

**Architectural Guidelines for
Shadow Mountain Ranch
Community Association**

May 2010

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Introduction

These guidelines are intended as a supplement to the Covenants, Conditions, and Restrictions (CC&Rs) of the Shadow Mountain Ranch Community Association, referred to within these guidelines as the SMRCA. However, if there is any conflict between the CC&Rs and these Architectural Guidelines, the CC&Rs will determine the resolution to the conflict. IT IS YOUR RESPONSIBILITY TO READ THE CC&Rs THOROUGHLY.

Directives

1. The Architectural Review Committee (ARC) does not seek to restrict individual creativity or personal preferences, but rather to assure the continuity in design as this will preserve and improve the appearance of the Community and the property values within.
2. The ARC reviews all plans for the exterior improvements and additions to the residential lots and dwellings in the SMRCA. These improvements include, without limitation, additions, modifications, and alterations to the residential dwellings such as pools, spas, patios, room additions, gazebos, and installation of hardscape and landscape.
3. The Committee is composed of no less than three and no more than five members. Additionally, a licensed professional architect may serve or provide consultation to the ARC at the expense of the homeowner(s) if requested in writing by the ARC.
4. Approval of the plans by the ARC or by the Board in no way constitutes verification or certification of structural integrity of any design. It is the sole responsibility of the homeowner(s) to ensure the structural integrity and soundness of any improvement. It is also the homeowner's responsibility to ensure conformance with all government regulations and building codes as well as the Declaration and to obtain all necessary permits.
5. No Owner shall store or permit to accumulate any construction materials such as dirt, rock, pallets, sod, plants, trees, or construction equipment on the streets or in common areas within the community for the period longer than seventy-two (72) hours.

Process for Approval:

1. Prior to the commencement of any work on any improvement on any lot, an "Architectural Review Submittal Form" must be submitted by the property owner to the ARC. No work is to begin prior to the receipt of the approval of the ARC.
2. All submittals must be in accordance with the ARC guidelines and the CC&Rs and must include the ARC application documents:
 - a. A legible, completed and signed "Architectural Review Submittal Form" (available on the HOA website.)
 - b. An "Impacted Neighbor Statement" completed and signed (available on the HOA website.)

- c. The plans, sketches, pictures, and drawings setting forth the details of the proposed improvement including a materials and plant list (Contractor proposal sketches are a good source for the plans to be submitted.) The ARC may request any additional statements, drawings, plans, materials list, or other information from the homeowner(s) that it deems necessary for its review of the proposed improvement.
- d. If an improvement has been approved by the ARC and the project requires any significant alterations or revisions, an amended “Architectural Review Submittal Form” must be submitted to the ARC and approved before such alterations or revisions may be commenced. The ARC will attempt to make these mid-project applications a time consideration priority.
- e. Checklists: See Appendix Exhibit A.

Disclaimer of Responsibility:

Provided that the ARC members act in good faith, neither the ARC nor any member thereof shall be held 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 any subsequent 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 applicable building codes.

Remedies:

Failure to submit a plan to the ARC or to complete improvements according to approved plans is a violation of the CC&Rs. If an Owner fails to remedy any non-conforming improvement, the Board of Directors of the SMRCA shall request the owner’s presence at a scheduled hearing. If the issue is not resolved or the Owner does not appear at the scheduled hearing, the Board may institute reasonable and appropriate actions, including monetary fines to ensure that the non-conforming improvements are modified or removed.

Any architectural element may be reviewed, as installed, by the Board of Directors. If any such installation is found to be out of compliance with the CC&Rs or these guidelines, the Board may require that installation to be modified or removed at the homeowner’s expense.

Variances:

Subject to the CC&Rs, the ARC may recommend, but the Board only may approve variance to any provision contained in the CC&Rs or these guidelines when circumstances such as the topography, natural obstructions, health, or environmental consideration may require such variances.

The ARC will use the Architectural Guidelines for the purpose of reviewing proposed improvements, but may individually consider the merits of any improvement due to special conditions that are felt to provide benefits to the adjacent area, the specified site, or to the community as a whole.

Appeal Process:

If plans are disapproved by the ARC, an owner may appeal the adverse decision to the Board. This appeal must be in writing and received by the Board no later than thirty (30) days following the date of the letter indicating the disapproval of the plans as submitted. The Board will have forty-five (45) days to consider the appeal. If no decision is communicated to the owner within the forty-five (45) day period, on the forty-sixth (46) day the owner may consider the appeal approved.

Architectural and Material Standards

I. Landscape – General

- A. APPLICATION TO ARC - No grading, excavation, planting, or removing of any tree or existing landscape shall be commenced until the plans showing the nature, kind, shape, height, and location of the same shall have been approved by the ARC. E-forms are available on < www.shadowmountainranchhoa.com>
- B. LANDSCAPE- All plantings and irrigation systems installations shall remain aesthetically consistent with the design and plan of the community and climatically and culturally appropriate to Southern Nevada.
- C. SMRCA COMMON AREAS- No owner shall further landscape or otherwise improve any property that is included in the SMRCA common area.
- D. HARDSCAPE COLOR SCHEMES- Natural earth tones are permitted. Decorative rock, gravel, or boulders in white, green, blue, or other non-earth tone colors are not permitted if visible from the Common Elements or neighboring properties.
- E. REAR YARD- If no landscaping exists at time of closing, new owner shall install rear yard landscaping within six (6) months from closing of escrow. Plans must be approved by ARC prior to installation.
- F. PLANTINGS- Drought resistant, low water usage plant material, appropriate to the desert climate is encouraged.
 - 1. Location of trees shall be limited to areas that will not interfere with or create a nuisance to neighboring properties upon maturity. Please Note: Some trees may have invasive root systems, which may cause problems when mature.
 - 2. All grass must be a fescue blend, hybridized Bermuda blend, or annual rye grass developed for use in the desert. Bermuda grass is not permitted.
- G. MAINTENANCE- Owners are required to maintain their property in good condition at all times. This includes regular lawn mowing, pruning of trees and shrubs, fertilizing, watering, removal of dead or diseased plants, replacement of plants, and over seeding of lawn areas and removal of debris.

H. DRAINAGE- Landscaping should be planned and completed in a manner that ensures proper drainage in accordance with the site plans. Proper drainage is required to protect the applicable Unit, the Common Elements, and the surrounding properties from the accumulation of surface waters. Drainage patterns that were established at the time of the original construction of the residence should not be disturbed unless improved drainage is the intent.

1. Drainage damages- Any landscape improvement that damages a drain pattern shall be corrected at the Owner's sole cost and expense. In addition, any damage to the Common Elements or the neighboring properties that occurs as a result of improper drainage shall be the responsibility of the party responsible for altering, interfering with, or damaging the drainage pattern.

II. Lighting

A. GENERAL PROVISIONS

1. All exterior lighting must be placed in a manner where it will not create an annoyance to neighbors or to the community. Lighting must be directed to avoid spillage of light onto adjoining property, streets and sidewalks, and common areas.
2. For purposes of this guideline, lighting installed on the exterior of the house that is not designed specifically to ward off intruders is considered "decorative." For example, lighting fixtures placed to frame a garage door or to illuminate access door, other than the main entrance, fall under this guideline.
3. Lights mounted higher than six (6') feet above the ground must be pointed downward and away from neighboring residences.
4. Any lighting may be reviewed as installed by the Board of Directors. If any lighting installation is found to be out of compliance with the CC&Rs or these guidelines, the Board may require such lighting to be modified or removed.

B. LANDSCAPE

1. Indirect low level lighting is encouraged.
2. The wattage of the light bulbs used in decorative lighting shall not exceed 60 watts.

C. SECURITY

1. Security lighting is defined as lighting installed on the exterior of the building designed to preclude access to the property by unauthorized persons. Lighting designed to provide for the safety of authorized occupants of the property is included in this definition.

2. Security lighting must be intermittent; it cannot be installed to be on all of the time during darkness. Either manual or automatic controls may be used to control lighting, but security may not remain on continuously.
3. Security lighting must be installed so as to minimize the impact on neighbors.
4. Security lighting may not exceed 300 watts per fixture.

III. Decorative Landscape Elements

- A. ELEMENTS-Statues, outdoor art, fountains, birdbaths, ponds, banners, flags, play equipment, sports courts, and all other similar landscape elements, if visible from any street or from any other property, must be approved by the ARC.
- B. FLAGS- Any flagpoles must be mounted at an angle to an exterior wall of a residence and may not exceed six (6') feet in length. Free standing flagpoles or any flagpoles not attached to a residence are not permitted. Flags must be taken down at night unless lighted.

IV. Patio Slabs, Patio Covers and Gazebos

- A. CONCRETE-DUE TO PARTICULAR CONCERN ABOUT DRAINAGE, ARC APPROVAL IS REQUIRED PRIOR TO THE POURING OF ANY CONCRETE.
- B. SETBACKS- Must be clearly indicated on any plans submitted to the ARC for approval and must meet all City and County code regulations.
- C. PATIO COVERS- A complete Patio Cover Checklist (Exhibit D) must be included with any patio cover or gazebo plans submitted for approval by the ARC.
 1. Patio cover and gazebos may be of "Alumawood" or stucco construction which may include other materials compliant with governing building codes. All exposed wood surfaces must be finished as per paragraph "E" below.
 2. Support posts must be a minimum of six (6") inches by six (6") inches. Metal pipe supports are not permitted.
 3. The following materials are not permitted in the construction of patio covers or gazebos:
 - a. Sheet metal or sheet aluminum (except "Alumawood")
 - b. Corrugated plastic, fiberglass, or metal
 - c. Plastic webbing, reed, or straw-like materials
 - d. Composition shingles

e. Exposed rolled roofing

D. ROOFING DETAILS- Acceptable details are:

1. Open lattice ("Alumawood" or finished wood)
2. Solid ("Alumawood" or finished wood)
3. Roof tiles to match dwelling

E. SURFACES- Exposed surfacing must match or harmonize with the existing colors and materials of the dwelling.

F. GUTTERS AND DOWNSPOUTS- If used, shall be painted to match adjacent wall or trim color of the dwelling.

V. Pools, Spas, and Related Improvements

A. POOL OR SPA- Submittal of complete construction plans showing placement of and all related equipment is required.

B. SETBACKS- Must be clearly indicated on the site plan and meet all governing building code requirements.

C. POOL EQUIPMENT- Placement must take into consideration the proximity of neighbors and the potential for creating a possible noise disturbance to adjoining property.

VI. Perimeter and Adjoining Walls, Fences, Gates, and Hardscape

A. PERIMETER WALLS (Article IX, Section 9.8 of CC&Rs)

1. Perimeter walls, defined by the referenced Section of the CC&Rs, are not owned by the SMRCA and are the responsibility of the perimeter lot owners to maintain.
2. No changes or alterations shall be made to the perimeter walls.
3. No removal, partial or otherwise of perimeter walls for any purpose is permitted.
4. An eight (8') foot easement exists which grants the SMRCA permission to enter the rear yard of the perimeter lots to repair or replace a two (2") inch common area sprinkler line, located five (5') feet inside the property line of the perimeter lots. Perimeter lot owners will be held responsible for any cost necessary to repair damage to this sprinkler line due to pool excavation, planting, or any other construction (Please refer to your deed to see if this is applicable to your lot).

B. ADJOINING WALLS / FENCES

1. No wall or fence shall be erected or altered without prior approval of the ARC.

2. All walls or fences shall match adjacent walls and residences and must be maintained, repaired, restored, and replaced as necessary, at the owner's expense.
 3. Any walls removed or damaged must be restored to their original condition and specifications.
- C. GATES – Mesh gate liners attached to the rear surface of the gate for the purpose of blocking animal egress are approved and do not require the permission of ARC. No gate shall be replaced other than to original specifications without prior approval of the ARC. No wooden gates are permitted. Ornamental wrought iron gates are subject to additional guidelines (please see Section VIII, A.)
- D. HARDSCAPES- Textured surfaces such as brick, stone, and stamped or exposed aggregate concrete are encouraged. Plans detailing the hardscape design and color choice must have prior approval of the ARC. Painted or stained hardscape surfaces must be maintained in aesthetically attractive condition, chipped, peeling, or faded surfacing must be refinished.
- E. DRIVEWAY MODIFICATIONS – Driveways may be modified/extended under the provisions listed below:
1. Homeowner must obtain signed ARC committee approval prior to the start of any driveway modification.
 2. Driveway may be widened toward the main entrance (front door) of the home only.
 3. Driveway widening may not exceed 2 feet (24 inches).
 4. Driveway modifications must match existing driveway finished surface (Example: If existing driveway is brushed finished concrete, the extension must also be brushed finished concrete, and not brick, pavers, stamped/or colored concrete or any other dissimilar material or finish).
 5. For Driveways at Roll Curb with or without Sidewalk - New driveway construction must match top back of curb elevation or back of sidewalk elevation, whichever is applicable.
 6. For Driveways at "L" Type Curb and Gutter with Driveway Curb Cut - Homeowner shall be required to modify driveway apron to match proposed widening. In addition to written ARC approval, the Homeowner shall be responsible for submitting plans to Clark County for approval and shall be responsible for all applicable Permits and Requirements prior to the start of any construction. See the Clark County website for all requirements and the Regional Transportation Commission of Southern Nevada, Planning and Engineering, Uniform Standard Drawings for current driveway design and specifications.

7. See Appendix Exhibit E Uniform Standard Drawings Clark County Area: "L" Type Curb and Gutter (drawing 216); 30" Roll Curb Residential Area (drawing 217a) and Residential Driveway (drawing 223).

VII. Awnings and Shutters

- A. WINDOW AWNINGS- Must be of a durable canvas or other approved fabric and be of solid color which complements the existing dwelling. Awnings must be replaced if they become frayed, split, torn, or faded.
- B. SHUTTERS- Decorative exterior window shutters painted to complement the existing dwelling are permitted. Exterior security shutters are not permitted.

VIII. Other Structures and additional modifications

- A. Doors- Installation of screen doors does not require prior ARC approval. This exception does not apply to security bar doors, Rolladen shutters or storm doors. Ornamental entrance and side gates are allowed provided that they meet the following criteria:
 - 1. Ornamental entrance and side gates are to be made of quality decorative wrought iron.
 - 2. Gates must be installed by a professional contractor and designed in a style that is complimentary to the aesthetic of the individual home and the community.
 - 3. Gates should be a natural patina color that is consistent with the home's color scheme. If painted the finish must be maintained and a doorbell must be accessible.
 - 4. No screening material that might block view to front door is to be attached to entrance gates.
 - 5. No ironwork or security bars of any type shall be permitted on any window.
 - 6. Straight up and down bars shall not be considered a decorative design and are not allowed on any home location.
 - 7. Gate frames or casing shape must be consistent with the home's architectural style i.e. arched/squared.
 - 8. All ornamental gate design and color choices must be submitted to the SMHOA ARC committee for approval.
- B. SOLAR SCREENS- Black, gray, or tan color may be installed without prior ARC approval.
- C. SOLAR PANELS- Must be approved by the ARC. All pipes and materials must be painted to match the exterior of the home.
- D. PLAY EQUIPMENT- Play equipment that is placed in the rear yard that does not exceed the height of the side and rear yard walls, and is screened from view from the street, sidewalks, adjoining properties, and the Common Elements may be installed without ARC approval. Play equipment that does not meet these criteria requires ARC approval.

1. SPORT COURTS- An Owner may seek ARC approval for the installation and placement of a sport court as long as it meets the following criteria:
 - a. The court must be set back at least five (5') feet from all property lines.
 - b. Landscape must be used to screen the court from view from the street, sidewalks, adjoining properties, and the Common Elements.
 - c. If exterior lighting is used, it must meet the requirements for exterior lighting set forth in these guidelines.
2. BASKETBALL BACKBOARDS AND HOOPS- Fixed backboards and hoops must be attached to a freestanding structure, must be located in the rear yard, and require ARC approval. Portable basketball hoops are considered pre-approved by the ARC committee, however they may NOT be kept in front yard or driveway and must be stored out of sight when not in use.

E. GARAGE CONVERSIONS- Are not permitted.

F. STORAGE SHEDS- Are allowed provided that they meet the following criteria:

1. The shed does not exceed six (6') in height at the eaves and eight (8') feet at the highest point of the roof.
2. It shall not exceed six (6') feet by eight (8') feet in area.
3. It is manufactured or painted in a color scheme to match the residence, including the roof.
4. If taller than the side or rear walls, it is not placed within five (5') feet of any side or rear property line.
5. It conforms to all applicable government codes and ordinances.

G. SATELLITE RECEIVERS- Are permitted without ARC approval provided they meet the following criteria. Any modifications to these criteria require an Application to the ARC. (Exceptions may be granted if necessary for optimum reception).

1. Ground mounted dishes:
 - a. Maximum allowable diameter of a ground mounted satellite is one (1m) meter.
 - b. Maximum allowable height from the ground to the top edge of the dish is five (5') feet for ground mounted dishes.
 - c. Satellite dishes must be fully screened from streets, sidewalks, and common areas. Ground mounted dishes may not protrude above the surrounding property fence.
 - d. Shrouded "umbrella style" satellite dishes may be acceptable depending on the location and style, and providing that such dishes are neutral in color, and compatible with the surrounding construction.

2. Above ground mounted dishes:

- a. Satellite dishes or receivers of 18" in diameter or less will be permitted to be installed on the home, above the height of the perimeter wall.
- b. Such dishes must be located to minimize visibility from streets, sidewalks, and common areas.

H. HOLIDAY LIGHTING- May be installed without ARC approval. It must not be installed more than four (4) weeks prior to the recognized holiday and must be removed within two (2) weeks after the recognized holiday.

I. PAINTING- No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plans and specifications.

No building, including without limitation, garages, shall be painted or repainted other than the original colors until the new color has been approved by the ARC.

J. TRASH CONTAINER STORAGE- Other than the day of trash pickup or the evening prior, all trash storage containers including recycle bins are to be stored out of sight of any street or neighboring home.

Appendix:

Architectural Submittal Checklist Exhibit A

SHADOW MOUNTAIN RANCH COMMUNITY ASSOCIATION *ARCHITECTURAL SUBMITTAL CHECKLIST*

EXHIBIT A

PLEASE NOTE: INCOMPLETE SUBMITTALS WILL CAUSE DELAY IN APPROVAL PROCESS.
PLEASE READ CHECKLIST CAREFULLY.

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

THE ORIGINAL AND ONE (1) COPY EACH OF ITEMS 1 - 5 BELOW ARE REQUIRED.

1. Application (Exhibit B)
 - A. Complete Homeowner information (name, address, telephone).
 - B. Homeowner's signature(s)
 - C. Approximate start and completion dates
 - D. Project(s) being submitted
2. Signed Neighbor Impact Statement (Exhibit C) - The Impacted Neighbor Statement is intended to make neighbors aware of any improvement that may impact their property. It is intended for advisory use only. "Impacted" refers to immediate surrounding areas affected by the construction. "Facing" refers to most directly across the street. "Adjacent" refers to adjoining properties. "Rear" refers to neighbor(s) directly behind property.
3. Plans Showing the Work to Be Done - Detailed drawings showing the height, length, width, color and what the improvement will look like when it's 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.
5. Material Samples - Example: type of rock to be used, color chip of paint, pictures of gazebo, pool, patio cover and spa should accompany the plans for the same. A detailed drawing or picture must be submitted.

Send Application, and plans to:

Shadow Mountain Ranch Community Association
Architectural Review Committee

**c/o Level Property Management
8966 Spanish Ridge Ave Ste 100, Las Vegas, NV 89148**

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

Architectural Review Application Form Exhibit B

APPLICATION FOR IMPROVEMENTS ARCHITECTURAL REVIEW COMMITTEE (ARC)

THIS FORM MUST BE COMPLETED AND APPROVED PRIOR TO COMMENCEMENT OF IMPROVEMENTS, CHANGES, ETC. 8966 Spanish Ridge Ave Ste 100, Las Vegas, NV 89148 phone: (702)433-0149 fax: (702)444-2416 email: Help@levelprop.com

DATE: _____ ESTIMATED COMPLETION DATE: _____

NAME: _____ H. PHONE: _____ C. PHONE: _____

ADDRESS: _____ E-MAIL: _____

Application is submitted for review and approval of the following described improvements. Anything not listed here and not clearly shown on plans and specifications will not be a part of this review. You must provide a phone number.

DESCRIPTION OF PROPOSED IMPROVEMENTS:

In support of this application, the following required items **must** be submitted:

- Two copies of plans and specifications
- Show proposed improvements, including names of plants, proposed materials, surfaces finishes, colors and dimensions
- A Neighbor Awareness Form (**APPLICATIONS WITHOUT A COMPLETED NEIGHBORHOOD AWARENESS FORM WILL BE AUTOMATICALLY REJECTED**)

If application is incomplete, the reviewer will notify the applicant as to the needed documents or information and the application will not be further considered until receipt of these materials or information.

I will assume the responsibility of any work under the proposed above improvement that I may or my licensed contractor may accomplish which may, in the future, adversely affect the common area. I will assume responsibility for all future maintenance of this addition and/or improvement.

Homeowner's Signature _____ Date _____

FOR ARCHITECTURAL COMMITTEE USE ONLY

Action taken by Architectural Review Committee:

- APPROVED AS SUBMITTED
- APPROVED WITH CONDITIONS (The request submitted is approved subject to the conditions noted.)
- DISAPPROVED (The entire request is not approved and must be resubmitted.)
- NEED MORE INFORMATION (The request does not have enough information. Please collect the requested information and re-submit to ARC).

Comments:

Signature of ARC Member: _____ Date: _____

This approval does not relieve the Owner from CC&R requirements nor does it constitute approval as to compliance with applicable State or County Ordinances or requirements. Owner may also need to acquire building permits and/or approval from the County for permission to encroach or County easements. Approval is not to be considered authorization to change the drainage as installed by the developer and approved by the County.

Impacted Neighbor Statement Exhibit C

APPLICATION FOR IMPROVEMENTS ARCHITECTURAL REVIEW COMMITTEE (ARC)

THIS FORM MUST BE COMPLETED AND APPROVED PRIOR TO COMMENCEMENT OF ANY IMPROVEMENTS, CHANGES, ETC.

OWNER'S NAME: _____
ADDRESS: _____ UNIT # _____

FRONT NEIGHBOR: _____

ADDRESS: _____ Phone _____

I have reviewed the plans and specifications for my neighbor's proposed improvements. My comments are noted below. (Check one)

- I have no concerns about the proposed improvements in regards to impact on my property.*
- I have the following concerns regarding the impact on my property.*

Signature _____ Date _____

REAR NEIGHBOR: _____

ADDRESS: _____ Phone _____

I have reviewed the plans and specifications for my neighbor's proposed improvements. My comments are noted below. (Check one)

- I have no concerns about the proposed improvements in regards to impact on my property.*
- I have the following concerns regarding the impact on my property.*

Signature _____ Date _____

RIGHT-SIDE NEIGHBOR: _____

ADDRESS: _____ Phone _____

I have reviewed the plans and specifications for my neighbor's proposed improvements. My comments are noted below. (Check one)

- I have no concerns about the proposed improvements in regards to impact on my property.*
- I have the following concerns regarding the impact on my property.*

Signature _____ Date _____

LEFT-SIDE NEIGHBOR: _____

ADDRESS: _____ Phone _____

I have reviewed the plans and specifications for my neighbor's proposed improvements. My comments are noted below. (Check one)

- I have no concerns about the proposed improvements in regards to impact on my property.*
- I have the following concerns regarding the impact on my property.*

Signature _____ Date _____

Completion of the Neighbor Awareness Form does not constitute approval by the ARC.

Patio Cover Checklist Exhibit D

SHADOW MOUNTAIN RANCH
COMMUNITY ASSOCIATION
PATIO COVER CHECKLIST
EXHIBIT D

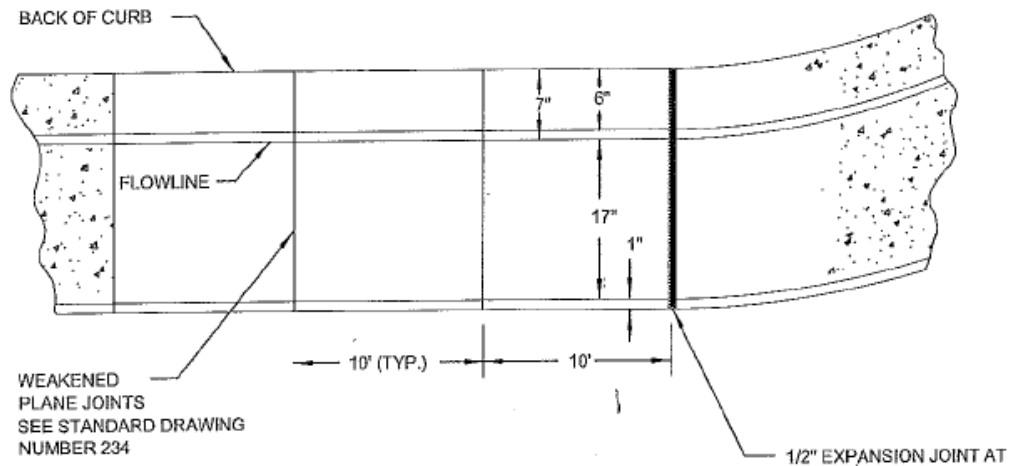
The following information is needed for all patio cover submittals. This information must be accompanied by plans **which show all the listed details**, dimensions and what the completed cover will look like.

1. Height _____ Slope _____
Width _____ Overhang _____
2. Setbacks must be clearly indicated on the site plan, meet all code requirements and approved by the Architectural Review Committee.
3. Roof Type: _____ (A or B)
 - A. Flat with spaced slats? Yes or No.
If yes, will roof have exposed rafter tails? Yes or No.
What is the spacing of the slats? _____
 - B. Must match existing roof type.
4. Material Type: _____
5. Post size: _____
6. Color:
 - A. Will structure be painted to match the color of the residence? Yes or No.
 - B. Is the natural color of the wood being used? Yes or No.
All natural wood surfaces must be finished.
7. Stucco - Will patio cover be stuccoed? Yes or No.
If yes, stucco *must* match the stucco type and color that is on the residence.

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

Driveway Extensions Illustrations Exhibit E

Please refer to the following three illustrations:

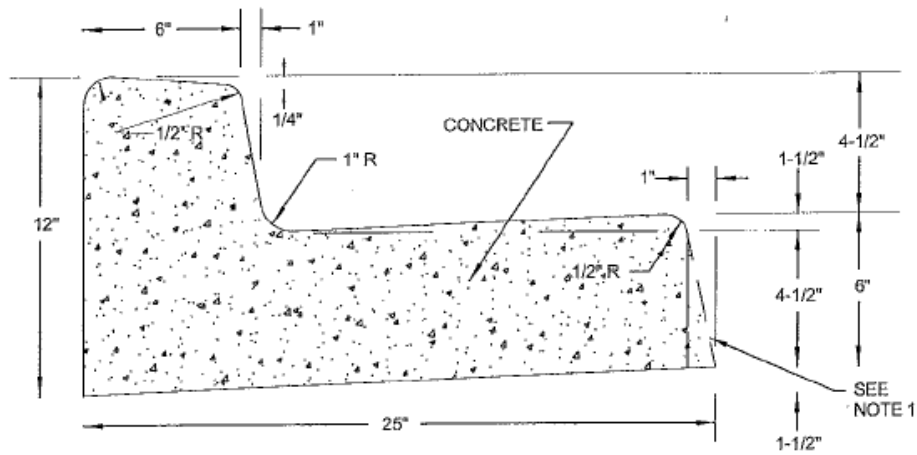


PLAN

1/2" EXPANSION JOINT AT ALL COLD JOINTS, AT BEGINNING AND END OF RETURN AND AT 300' MAX. INTERVALS FOR EXTRUDED CURB AND 30' MAX. INTERVALS FOR FORMED CURB. FOR JOINT DETAIL SEE STANDARD DRAWING NUMBER 234

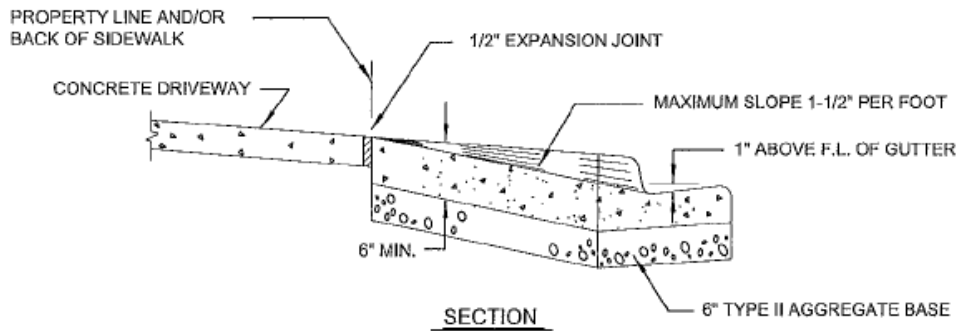
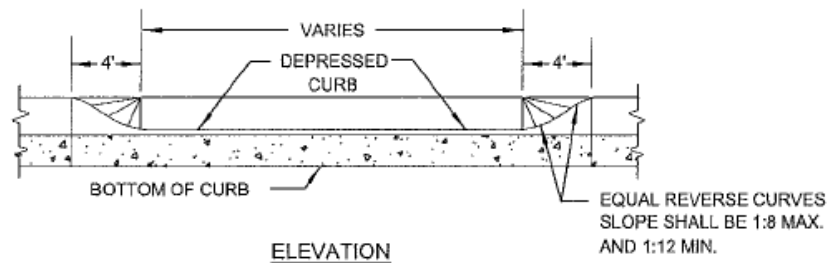
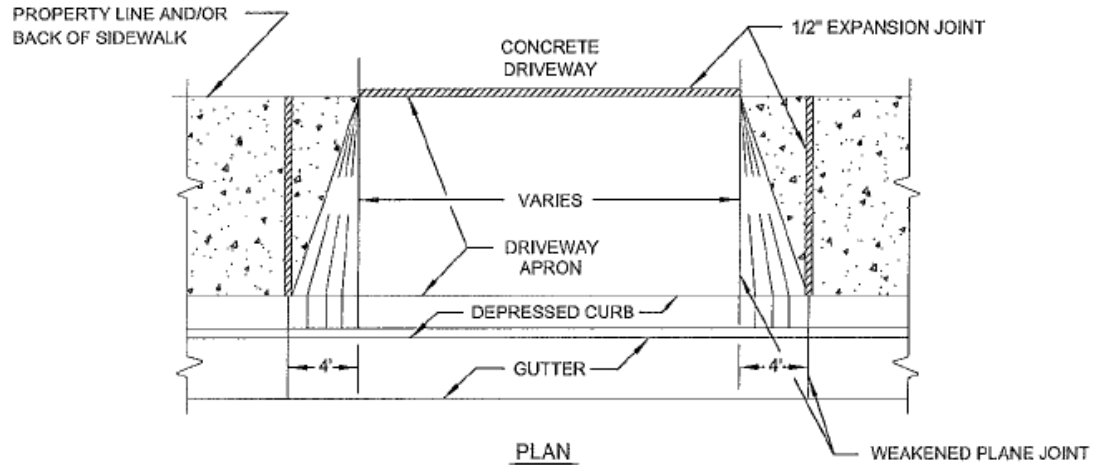
NOTES:

- 1" BATTER ON GUTTER FACE OPTIONAL.
- WHERE LONGITUDINAL SLOPE IS LESS THAN 0.4%, THE FLOW LINE SHALL BE WATER TESTED.



TYPICAL SECTION

SPECIFICATION REFERENCE		UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA
501	CONCRETE	"L" TYPE CURB AND GUTTER
502	CONCRETE STRUCTURES	
707	JOINT MATERIAL	



NOTES:

1. WHEN CONSTRUCTING DRIVEWAY WHERE CURB AND GUTTER EXISTS, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB AND GUTTER. DRIVEWAYS MAY BE MONOLITHIC TO A.C. LINE.
2. WEAKENED PLANE JOINTS SHALL BE UNIFORMLY PLACED BETWEEN 6' AND 7' INTERVALS, SEE STANDARD DRAWING NO. 234.

SPECIFICATION REFERENCE		UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA		
302	AGGREGATE BASE	RESIDENTIAL DRIVEWAY		
501	CONCRETE			
502	CONCRETE STRUCTURES			
707	JOINT MATERIAL			
		DATE 12-14-00	DWG. NO. 223	PAGE NO. 29