dwelling and must be located and/or screened to minimize the impact on adjacent neighbor's privacy and to minimize visibility to any street of Common Element. The maximum height of any shed is 12 feet (12'). Any shed or ancillary structure requiring a building permit (i.e. 200 square feet or greater) will be required to have stucco and tile roofing that matches the main house. If no permit is required, roofing tile will match the main house while the siding and trim colors will be painted to match the main house.

**SETBACKS:**

The homeowner is responsible compliance with the City of Las Vegas' Building Setback requirements. Homeowners can call 702-229-6301 to confirm individual lots requirements.

**LANDSCAPING AND SYNTHETIC TURF:**

Landscaping includes lawns, shrubs, trees, flowers and any landscape structures. New or major landscaping projects are considered a work of improvement requiring the owner to submit an ARC for Board approval.

Synthetic turf installation is allowed so long as the area covered by synthetic turf does not exceed fifty percent (50%) of the non-paved area of the front yard, and it is kept at least three feet (3') from a building face or wall (including side yard retaining walls). The quality and appearance of any synthetic turf should mimic real living grass, and must: be professionally installed; not be plastic or artificial in appearance; and, have a mix of natural green color with

some color variations, including minimal brown tones (for realistic appearance).

Maintaining synthetic turf in its original installed condition is required. Turf must be maintained free of weeds, discolorations, stains or tears. All turf grains must run in the same direction. All turf layers must be securely positioned.

The use of artificial materials such as plastic plants, flowers or astro turf will be disapproved by the Architectural Committee consistent with ARTICLE VII, ARCHITECTURAL COMMITTEE, Section 7.10 Landscaping, Page 38 of the CC&R's.

Each owner shall keep and maintain in good repair and appearance all landscaped areas of the lot. No rubbish, weeds or debris shall be placed or allowed to accumulate on a lot. (SECTION VII LANDSCAPING, Page 5, SALT CREEK OWNER'S ASSOCIATION RULES & REGULATIONS.)

#### **PARKING AND VEHICULAR RESTRICTIONS:**

Landscape rocks are not considered a driveway. Driveways, walkways and parking pads must harmonize with the dwelling and surrounding structures. Driveways are a dedicated hard surface (e.g. concrete, pavers, pebble tech or other flatwork) that matches other hardscape at the property. Recreational vehicles including, but not limited to, any camper, motor home, bus, trailer, coach, camper trailer, boat, boat trailer, mobile home or other reasonably similar vehicles shall be parked on the Owner's Lot behind screened side or rear yards or in enclosed garages. They may be parked in the driveways for a maximum twenty-four (24) hour period to allow for loading or unloading. No inoperable and/or unlicensed vehicles shall be permitted to park anywhere on the property, excluding the garage. Parking is not permitted on what is considered to be a "landscaped" area or any other area not specifically designated for parking. (SECTION XI, PARKING AND VEHICULAR RESTRICTIONS, Page 5, SALT CREEK OWNER'S ASSOCIATION RULES & REGULATIONS).

### **BASKETBALL POLES AND BACKBOARDS (All types including portables):**

Owners must receive prior written approval from the ARC. Please Note: Portable basketball equipment when not in use must be stored out of view. (In the garage or laid down behind a properly screened side gate.) Basketball backboards shall not be placed or stored in the street or on a sidewalk consistent with ARTICLE VIII, USE RESTRICTIONS/DECLARANT'S EXCEPTIONS, Section 8.14 Playground Equipment, Page 47 of the CC&R's.

### **Patio Covers**

Patio Covers may be solid or lattice. Solid covers must match the roofing material of the Dwelling, unless entire patio structure is made of "alumawood". Solid patio covers are not permitted on the front of the Dwelling. Lattice covers may be installed in courtyards, subject to review and setback requirements. Paint must match the Dwelling color scheme or may be white. Posts must be a minimum of four inches by four inches (4"x4") in size, constructed of alumawood, stone or stuccoed block. Decorative wrought iron supports harmonizing in color and designs with the Dwelling are acceptable.

### **Ramadas/Gazebos/Palapas/Arbors/Pergolas**

Ramadas, gazebos, palapas, arbors or pergolas must be permanent structures constructed to harmonize with the main Dwelling. Roofing material must be as noted for patio covers. No canvas structures are permitted. Arbors or pergolas may be constructed of wood but must be maintained in like-new condition or removed. If grass roofing is used for a Palapa, grass must be secured and maintained in like-new condition. Owners may request the use of other roofing material which will be evaluated on a case by case basis by the Board.

Ramadas, gazebos, palapas, arbors or pergolas must meet all setbacks as noted in Setbacks page 3, and cannot exceed twelve feet (12') in height. Any lighting features must be designed to harmonize with the main Dwelling and not cause interference or nuisance to surrounding properties.

**UNSIGHTLY ARTICLES:**

No unsightly articles shall be visible from any street or lot including, but not limited to clotheslines, trash containers, refuse, back or side yard storage, etc. Determination of "unsightly articles" will be at the sole discretion of the Board (SECTION XVIII UNSIGHTLY ARTICLES, Page 8, SALT CREEK OWNER'S ASSOCIATION RULES & REGULATIONS). All bicycles, tricycles, scooters, skateboards, and other play equipment, wading pools, baby strollers, and similar items shall be stored on the Lot when not in use.

**CONTRACTOR WORK HOURS/DAYS:**

All residential construction work is limited to the following hours: Monday-Saturday 8:00 a.m. to 6:00 p.m.

\* W. J. [Signature] \_\_\_\_\_

\* Steph A. [Signature] \_\_\_\_\_

9/11/ [Signature]