

SUMMERLIN NORTH ADOPTS DESIGN GUIDELINE AMENDMENT

On August 14, 2007 the Design Review Committee for the Summerlin North Community Association adopted the following amendment to the Design Guidelines and Standards of November 2005. Please attach the following amendment to your current copy of the Guidelines.

Amendment to Section V.I Summerlin North Community Association Design Guidelines and Standards, November 2005

Below is an amendment to the Summerlin North Community Association Design Guidelines and Standards, November 2005, Section V, Subsection I Fixed Solar Screen, Rolling Solar Screens and Rolling Shutters. Please insert the following into your current guideline document, page 13a. (New language in bold type),

1. Fixed solar screens shall provide a contrast to the home. The following solar screen colors are acceptable, depending on the color of the home:

- | | | |
|---------------|--------------|---------|
| a. Dark brown | b. Dark gray | c. Sand |
| d. Light gray | e. Charcoal | |

Window screen frames shall be made of roll formed aluminum of at least .025 gauge or extruded aluminum of .055 gauge. Frame design shall match window design including layout of mullions. Mullions shall be of a contrasting color consistent with the trim colors of the home. Color of frames shall match existing window frames. You must submit a color sample of the solar screen you wish to install with the Improvement Request form.

2. **Rolling solar screens: Rolling solar screens that face a street or a common area must be designed to the maximum extent practicable to be compatible with the style of the common-interest community. They must be of a contrasting color consistent with the color palette on the home and must be mounted in a manner that does not conflict with or hide the architectural features of the home, including but not limited to door or window trim and pop-outs, arches, mullions, etc.**

Rolling solar screens must be maintained in like-new condition at all times.

3. Rolling Shutters: In accordance with NRS 116. 2111, Subsection 3, the requests for the installation of roll-up shutters must be submitted to the Design [Review Committee in accordance with the procedures set forth in the governing documents (See the Amended Covenants, Conditions, Restrictions and Reservation of Easements for the Summerlin North Community Association, Article 8, Sections 8.2 and 8.7 and the Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements, Article I, Section 1.12).

Rolling shutters that face a street or a common area must be designed to the maximum extent practicable to be compatible with the style of the common-interest community. They must be of a contrasting color consistent with the color palette on the home and must be mounted in a manner that does not conflict with or hide the architectural features of the home, including but not limited to door or window trim and pop-outs, arches, mullions, etc.

Rolling shutters must be maintained in like-new condition at all times.

Adopted August 14, 2007
Design Review Committee

**Amendment to Summerlin North Community Association
Design Guidelines and Standards
Article V. F. Exterior Lighting/Holiday Lighting & Decorations**

F. Exterior Lighting

1. Subtle, low level lighting of facades and front yard landscaping is encouraged. The lighting of address plaques is required.
2. Lighting fixtures may be mounted on poles at a height not to exceed six (6) feet; the home or accessory structures at a height not to exceed ten (10) feet. [A-3/14/17]
3. Festoon lighting (i.e. bistro, lantern, café, etc.) may be installed either Temporary or Permanent as follows:
 - a. **Temporary Installation:** Festoon lighting may be installed on an occasional basis, (i.e. special events, party, etc.) per Manufactures Specifications not to exceed forty-eight (48) hours. Lights may only be used during the time of the event. [3/14/17] [11/13/18]

- b. **Permanent Installation:** Plans for all permanent installations must be submitted to SNCA prior to installation; and must be installed in accordance with the Manufacturers Specifications and in compliance with the National Electric Code (NEC), City of Las Vegas Outdoor Lighting Regulations Chapter 285 and Summerlin North Community Association Design Guidelines and Standards as follows: [11/13/18]

-Lighting shall be installed no higher than the ceiling of the first floor; in no condition shall they be attached higher than ten (10') feet.

-Lighting shall not be installed any closer than seven feet-six inches (7'6") to any walkable surface; measured to the bottom of the light bulb.

-Lighting shall not be installed within five (5) feet of any property line, party wall, or Village wall.

-Lighting shall not be installed within three (3) feet horizontal from a balcony, door or window. (NEC 225.19(D)(1))

-No lighting shall be installed directly over or within five (5) feet from a pool or spa. (NEC 680.22(B)(1))

-Lighting shall not produce more than .5 foot candles of light spill to any adjacent property. (CLV Ord 12-03 Chapter 285.1 (c))

-Lighting shall be listed, approved and intended for outdoor use.

-All lighting must be hard wired with a GFCI circuit installed at least eighteen (18 ") inches above finished floor. Lighting must be controlled via a light switch. Motion or light sensors may not be used. (NEC 210.8(a)(3)). (*Unplugging the lights is not an acceptable method to turn on and off.*)

-Only clear glass white light shatterproof bulbs, not to exceed 5 watts, are permitted. Colored or animated lights are prohibited. The wiring must be black.

-Unless self-supporting, all lighting must be supported using messenger wire. All messenger wire to be tensioned at a rate of six (6") inches of wire slack per ten (10') feet. (NEC 225.6)

-All lights to be attached to a mounting pole or mast must be painted the body color of the residence. The mast height shall be no less than seven feet-six inches (7'6") and no more than ten (10) feet above finished grade; and have a minimum five (5') foot setback from all perimeter walls. Mast must be installed so that it does not exceed a parallel relationship in the direction of the residence and no more than 15 degrees away from the residence in any direction. The mast installation must be installed per City of Las Vegas Building and Safety Codes and requires a permit.

-All attachments to the residence must be a direct connection through the exterior siding to a structural element. All penetrations should be sealed with the appropriate waterproofing and must be painted to match the color of the surface to which it is attached.

-Lights must be turned off by 11:00 p.m. unless being used for an event.

-All tension must be maintained to comply with the original design approval. All broken or missing lights must be promptly replaced.

4. Holiday String Lighting/Decorations may be displayed as follows:
 - a. String-type holiday lighting attached to the home or landscape material must be installed in accordance with Manufactures Specifications and may only be used for the holidays that fall between October 31 and December 31.
 - b. Decorations for holidays that fall between December 1 and December 31 may be displayed as early as 10 days prior to Thanksgiving Day and must be removed by January 15.
 - c. All other holiday decorations such as Valentine's Day, St. Patrick's Day, Easter, Fourth of July, Halloween and Thanksgiving decorations may be displayed 21 days prior to the holiday and must be removed seven (7) days after the holiday.

**Amendment to Design Guidelines and Standards
Summerlin North Community Association
April 2007**

Section V. C. 4 and 5

Room Additions, First and Second Story Additions, Balconies/Sundecks, Patio Enclosures/Sun Rooms, Auxiliary Structures and Casitas

Please insert the following into your current guideline document, page 11. (The amended language is in bold).

4. Roof: The Committee will limit the overall height of all new additions to the maximum height of builder constructed two-story homes in the same subdivision. **Casitas may not exceed the height of the accompanying structure on the lot.** Roof pitch and design shall not deviate from that which exists in the neighborhood. Where a subdivision consists only of one-story homes, the overall height will be limited to the maximum height of builder constructed homes in that subdivision. Any change in materials will require that a sample of the product and color be submitted with the request.

5. Rear Yard Setbacks: Room additions, balconies, sundecks, auxiliary structures and casitas shall extend no closer than fifteen (15) feet from the rear property line. Balconies that face an open common area may encroach 50% percent (seven feet six inches) into the minimum setback. Patio covers, auxiliary structures, ~~Casita's~~ and structures outlined in Section V.P. may extend no closer than five (5) feet from the rear property line.

Adopted 4/10/07
Design Review Committee

**Amendment to Design Guidelines and Standards
Summerlin North Community Association
April 2007
Section V. P.**

Playhouses, Play Structures, Storage Shed, Auxiliary Structures and Casitas

Please insert the following into your current guideline document, page 14.
(The amended language is in bold).

- P. Playhouses, Play Structures, Storage Sheds **and** Auxiliary Structures, ~~Casita's~~
Playhouses, play structures, storage sheds **and** Auxiliary structures ~~and Casita's~~
will be approved on a case-by-case basis with respect to design considerations
which the Committee, in its discretion will deem appropriate, as well as lot layout:
1. Structures must be constructed, located and screened to minimize the impact on the adjacent neighbors' privacy and any existing structure or common area.
 2. Structures shall blend with the colors and materials of the home.
 3. If the playhouse, play structure, storage shed **or** auxiliary structure ~~or Casita~~ exceeds the height of the property line wall, the minimum setback requirement is five (5) feet from perimeter walls.
 4. Storage sheds must match the architectural design, materials and color of the home if visible above the perimeter walls.
 5. Roof height shall not exceed (12) feet maximum.

Adopted 4/10/07
Design Review Committee

**Amendment to Design Guidelines and Standards
Summerlin North Community Association
December 2007
Section G. and G.7**

Patio Covers, Shade Structures, Raised Observation Decks, Arbors, Trellises, Gazebos, Exterior Fireplaces, and Barbecues

Please insert the following into your current guideline document, page 12.
(The amended language is in bold).

G. Patio Covers, Shade Structures, Raised Observation Decks, Arbors, Trellises, Gazebos, Exterior Fireplaces, and Barbecues: These structures should be of materials and colors, which match or compliment the existing residence. Size and design must be compatible with the lot and the immediate neighborhood and, unless constructed of redwood, shall be painted or stained to match the color of the home or the trim color of the home. (Refer to C.8. for patio enclosures.) A Palapa greater than eight (8) feet in diameter is defined as a shade structure, **and therefore is subject to Section G, Sub-sections 1-3 below.**

1. Front yard shade structures, arbors, trellises and gazebos may not be appropriate; however, the Committee will consider requests on a case-by-case basis.
2. The following materials are not acceptable: (This material list is not all-inclusive.)
 - a. Corrugated plastic or corrugated metal
 - b. Plastic webbing, split bamboo, reeded or straw-like material with the exception of an umbrella eight (8) feet or less in diameter
 - c. Asphalt shingles
 - d. Rolled roofing unless on a flat roof with a tile wrap
3. These improvements may encroach no closer than five (5) feet from all property lines. Greater setback distances may be required depending on the improvement.
4. Exterior fireplaces, fire pits and permanent barbecues must be setback a minimum of five (5) feet from all property line walls.
5. Patio/Balcony covers on condominiums require the approval of the sub-association Board of Directors and must be constructed of the same materials and colors of existing buildings and be of the same architectural design.
6. Raised observation decks or patios are allowed in the rear yard only. [A-8/10/04]
 - (a) On portions of the lot located at grade level of the residence, the minimum set back requirement is five feet (5') from all perimeter walls. The height of the floor surface of the deck may not exceed 30" above the grade of the building pad for the residence located on the lot.
 - (b) Patios, decks, landings, walks, paths, waterslides/features, statuary and other hardscape improvements are allowed on the upward slope of rear and side yards, but the finished surface of the improvements shall be no higher than 2/3 (66%) of the difference in elevation between the top and the toe of the slope with a minimum setback of 10' from all perimeter walls. Structures (including but not limited to gazebos, sheds, play equipment, fireplaces, barbeques, shade structures, etc.) on slopes are allowed, but the top of such structure may not exceed the elevation height of the top of the slope and must be set back a minimum of 10' from all perimeter walls. (See Exhibit 9) [A-8/10/04]

It is important to note that slopes that are disturbed for the installation of any improvements may require engineered drawings and city permits. [A-8/10/04] [A-10/11/05]

7. **A single pole Palapa less than (8) feet in diameter may be allowed; however it must be submitted for review. Quantity is limited to a maximum of two (2) per residence with reasonable separation between the canopies. The edge of the canopy must be setback a minimum of five (5) feet from all property lines.**

SUMMERLIN NORTH ADOPTS DESIGN GUIDELINE AMENDMENT

On June 13, 2006, the Design Review Committee for the Summerlin North Community Association adopted the following amendments to the Design Guidelines and Standards of November, 2005. Please attach all of the following amendments to your current copies of the Guidelines.

Amendment to Section V.B Summerlin North Community Association Design Guidelines and Standards, June 13, 2006

Below is an amendment to the Summerlin North Community Association Design Guidelines and Standards, November 2005, Section V. Subsection B, Exterior Painting. Section V, Subsection B, Exterior Painting has been eliminated in its entirety and replaced with the following language. Please insert the following into your current guideline document, page 9a.

- B. Exterior Painting: An Improvement Request form is not required for a home or wall which is being repainted using the existing colors in the same locations, provided the colors were originally used on the home or walls by the builder.
1. Color Change: An Improvement Request form is required for any change in exterior paint colors.
 2. Exterior Color Choices: Specific color schemes have been developed for each subdivision and are available by contacting the management office. Once a color scheme has been selected, submission of an Improvement Request form indicating the color scheme is required. See Exhibit 10 for paint color standards.
 3. Exterior Stone Choices: Specific stone colors have been developed for each paint color scheme and are available by contacting the management office. See Exhibit 10 for stone standards.

9a

Exhibit 10

Exterior Color Schemes

I. Paint

- A. A homeowner may select any brand of paint; however NO deviations from the approved colors are permitted. The homeowner is to ensure that all paint is to match the exact color specifications to the Dunn Edwards exhibits.
- B. The use of all four colors as specified in the color schemes is recommended; however, a minimum of three colors are required. Should you desire to only use three colors you have the following options:

1. No deviations from the body color labeled as "A" will be permitted. Color "D" may only be used as a front door option.
 2. A minimum of two colors must be used on the body of the home. The second color on the body of your home must be "B" or "C".
 3. If you choose to use only "B" or "C" on the body of your home, you must use color "D" on your front door.
 4. If you choose to use both "B" and "C" on the body of your home, front door must be painted "B".
- C. Return walls are to be painted color "A".

A = Body Color B = Garage Door & Accent C = Trim D = Front Door

II. Stone Veneer

- A. Stone (veneer) is to be used as an Architectural element of the structure. The use of stone on a column, post, pilaster or a structural component is preferred. The use of stone (veneer) on a mass wall should continue to the bottom of the roof eave. Wainscoting or decorating of the exterior with stone (veneer) is discouraged.
- B. All stone veneer is to be installed per manufacturers' specifications, and per all local codes & ordinances. A building permit may be required prior to installation. It is the responsibility of the homeowner to inquire and comply.
- C. When applying stone veneer, the homeowner shall ensure that the installation has a finished top course cap or equal architectural finish and transition to the body of the structure.
- D. When applying stone veneer along corners, only the manufacturer's corner components may be use. No substitutions shall be allowed to the manufacturers specifications.
- E. Stone (veneer) depicted on approved elevations, strictly represents the permitted installation. If a homeowner would like to deviate from the original application to install additional stone, please submit a plan to the Design Review Committee for approval.
- F. The stone (veneer) may be of any manufacturer. If a different manufacturer than originally specified in the color scheme is selected by the homeowner, the color is subject to approval by the Design Review Committee provided it is comparable to the original stone specified in the color scheme. If a homeowner desires a stone (veneer) not as originally specified in the color scheme, the homeowner must supply a stone sample which will be reviewed by Summerlin's color consultant and a design review fee of \$150.00 will be charged.

**Amendment to Design Guidelines and Standards
Summerlin North Community Association
July 2008**

Section G. and G.8

Patio Covers, Shade Structures, Raised Observation Decks, Arbors, Trellises, Gazebos, Exterior Fireplaces, and Barbecues

Please insert the following into your current guideline document, page 12. **(The amended language is in bold).**

G. Patio Covers, Shade Structures (temporary or permanent), Raised Observation Decks, Arbors, Trellises, Gazebos, Exterior Fireplaces, and Barbecues: These structures should be of materials and colors, which match or compliment the existing residence. Size and design must be compatible with the lot and the immediate neighborhood. Unless constructed of redwood, they shall be painted or stained to match the color of the home or the trim color of the home. (Refer to C.8. for patio enclosures.) A Palapa greater than eight (8) feet in diameter is defined as a shade structure, and therefore subject to Section G, Sub-sections 1-3 below.

1. Front yard shade structures, arbors, trellises and gazebos may not be appropriate; however, the Committee will consider requests on a case-by-case basis.
2. The following materials are not acceptable: (This material list is not all-inclusive.)
 - a. Corrugated plastic or corrugated metal
 - b. Plastic webbing, split bamboo, reeded or straw-like material with the exception of an umbrella eight (8) feet or less in diameter
 - c. Asphalt shingles
 - d. Rolled roofing unless on a flat roof with a tile wrap
3. These improvements may encroach no closer than five (5) feet from all property lines. Greater setback distances may be required depending on the improvement.
4. Exterior fireplaces, fire pits and permanent barbecues must be setback a minimum of five (5) feet from all property line walls.
5. Patio/Balcony covers on condominiums require the approval of the sub-association Board of Directors and must be constructed of the same materials and colors of existing buildings and be of the same architectural design.
6. Raised observation decks or patios are allowed in the rear yard only. [A-8/10/04]
 - (a) On portions of the lot located at grade level of the residence, the minimum set back requirement is five feet (5') from all perimeter walls. The height of the floor surface of the deck may not exceed 30" above the grade of the building pad for the residence located on the lot.
 - (b) Patios, decks, landings, walks, paths, waterslides/features, statuary and other hardscape improvements are allowed on the upward slope of rear and side yards, but the finished surface of the improvements shall be no higher than 2/3 (66%) of the difference in elevation between the top and the toe of the slope with a minimum setback of 10' from all perimeter walls. Structures (including but not limited to gazebos, sheds, play equipment, fireplaces, barbecues, shade structures, etc.) on slopes are allowed, but the top of such structure may not exceed the elevation height of the top of the slope and must be set back a minimum of 10' from all perimeter walls. (See Exhibit 9) [A-8/10/04]

Slopes that are disturbed for the installation of any improvements may require engineered drawings and city permits. [A-8/10/04] [A-10/11/05]

7. A single pole Palapa less than (8) feet in diameter may be allowed; however it must be submitted for review. Quantity is limited to a maximum of two (2) per residence with reasonable separation between the canopies. The edge of the canopy must be setback a minimum of five (5) feet from all property lines.
8. **Fabric Shade Structures, temporary or permanent, are subject to review and approval according to location, color, and design. They are subject to Section G, Sub-sections 1-3 above. Acceptable colors, including architectural supports, would be those that match or blend with the colors on the residence or the roof tile. Only solid colors are acceptable. No stripes, prints, etc. The area covered may not exceed one-hundred (100) square feet, and the height of the structure may not exceed twelve (12) feet measured from the finished grade of the building pad. The structure must always be maintained in like-new condition.**

**Amendment to Design Guidelines and Standards
Summerlin North Community Association
July 2008
Section L, M and O**

Please insert the following into your current guideline document, page 13. **(The amended language is in bold).**

- L. Screen Doors: The Committee shall consider approval of screen doors or security screen doors with the following guidelines:
1. The Committee shall **take into consideration the architectural intent of the residence and the visibility of the door** from public or private sidewalks, streets, trails, walkways, greenbelts and parks. Rolling door coverings are not permitted if they face a street or common area.
 2. They shall not be ornate or massive in design **unless the architectural style or scale of the residence suggests a design variation.**
 3. Color must match the exterior trim around the front door opening, **other decorative iron** on the residence, or the color of the front door itself.
 4. They must be maintained in like-new condition at all times.
- M. Security Doors and Windows: Exterior security door and window bars, grills and rolling coverings are not permitted if they face the street or a common area. All other locations are subject to review by the Design Review Committee
- O. Enclosure Fences, Walls, Gates and Pilasters: Fences, walls, gates and pilasters shall be reviewed on a case by case basis. Front yard fences and walls shall not exceed a maximum height of thirty-six (36) inches. All fencing and walls shall be placed at a minimum four (4) foot from back of curb or two (2) foot back of sidewalk which is ever applicable. (See Section V, A.1.c for landscape retaining walls, see Section V.3.a for Pilasters). [A-10/11/05]
1. The Committee and all co-owners of the wall must approve any modifications to existing walls.
 2. Any wall surface facing the street must be painted and of a finished and material to match the residence or be of neutral color that complements both adjacent residences, if such situation exists; or be finished in a manner consistent with the builder installed walls for the subdivision.
 3. **Unacceptable materials** (not all inclusive) for fencing, walls and gates are: sheet metal, chicken wire or mesh, metal or plastic chain link, plastic webbing, reeded or straw-like materials, corrugated or flat plastic and fiberglass panels, glass block, rope or other fibrous strand materials **and** unfinished wood.
 4. Gates and/or decorative metal work will be considered for compatibility with the residence in terms of design and color. **They should take into consideration prominent architectural features of the residence (i.e., archways, door heights) and should not exceed six (6) feet in height unless the architectural features of the residence suggest design variation.**
 5. Return walls must be setback a minimum of four (4) feet from the face of the portion of the structure to which it is attached. [A-10/11/05]
 6. Courtyard walls, exceeding thirty-six (36) inches in height, shall not exceed six (6) feet in height and shall be setback a minimum of fifteen (15) feet from back of curb. [A-10/11/05]