



## **Architectural Design Guidelines**

**Modified:** February 8, 2023

**Effective:** May 1, 2023

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## **I. INTRODUCTION TO DESIGN REVIEW**

**A. Purpose of Design Guidelines:** Solera at Anthem is an active adult community designed in a manner which respects the visual character of its site, and which strives to minimize environmental impacts by practicing and promoting reasonable and sensitive water conservation principles. In order to preserve and enhance these concepts, there is a need to establish and maintain certain standards by which the community may develop and mature.

The intent of the Design Guidelines for Solera at Anthem (hereinafter “Design Guidelines”) is to provide individual ideas to flourish and enrich the community, provided that standards are maintained.

The Design Guidelines provide an overall framework and comprehensive set of standards and procedures for the development of the community. The Design Guidelines have been developed to assist in the modifying and landscaping of property within Solera at Anthem. The Design Guidelines establish a process for review for proposed modifications to property to ensure that all property within Solera at Anthem are developed to maintain consistency and quality.

The Design Guidelines are intended as a mechanism for maintaining the overall aesthetics of Solera at Anthem. Neither the Association, nor anyone involved in the Architectural Review Committee (hereinafter “ARC”) review process shall bear any responsibility for ensuring (a) structural integrity or soundness of approved construction or modifications; (b) compliance with building codes and other governmental requirements; (c) conformity of quality, value, size or design with other improvements in the community or (d) the continued quality of appearance of improvements over time.

Del Webb Communities Inc. (hereinafter “Developer”), the ARC, and the Board of Directors of the Solera at Anthem Community Association, Inc. make no representation or guarantees that, with or without proper maintenance, imperfections in construction will not appear or that the appearance of improvements will not change over time due to a variety of factors, including naturally occurring events and conditions.

**B. Definitions:** Capitalized terms whether or not defined specifically in these Design Guidelines are intended to have the same meaning as set forth in the Declaration of Covenants, Conditions, and Restrictions for Solera at Anthem (hereinafter “Declaration”).

**C. Governmental Permits:** To the extent that City of Henderson ordinances or any building code or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines or Declaration, the governmental standards shall prevail. To the extent that any governmental standard is less restrictive than these Design Guidelines or the Declaration, the Declaration and Design Guidelines (in that order) shall prevail.

**D. Preparer:** These Design Guidelines were prepared by Del Webb Communities, Inc. and adopted and amended by the Solera at Anthem ARC and approved by the association Board of Directors pursuant to the Declaration.

**E. Applicability of Design Review:** The Design Guidelines govern all property submitted to the Declaration. However, many improvements described in the Design Guidelines may not be approved by the ARC for the Solera Townhomes, a neighborhood of attached duplex and triplex homes within Solera at Anthem (hereinafter “Townhomes”). The Solera at Anthem Community Association, Inc. (hereinafter “Association”) will provide, among services, landscape maintenance for the Townhome Lots, maintenance of the exterior walls and other exterior surfaces of the Townhomes, maintenance of the sidewalks and property insurance for the Townhomes. Because these services are provided by the Association, very few architectural or landscaping changes will be permitted by the ARC. Article (hereinafter Sections) V of these Design Guidelines sets forth specific improvements to a Townhome Lot that will be considered by the ARC.

All plans, modifications or improvements on property including landscaping must be approved

before any construction activity begins.

Any owner may remodel, paint, or redecorate the interior of his or her Dwelling Unit without approval. Alterations to screened porches, patios, and similar portions of a Lot visible from outside the structures on the property shall be subject to approval. Where these Design Guidelines specifically allow an owner to proceed without advance approval, such allowance shall only be effective so long as the owner complies with the requirements of the Design Guidelines.

Owners are responsible for ensuring compliance with the Design Guidelines. Owners are also governed by requirements and restrictions set forth in the Declaration and any applicable Supplemental Declaration.

Owners are responsible for the compliance with the Design Guidelines by their contractors, and the subcontractors, agents, and employees of each.

**F. Committee Structure:** Architectural control and design review for Solera at Anthem is handled by the ARC.

1. **Architectural Review Committee:** The ARC has jurisdiction over all modifications, as set forth in the Declaration. The ARC shall review plans and specifications and shall be the interpreter of these Design Guidelines. The ARC will monitor the effectiveness of these Design Guidelines and, with the consent of the Board of Directors (hereinafter "Board") of the Solera at Anthem Community Association, Inc. (hereinafter "Association"), may promulgate additional design standards and review procedures, as it deems appropriate. All members of the ARC are appointed by the Board.
2. **Architectural Review Subcommittees:** The ARC may, as it deems necessary, establish and abolish subcommittees of the ARC, respectively, to perform specific duties to assist the ARC. The duties, operations, and procedures of any ARC subcommittee shall be established by the ARC upon the subcommittee's formation. Each ARC subcommittee shall consist of at least three members, each of whom shall be appointed by the ARC.

## II. DESIGN REVIEW PROCEDURES

**A. Review of Modifications:** Application for Review of a proposed modification shall be submitted to the ARC. Application for Review shall be signed by the owner and the contractor or agent of the owner responsible for construction or installation of the modification and shall include the required review fee as defined below.

1. **Application for Review:** The Application for Review shall meet the following requirements:
  - a) **Information Regarding Owner.** The Application for Review shall include the following information:
    - (1) Owner's name, address, and telephone number;
    - (2) Model of home;
    - (3) Acknowledgement of whether an Open Space Lot (Lots that boarder set aside areas of land where natural topography creates practical difficulty for urban development).
  - b) **Nature of Request.** The Application for Review shall clearly state the nature of the request. Such request shall be limited to the following:
    - (1) Review and approval of an addition to an existing dwelling;
    - (2) Review and approval of landscape plans;
    - (3) Review and approval of concrete work;
    - (4) Review and approval of walls, fences, or gates;
    - (5) Review and approval of patio covers and patio screening;

- (6) Review and approval of pools and spas;
  - (7) Review and approval of exterior satellite dishes, TV antennas and wireless cable antennas;
  - (8) Review and consideration of variations to or deviations from the approved Design Guidelines;
  - (9) Review and consideration of any matters which come under the jurisdiction of the ARC;
  - (10) Appeal of a “not approved” submittal or any notation of an “approved as noted” submittal.
- c) **Duplicate.** The owner shall submit all documents included in the Application for Review in duplicate.
  - d) **Address of Architectural Review Committee.** All Applications for review shall be addressed to the ARC at the address of the Solera at Anthem Community Association administrative offices.
2. **Review Fees:** The Review Fee is a one-time only fee that will cover any subsequent design reviews of any proposed modification in accordance with these Design Guidelines. The Review Fee shall apply to re-sales and shall be collected at close of escrow.

**B. Plans to be Reviewed:** Two sets of final plans and specifications of the proposed modification must be submitted with the application. The plans and specifications shall include all of the following as deemed applicable.

- 1. **Project Plan:** A legible project plan (a minimum of 8.5” X 11” in size) showing the size of the Lot and the finished floor elevation. The project plan shall include, as applicable, proposed driveway showing widths, dimensions for proposed paving, parking, concrete curbs, planters, sidewalks, location of trash enclosures, lighting (size and type) etc. and include the square footage of any additional concrete. The project plan must show the drainage of the Lot.
- 2. **Floor Plans:** Floor plans, as necessary to show the improvement requested and its relation to the existing structure, if applicable, indicating dimensions and type of exterior materials.
- 3. **Exterior Elevations:** Exterior elevations as necessary to show the improvements requested and its relation to the existing structure, if applicable, indicating type of materials and color of exterior surfaces.
- 4. **Roof Plan:** Roof plan, as necessary to show the improvement requested and its relation to the existing structure, if applicable, indicating type and color of materials.
- 5. **Landscaping Plan:** Landscaping plan showing location, size and type of trees, shrubs and groundcover and other landscaping details. See IV.A.2. for prohibited plants.
- 6. **Wall and Fencing Plans:** Plans must include elevations of walls showing heights to lowest grade for Boarder Walls, locations of retaining walls, and the grade height between the owner’s Lot and all adjacent Lots. (See Section IV).

**C. Review Criteria; Variances:** The Design Guidelines are not all-inclusive. In its review process, the ARC may consider the location in relation to topography and finish grade elevation. ARC decisions may be based on purely aesthetic considerations. However, the ARC shall not grant approval for proposed construction that is inconsistent with the Design Guidelines, unless a variance is granted.

The ARC may grant variances including but not limited to topography, natural obstructions, hardship, or environmental considerations. The ARC shall not grant a variance resulting in a



violation of the Declaration. No variance shall be effective unless in writing and signed by the ARC chairperson with the support of a majority of the committee members. All requests for variances require written approval from adjacent property owners.

**D. Review Period:** Each Application for Review shall be acted upon within thirty (30) days of submittal of all materials required by the ARC. The decision of the ARC shall be final on all matters submitted to it. Within thirty (30) days of the ARC's action, the ARC shall respond to the owner.

One set of plans shall be returned to the owner, accompanied by the ARC's decision. The other set of plans shall be retained for the committee's records. The ARC's decision shall be rendered in one of the following forms:

1. **"Approved"**: The application as submitted is approved.
2. **"Approved as Noted"**: The Application is not approved as submitted, but the ARC's comments shall be incorporated into the project. The owner may proceed with the work to be performed; however, in so doing, the owner must conform to the comments that have been provided by the ARC.
3. **"Disapproved"**: The entire application as submitted is rejected. The ARC may provide comments but is not required to do so.

If in the event the ARC fails to respond within thirty (30) days, the owner shall give the ARC written notice of its failure to respond. Unless the ARC responds within an additional ten (10) days of receipt of such notice the approval shall be deemed granted.

**E. Resubmission and Appeal:** Any owner shall have the right to resubmit the information and documents specified, however, such resubmission shall be considered only if the owner has modified the proposed project or has new information which would, in the ARC's opinion, warrant reconsideration. If the ARC, again, does not approve the resubmission, the Owner may then appeal the matter to the Board for final disposition. Requests for Board approval shall be delivered to the Association's Secretary or the Association's management agent.

For a disapproval and resubmittal, the ARC shall have ten (10) days from the date of its receipt of the resubmittal to approve or disapprove any resubmittal. The filing of an appeal does not extend any maximum time period for the completion of any project.

**F. City of Henderson Approval:** The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of the City of Henderson or other governmental authorities. It is the responsibility of the owner to obtain all necessary permits and approvals. Likewise, approval of plans and specifications by the City of Henderson does not constitute approval by the ARC and does not replace the need to obtain approval from the ARC.

**G. Implementation of Approved Plans:** All work must conform to approved plans. If it is determined by the ARC, through project inspection, that work completed or in progress on any Lot is not in compliance with these Design Guidelines or any approval issued by the ARC, the ARC shall notify the owner of the Lot on which such noncomplying project is located. The ARC shall give, within thirty (30) days of the inspection, written notice to the Owner of such noncompliance.

If the owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be deemed to be in violation of the Declaration and these Design Guidelines. In such case, the Association shall notify the owner that it may take action to remove the non-complying project and/or seek injunctive relief, recovery of costs incurred (including any legal costs incurred by the Association), and imposition of a fine, which fine shall not exceed the amount allowed by law.

1. **Time to Commence:** If construction does not commence on a project for which plans have been approved within ninety (90) days of such approval, such approval

shall be deemed withdrawn, and it shall be necessary for the owner to resubmit the plans.

2. **Time to Complete:** A maximum time period for the completion of any new construction or modification is ninety (90) days. The owner may request an extension of the time period which the ARC may approve or disapprove. If construction of a project is not completed within the period set forth in the approval (within the ninety (90) day default period) or within any extension approved by the ARC, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declaration and these Design Guidelines.
3. **Changes After Approval:** All proposed changes to approved project plans, including changes that affect the exterior of any building, colors, windows, grading, paving, utilities, or landscaping, must be submitted to and approved in writing by the ARC prior to implementation. If the City of Henderson or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the ARC, the Owner must notify the ARC of such changes and receive approval from the ARC prior to implementing such changes.
4. **Enforcement:** In the event of any violation of these Design Guidelines, the Board may take any action set forth in the By-Laws of the Declaration, including levying Benefited Assessment pursuant to Section 8.4 of the Declaration. The Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or remedying of the violation. In addition, the Board shall be entitled to recover the costs (including legal and administrative related costs) incurred in enforcing compliance and/or impose a fine, which shall not exceed the amount allowed by law against the Lot upon which such violation exists.

### III. ARCHITECTURAL AND IMPROVEMENT DESIGN STANDARDS

The following specific site criteria shall apply to all proposed project or existing construction within Solera at Anthem unless the ARC grants a variance.

**A. Additions, Expansions, and Alterations:** ARC approval is required for any alteration to, addition to, or expansion of a structure on a Lot. The architectural design and materials used in any and all exterior additions, alterations, or renovations shall strictly conform to the original design with respect to style, detailing, and materials used in the initial construction.

1. **Single Family Homes:** All additions to single family homes shall be built in accordance with the setback lines established for Solera at Anthem, regardless of more lenient requirements of any local governmental authority. Such setback requirements are set forth in Figures 1-A and 1-B of these Design Guidelines. Any addition to an existing single-family home shall not be higher than that of the original roof line and shall comply with the height requirements set forth in Figure 1-C.

**B. Flagpoles:** One free standing flagpole may be allowed on a Lot. The height of the flagpole may not exceed twenty-five feet (25'). The flag may be no larger than four feet (4') vertical dimension x six feet (6') horizontal dimension. The setback requirement for the flagpole is shown in Figure 1-D.

Flagpoles shall not be used for any purpose other than flying The United States Flag. In particular, flagpoles shall not be used as antennas, nor may they have guy wires attached to them.

**C. Lamppost:** ARC approval is required for the installation of a lamppost. Approvals shall be granted on a case-by-case basis. The Lamppost setback requirements are shown in Figure 1-E.

The Lamppost shall be compatible with the overall architectural theme of Solera at Anthem. The Lamppost shall be no more than seven feet (7') high.

**D. Mechanical Equipment:**

1. **Ground Mounted:** Owners shall screen all ground-mounted mechanical equipment, ground-mounted solar equipment, pool, spa, fountain and/or waterfall equipment/pumps and generators from street views and views of adjacent Lots or Common Area. All screening shall be by a structure at least as high as the equipment to be screened, or by a block wall where permitted. Screening structures shall be of a material and color compatible with the design of the Dwelling Unit and as approved by the ARC.
2. **Roof Mounted:** ARC approval is required for any installation and screening of roof-mounted mechanical equipment including, but not limited to, roof-mounted solar equipment. It is highly recommended that the homeowner installs bird guard screening around the base of the solar panels to prevent potential infestation (See Figure 2 for an example).
3. **Wall Mounted:** ARC approval is required for the addition, installation of wall or through-the-wall mounted mechanical equipment, including air conditioners, swamp coolers and exhaust fans in the garage. The mechanical equipment shall be:
  - a) Installed in accordance with the International Building Code and City of Henderson Building Code;
  - b) Located on the same side of the garage as the house air conditioner.
  - c) A minimum of ten feet (10') back from the front corner of the garage and not to extend more than twelve inches (12") out from the exterior wall of the garage; and
  - d) Painted the same color as the exterior walls of the house.
4. **Mechanical Equipment Installation Hardware:** All roof and wall mounted equipment installation hardware, including, but not limited to cable, wiring, PVC, conduit, mounting brackets, nuts, bolts, etc., shall be painted the same color as the surface to which it is mounted.
5. **Flood Lights, Security Cameras and Motion Detectors:** All flood lights, security cameras and motion detectors shall be mounted so they do not infringe on the privacy of neighbors.
  - a) Flood lights shall be mounted on a vertical surface of the dwelling and pointed toward the ground so the light will not shine in the neighbor's windows. The color of the flood light's housing and, if used, the conduit or wiring shall be the same color as the surface to which they are mounted.
  - b) Security cameras shall be mounted on a vertical surface of the dwelling near the roof overhang (fascia). If used, the conduit or wiring for cameras shall be painted the same color as the surface to which they are mounted.
  - c) Motion detectors shall be mounted on a vertical surface of the dwelling and produce no audible sound. If used, the conduit or wiring for motion detectors shall be painted the same color as the surface to which they are mounted.

**E. Paint:** Approval is not required to repaint the exterior of a structure in accordance with the original color scheme of the house. Any other repainting requires approval from the ARC. Base and trim colors used in repainting shall be from the color scheme used by the Developer at the time of initial construction at Solera at Anthem. The color scheme for each home is shown in Figure 3 and is available in the Community Center Administration Office. Specify the ID Code on your application to identify your colors. Example, if you are painting a Lewis with Partial

Stone and wish to stay within your model and type color, you would specify A2, B2, and C2. It is not required to use Sherwin-Williams paint, but it is required to use the same color as specified in their paint code.

Side and rear yard wrought iron perimeter fencing shall be painted Dark Chocolate Brown unless otherwise stated in these guidelines.

Decorative wrought iron in the courtyard must be painted to match the color scheme of the house base color, house trim, front door trim, or Dark Brown.

All wrought iron must be maintained in accordance with good maintenance practices to avoid the appearance of rust.

Paint shall be of the same type (flat, enamel, semi-gloss) as the original color scheme.

Approval is required to repaint the exterior of the dwelling a different color scheme other than the original. The only color schemes that will be approved by the ARC are those within your model. See Figure 3.

The smooth face of a block retaining wall that was installed by the builder shall be repainted with Olympic One Satin Trailside Tan (HGSW3225 – LRV 43) or similar Desert tan finish.

**F. Prohibited Structures:** The following items and structures are prohibited on Lots in Solera at Anthem:

1. Storage buildings or sheds;
2. Clothes lines or clothes poles;
3. Detached garages;
4. Tents (except temporary tents for events as may be approved by the Association);
5. Compost piles or containers;
6. Decks or balconies;
7. Dog runs or animal pens;
8. Basketball goals;
9. Roof mounted appliances such as weather vanes
10. Casitas, and
11. Exterior window planters

**G. Radio Antennae:** Transmitting / receiving antennae are prohibited on any Lot.

**H. Roof Material:** Repair or replacement of roof materials shall be the same material and color as originally installed by the Developer.

**I. Satellite Dishes, TV Antennas and Wireless Cable Antennas:** These Over-The-Air Reception Devices (OTARD) may be installed with the following limitations:

1. **Size:**
  - a) Satellite dish: Maximum of one meter (39.37 inches) in diameter.
  - b) Antenna designed to receive video programming services via broad band radio service (wireless cable) or to receive fixed wireless signals (used to provide telephone service or high-speed internet access to a fixed location) other than via satellite: Maximum of one meter (39.37 inches) in diameter or diagonal measurement. See Figure 3 for example of antenna mounting.
  - c) In addition, antennas may be mounted on masts to reach the height needed to receive an acceptable quality signal (e.g. maintain line-of-sight contact with the transmitter or view the satellite). Masts higher than 12 feet above the roof line may be subject to local permitting requirements for safety purposes.

2. **Location:**

a) For single-family detached homes, provided adequate reception can be obtained, a satellite dish or antenna must be ground mounted or mounted at the base plate of the Dwelling Unit in the rear or side yard with approved screening. A satellite dish or antenna may also be mounted on the lowest possible point of the eaves on the Dwelling Unit if ground mounting does not allow for adequate reception. If installed in side yards, they shall be mounted no closer to the front property line than the front edge of the garage or house.

If adequate reception cannot be obtained within the rear or side yard or on the eaves of the Dwelling Unit, a satellite dish may be ground mounted in the front yard with sufficient screening. It can also be mounted at the bottom of the wall anchor plate (anchors the wooden house framing to the concrete foundation) of the Dwelling Unit in the front yard with sufficient screening.

b) For villas, provided adequate reception can be obtained, a satellite dish or antenna may be mounted on the lowest possible point of the eaves, or the wall at the rear of the Owner's Unit. A satellite dish or antenna may not be installed on another owner's unit, on any roof, or in any common area.

c) If any of the above options fail to provide adequate quality reception, other options must be presented for approval to the ARC for consideration on a case-by-case basis. In any event, the Owner shall install the satellite dish or antenna in the least conspicuous location on the Lot where an acceptable quality signal can be obtained.

3. **Equipment:**

a) All roof and wall mounted installation hardware, including, but not limited to cable, wiring, mounting brackets, nuts, bolts, etc., shall be painted the same color as the surface to which it is mounted.

b) Any transmission cable from the satellite dish or antenna to the house, not attached to the house, shall be underground.

4. **Screening:** A ground mounted or base plate mounted satellite dish or antenna must be screened or disguised by materials such as shrubs, imitation boulders, etc., appropriate to the site as approved by the ARC.

5. **Prohibited Antennas:** Conventional "stick" antennas to receive a distant over-the-air television signal or antennas used for AM/FM radio, amateur ("ham") radio, Citizen's Band ("CB") radio or Digital Audio Radio Services ("DARS").

**J. Signage:** No approval is required for the placement of signs, so long as such signs are of a type described below and conform to the requirements set forth below. In no case shall signs be in violation of Henderson Municipal Code 4.12.100.

1. **"For Sale", "For Rent" and Open House Signs:** Such signs shall be located wholly within the Lot that is available for rent or sale. Signs shall be a maximum of three (3) square feet and may be double-sided. The overall height from finished grade may not exceed four feet (4'). Only one sign per residence shall be allowed. Signs must be removed within two (2) working days following the close of escrow or the execution of the lease.

2. **Security System Signs:** For single family home Lots, such signs shall be located within the setback criteria for such homes as depicted on Figures 1-A and 1-B and

set forth in Figure 1-C of these Design Guidelines. Such signs shall be single sided and a maximum of one-hundred-fifty (150) square inches. The overall height of the sign from finished grade may not exceed thirty inches (30"). Signs provided by a security company as part of the overall security system shall be used without alteration by the Owner. Only one such sign per Dwelling Unit shall be allowed. Decals of a size not to exceed thirty-six (36) square inches may be displayed in windows.

3. **Neighborhood Watch and "No Soliciting" Signs:** Neighborhood watch signs, decals and No Soliciting signs are not to exceed thirty-six (36) square inches and may be displayed in windows. "No Soliciting" signs may be displayed at entrances to homes.
  4. **"No Trespassing" Signs:** "No Trespassing" signs may be posted. No more than one "No Trespassing" sign per residence is permitted. "No Trespassing" signs shall be mounted only on metal posts at a height not to exceed thirty inches (30") above the finished grade and shall be no more than one-hundred-fifty 150 square inches in size.
  5. **Campaign or Proclamation Signs – Local, State and Federal Elections:** They must be placed within the property of the homeowner advocating the signage. Signs shall be limited to a maximum of three (3) square feet and may be double-sided. The overall height from finish grade may not exceed four feet (4'). An owner or occupant may exhibit as many political signs as desired, but may not exhibit more than one political sign for each candidate, political party, or ballot question. (See NRS 116.325(1)(d)) Signs shall not be placed sooner than ninety (90) days prior to the election and must be removed within three (3) working days after the election.
  6. **Beware of Dog Signs:** Such signs shall be placed on the rear yard fence facing the street or on the courtyard gate or adjacent to the front door. These signs must be a standard finished metal not to exceed one-hundred-sixty-eight (168) square inches in size.
  7. **"Project Approved by ARC" Signs:** These signs may be placed on your property by ARC when your Architectural Review Application has been approved. Once your project is complete and approved, the sign will be removed ARC.
- K. **Swimming Pools and Spas:** ARC approval is required for all swimming pools and spas.
1. **Swimming Pools:** The swimming pools shall meet the International Building Code and City of Henderson Building Code. All swimming Pools shall be of the in-ground type, with a minimum of a three-foot (3') setback from all property lines, and have a thirty-six inch (36") wide deck surrounding the pool.
  2. **Spas:** Spas may be in-ground, semi-in-ground or above ground. In-ground and semi-in-ground spas must conform to the guidelines for in-ground swimming pools. Above ground spas must be installed on a nonflammable structural material pad such as concrete, pavers and flagstone. Spas must have a minimum three-foot (3') setback from the property line. If, on an open space Lot and the spa is within a fifteen foot (15') setback from the property line, the maximum height of the spa can be no more than thirty-six inches (36"). All other spas may be sixty inches (60") in height. Height is measured from the top of the spa to the finished grade.
  3. **Pump and Heating Equipment:** Pool and spa pump and heating equipment locations are to be reviewed on a case-by-case basis to assure minimal impact to adjacent properties. Installation of hardscape structures including pools and spas

cannot obstruct or inhibit the established positive drainage from rear yards to front yards.

**L. Trash Containers/Enclosures:** All trash containers shall be neat and maintained in good condition. No trash containers shall be stored in the front yard. Trash containers may be stored in a trash enclosure added to the side or back yard if the enclosure meets the following guidelines:

1. ARC approval is required for addition of any trash enclosure.
2. The trash enclosure shall meet the International Building Code and City of Henderson Building Code and strictly conform to the architectural design and materials with respect to style, detailing and materials used in the original construction of the home.
3. Trash enclosure shall meet all Design Guidelines.
4. Trash enclosures shall be designed to hold two (2) ninety-five (95) gallon containers, and shall be used only to store these containers.
5. Trash enclosures attached to the house shall be constructed of smooth sided block wall, a minimum of fifty-two inches (52") high and a maximum of six feet (6') high, with stucco on all sides and top, and painted the same color as the house.
6. Trash enclosures not attached to the house shall be constructed of:
  - a) Double split-faced block wall, with the top of the wall textured cement finished and painted to match the color of the blocks, a minimum of fifty-two inches (52") high and a maximum of six feet (6') high.
  - b) Wrought iron fence screened with solid metal screening, as illustrated in Figure 5 of these Design Guidelines, a minimum of fifty-two inches (52") high and a maximum of six feet (6') high, sufficient to prevent seeing the trash containers from the street or a neighbor's yard. The fence and screening shall be painted in accordance to Section III.E.
7. The entrance to the trash enclosure shall be by wrought iron gate, if required, with screening described in 6.b above, sufficient to prevent seeing the trash containers from the street or a neighbor's yard. The gate and screening shall be painted in accordance to Section III.E.
8. Covered trash enclosures may be required if a neighbor on a higher Lot can see into the trash enclosure.
9. Movement of the trash containers from the enclosure to the street and back must be only on Owner's property.  
No bulk trash items shall be stored in the front yard. Bulk trash items may be stored until the next bulk item pick-up day so long as it is not in view of the street or neighboring property.  
Trash enclosures are prohibited in the Townhomes. Trash containers and bulk trash items must be stored in the garage.

**M. Windows:** ARC approval is required for addition or replacement of any window to a structure. The added window shall:

1. Strictly conform to the original design of windows installed by the Developer with respect to style, detailing and materials, e.g. white vinyl, dual pane, picture or horizontal sliders.
2. Meet the requirements specified for each single-family home model, as follows:
  - a) **Lewis**
    - 1) Great Room. Added or replacement window must be the same height as and no wider than the existing window in the Master Bedroom.

- 2) Master Bedroom. Added or replacement window must be identical to the existing window in Bedroom 2
- b) Clark**
- 1) Kitchen. Added or replacement window must be identical to the existing window in the Kitchen.
  - 2) Living Room. Added or replacement window must be the same height and no wider than the existing window in the Dining Room.
  - 3) Master Bedroom. Added or replacement Window must be identical to the existing windows in Bedrooms 2 and 3.
- c) Fremont**
- 1) Nook. Added or replacement window must be identical to the existing window in the Nook.
  - 2) Great Room. Added or replacement window must be identical to the existing window in the Dining Room.
  - 3) Master Bedroom. Added or replacement window must be identical to the existing windows in Bedrooms 2 and 3.
- d) Whitney**
- 1) Nook. Added or replacement window must be the same height as and no wider than the existing windows in Great Room.
  - 2) Master Bedroom. Added or replacement window must be the same height as and no wider than the existing window in Bedroom 2.
  - 3) Bedroom 2. Added or replacement window must be identical to the existing window in Bedroom 2 and must be on the outer wall.
- e) Franklin**
- 1) Nook. Added or replacement window must be the same height as and no wider than the existing windows in the Great Room.
  - 2) Master Bedroom. Added or replacement window must be the same height as and no wider than the existing window in Bedroom 3.
  - 3) Bedroom 2. Added or replacement window must be identical to the existing window in Bedroom 2 and must be on the outer wall.
3. Addition of windows to the front of the house, bathroom and the garage are prohibited. Greenhouse windows, bay and bow windows, glass block windows, specialty shaped windows are also prohibited.
  4. Addition of windows to the Townhomes, except for the top panel of the garage door, is prohibited.
  5. ARC approval is required to replace the large window in the Master Bedroom in the rear of the unit with a Sliding Glass Door or French Doors. No Sliding Glass Door or French Door additions are allowed to the front of a unit or the Townhomes.



**N. Stone Veneer:** Stone veneer maybe used on single-family detached homes. Only cultured stone and flagstone are permitted. The stone may cover up to a maximum of thirty-five percent (35%) of the front elevation of the house, including windows and doors. The quality of the stone veneer must be equal to or better than the stone implemented by the Developer. The color and quality of the stone veneer must be approved by the ARC.

**O. Awnings:** Awnings must be stationary or retractable in design having a metal frame and be made of durable fabric. The color of the awning must be solid desert tone colors and approved by the ARC. The awning must be well maintained. Awnings facing the street are prohibited.

**P. Patio Covers:** Design and construction of a patio cover shall be approved by the ARC.

1. Solid gable roof type patio covers shall be designed and constructed of materials which are similar to and complement the existing architectural style of the Dwelling Unit. The posts used to support the solid gable roof type patio cover roof must be covered with stucco of the same texture and color as the house exterior walls. The roof of the solid gable roof type patio cover shall be concrete tile, of the same color, design and texture as the existing roof and have a slope similar to the existing roof.
2. Open lattice and solid type patio covers will be permitted, providing they are of aluminum, which has been made to resemble wood. Wood patio covers are prohibited. The patio cover shall be painted white, the same color as the house, the house trim, or a color approved by the ARC.
3. Patio covers must be installed a minimum of five feet (5') from the side property line and no closer than eight feet (8') to the rear property line on interior lots and fifteen feet (15') on open space lots. In areas past the side of the house, only partial vertical screening shall be allowed, constructed of aluminum verticals, installed a minimum of eighteen inches (18") from the roof of the patio and a minimum of twelve inches (12") above the ground or patio floor. Patio covers that do not extend past the side of the house may have vertical screening from ground of patio floor to roof of patio cover.
4. Existing patio covers installed by the Developer may be enclosed to make a room. However, enclosing a patio cover added in accordance with these Design Guidelines may not be enclosed to make a room.
5. Patio covers are not permitted on the front of the house.

**Q. Front Entryway and Security/Screen Doors:**

1. Front Entryway Door: ARC approval is required to replace the front entryway door. The color is to conform to that listed under the heading of Front Door in the color scheme chart in Figure 3.
2. A security/screen door may be added to the front and/or back of a residence. The security door is to be mounted over the existing door jams. The color is to match the base color of the house, the color of the door jams or earth tones (tan, sand, beige, gray or brown).

**R. Garage Doors:** Repair or replacement of the garage door shall be the same material, style and color as originally installed by the Developer.

1. **Garage Door Vents:** The lowest panel of the garage door may have manufacturer installed vents punched below the panel emboss (see illustrated in Figure 6 of these Design Guidelines) and subject to approval by ARC.
2. **Garage Door Windows:** The top panel of the garage door may have manufacturer windows installed and is subject to approval by the ARC.

**S. Solar Screens, Skylights and Solar Tubes:**

1. Solar Screens will be permitted. Permitted colors are tan, sand, beige, platinum, black, gray and brown.
2. Solar Tubes and Skylights will be permitted. The location shall be approved by the ARC. The addition of solar tubes or skylights to the Townhouses are prohibited.

**T. Holiday Decorations:** Holiday decorations will not require approval if installed no earlier than thirty (30) days before a holiday and removed no later than thirty (30) days after a holiday. Any variation from these time periods will require approval of the ARC. The ARC reserves the right to request reasonable modifications to holiday decorations if deemed appropriate.

**IV. LANDSCAPING AND PROJECT PLAN STANDARDS**

Normal or on going landscaping maintenance requires no ARC approval. Use of drought tolerant plants is encouraged. Modification of original landscaping require ARC approval

**A. Landscaping:**

1. **Prohibited Plants:** Mulberry (Morus Alba) and Olive Plants (fruit bearing).
2. **Artificial Plants:** Artificial plants, except artificial turf are prohibited from being placed in the ground or in planters in any location of the yard. However, artificial plants will be allowed up to a height not to exceed three feet (3') on the front or rear patio in planters. On the rear patio only, they may be used in hanging baskets.
3. **Ground Cover:** The ground surfaces of all yards shall be covered with inert or living materials or any combination of both. Inert materials, impervious to water degradation, shall include decomposed granite, native river-run rock and other such similar materials. For the purpose of these Design Guidelines, topsoil shall not be considered inert material. No artificially colored rock shall be permitted as ground cover. Sandstone and red lava are specifically prohibited. Hybrid Bermuda turf is permitted. All other living turf must be approved by ARC. Common Bermuda turf is prohibited. No new natural turf is permitted in front yards. Up to 50% of area in side and rear yard or 100 square feet, whichever is greater, may be grass (maximum of 5,000 square feet). Wood chips and bark shall not be used as ground cover. Wood chips may be used for ground cover within the immediate area of a shrub or tree. Grass and sod shall be held a minimum of three feet (3') from building structures, retaining walls, concrete drives and sidewalks. Only drip type irrigation systems are to be used in planter areas. The use of solid plastic sheeting, polyethylene and landscape fabric over ground plane cover is prohibited.
4. **Area between Walls and Public Sidewalks:** Owner's Landscaping Responsibility. Owners shall landscape and maintain the area between walls and public sidewalks installed by Developer.
5. **Rear Yards Adjacent to Open Space:** Landscaping located in the rear yard setbacks adjacent to open space shall not exceed thirty six inches (36") in height above the original finished pad grade of the Lot. The trunks of trees and other plants which exceed thirty-six inches (36") in height shall be planted a minimum of five feet (5') from the rear property line.

**B. Walls and Fences:**

1. **Alterations:** No structural alterations, changes, attachment or additions shall be allowed to walls constructed by Developer on any Lot, unless approved by ARC and the City of Henderson. However, open wrought iron fencing may be installed atop such walls with the prior approval of the ARC. The height of the wall and fence on the highest Lot shall not exceed six feet (6’).
2. **Construction:** Owner may install walls, fences and/or gates in side yards and/or rear yards if plans are approved by the ARC. Lot drainage may not be affected by the construction of any walls. It is the responsibility to the Owner installing the wall to maintain the drainage established for their Lot and the adjacent Lots.
  - a) **Location.** Walls and fences installed in the side yard must be set back a minimum of ten feet (10’) from the front face of the house on the house side and ten feet (10’) from the front face of the garage on the garage side. No wall shall be constructed on the property line without obtaining written approval from the Owner of the adjacent Lots. If the approval is not secured, any wall or fence, including footings, must be constructed inside the property line. Corner walls must not encroach on sight visibility easement. Wrought iron fencing on corner Lots, street side, may extend beyond the front face of the house, upon approval from the ARC.
  - b) **Location on County Access Easements.** Walls and fences installed on the side yard next to County Access Easements are allowed to extend past the house to the front property line. A “stair-step” wall design is to be utilized at the front property line and must be approved by ARC.
  - c) **Non-Level Lots.** Walls and fences installed on non-level Lots shall be constructed on a horizontal plane and utilize “stair-steps” to deal with slopes.
  - d) **Height.** The height of all walls and fences shall be measured from the adjacent finished grade level of the highest Lot. No solid wall or fence, or combination of a wall and fence, or gate shall exceed six feet (6’).
  - e) **Materials.**
    - 1) **Patio, Side and Rear Yard Walls and Fences.** Patio and rear yard walls shall be double split-face masonry or wrought iron. Painted cement stucco over concrete masonry walls shall be finished on both sides and top. Double split-face block walls must be constructed of eight inches (8”) deep by eight inches (8”) high by sixteen inches (16”) wide concrete masonry block (CMU) to match Developer installed block walls in size, color and installation. All CMU walls shall be the color of Cind-R-Lite of Las Vegas tan or a textured block of equal color. The top of the walls must have a matching cap block or be textured cement finished and painted to match the color of the blocks. Wrought iron fences and gates color shall be in accordance with Section III.E. Perforated metal screening may be attached to wrought iron fences and gates to their maximum height and color shall be in accordance with Section III.E. Solid metal screening (except as specified in section III.L.6.B), decorative material, or other alterations are prohibited on fences. Block walls may be installed on a retaining wall.

- 2) **Retaining Walls.** All retaining walls shall be constructed per City of Henderson Building Code. Typical retaining wall construction as seen in Figure 7.
  - 3) **All Other Walls and Fences.** Wood or chain-link fencing is prohibited. All approved wall and fencing material are previously listed in this section.
  - 4) **Borders.** Borders on Owner's property or on property line used to separate or hold in place ground cover may not exceed three inches (3") in height and six inches (6") in width. Borders must be pavers, decorative block or concrete in desert tone color of the community.
3. **Lots Abutting Designated Open Space.** Thirty-six inch (36") walls or fences may be built, erected, or placed in the first fifteen feet (15') of the rear or side yard from the property line on Lots where the rear or side yard area abuts a designated open space. This is the setback area. Walls or fences greater than thirty-six inches (36") are not permitted within the setback areas on open space Lots. Six-foot (6') walls or fences may be built, erected, or placed in any portion of a rear yard beyond the setback area on open space Lots. A wrought iron fence five feet (5') in height must be used on pool boarders for pools within the setback areas on open space Lots. All wrought iron fencing shall be painted in accordance with Section III.E.
4. **Front Courtyard Walls.**
- a) Front courtyard walls cannot exceed thirty-nine inches (39") in height, including cap, forty-three inch (43") pilasters, including cap, and forty-eight inch (48") gate and gate posts, and must be set back a minimum of sixteen feet (16') from the front property line and cannot extend past the side of the house.
  - b) Courtyard walls shall be masonry or stucco to match the color of the house. The wrought iron gate shall be the same color as the house, house trim, front door, or in accordance with Section III.E. Courtyard drainage must be maintained by the Owner installing the courtyard walls.
    - 1) **Lighting specifications:** The only items allowed to be permanently mounted to the courtyard wall are working electric light fixtures (this includes solar). See Figure 8 for examples and location. The maximum height of the electric light fixture is not to exceed fifteen inches (15"). The maximum width of the electric light fixture is not to exceed twelve inches (12"). The maximum length/depth of the electric light fixture is not to exceed twelve inches (12"). The maximum brightness permitted for each electric light fixture is 350 lumens and the color temperature of 3000 Deg Kelvin shall be used. The use of anti-glare lighting is required. Color lighting is not allowed.
    - 2) **Quantity and Location:** The total number of electric light fixtures shall not exceed four (4). Approved locations are:
      - \* on top of pilasters on each side of the courtyard entry way(s);
      - \* on top of a pilaster or if no pilaster is present on top of the wall at the corner of the courtyard wall;
      - \* on top of a pilaster or if no pilaster is present on top of the wall where the courtyard wall meets the dwelling.

Electric light fixtures are prohibited on top of a pilaster or if no

pilaster is present on top of the wall in the middle of the courtyard wall. The ARC application must contain a sketch showing the exact electric light fixture location. The application must, also include a specification sheet for the requested lighting.

If wiring / conduit is exposed, it must meet current electric code and painted to match the surface color it is mounted onto. Wiring / conduit are not allowed on the outside of the courtyard walls. See Figure 8 of these Design Guidelines for a sample of lighting fixtures.

- c) Front courtyard decorative wrought iron fencing cannot exceed thirty-nine inches (39") in height with a gate height of forty-eight inches (48") maximum, and must be set back a minimum of sixteen feet (16') from the property line and cannot extend past the side of the house. The fence and gate shall be the same color as the house, house trim, front door, or in accordance with Section III.E. See Figure 8-A of these Design Guidelines for a sample of decorative wrought iron fencing.
  - d) Decorative wrought iron fencing (Security Gate) in the front shall be allowed only in the entryway area and cannot extend further than the front and side edges of the house including the garage. The fence shall be the same color as the house, house trim, front door, or in accordance with Section III.E. See Figure 8-B of these Design Guidelines for a sample of decorative wrought iron fencing. It is highly recommended by ARC, for security purposes, that the homeowner install a working doorbell on the outside of the security gate, See Figure 8-B.
5. **Review Criteria.** Any application for walls and gates must be presented for review to the ARC by the contractor and/or the Owner of the property. When applicable, neighbor releases must be presented at time of review or no action will be taken.

**C. Drainage:** Additions, alterations, or renovations to an existing single family home, shall not alter the established Lot drainage. No roof shall drain onto a neighboring property. Positive drainage (minimum 3%) away from the building shall be maintained. Any downspouts or roof drains shall discharge onto splash blocks or extensions and drain away from the structure.

**D. Concrete:**

1. **Color Coating:** Decorative concrete "overlays" are allowed. The color must match desert tone (tan, sand, beige, grey, brown) and be approved by the ARC. Neither the public sidewalk adjacent to the curb or the curb is to be colored or coated.
2. **Installation:** ARC approval is required prior to the installation of concrete on a Lot. Installation of concrete is limited to sidewalks, patios and borders. The established positive drainage must be maintained. Concrete installations shall comply with the following requirements:
  - a) Front yard concrete installations, other than that originally installed by Developer, excluding concrete patios behind courtyards and stairs leading down the front sidewalk or curb shall be limited to an additional one-hundred-fifty (150) square feet. Driveway additions shall not be greater than a maximum two foot (2') extension on either sides of the driveway.

- b) Rear yard concrete installations shall not exceed eight percent (8%) of the Lot size or five hundred (500) square feet, whichever is more. Existing covered patio areas and sidewalks are not included in additional amount of concrete allowed.
- c) Side yard concrete walkways shall not exceed thirty-six inches (36") in width.
- d) Non-concrete hard surfaces such as flagstone or pavers shall be approved by the ARC. Non-concrete hard surfaces such as flagstone or pavers shall not exceed eight percent (8%) of unused land surface area of the Lot Approval shall be at the sole discretion of the ARC.
- e) Installations shall not alter the drainage pattern established by the Developer.  
The ARC may grant exceptions to the above requirements in extenuating circumstances such as, without limitation, the existence of unusually shaped Lots or a situation in which the requirements would cause an undue hardship on an Owner.

**E. Landscape Accessory Features**

- 1. **Lots:** ARC approval is required for the installation of landscape accessory features. Landscape accessory features located in the front yard setback shall be limited to a maximum height of thirty inches (30") above the original finished grade of the Lot except for natural looking Cacti. Natural looking Cacti shall be limited to five feet (5') in height. Accessory examples are statues, depictions, water fountains, wagon wheels, bird baths, bird feeders, bird houses, pagodas, wishing wells, farm relics, bridges, mission bells, water wheels, and windmills. Landscape accessory features shall be limited to a maximum height of five feet (5') if located on any other portion of a Lot. All landscape features shall be compatible with the overall architectural theme of Solera at Anthem.  
No accessory feature shall be located nearer than three feet (3') from the property line unless protected by a minimum of five feet (5') of solid wall.
- 2. **Rear Yards of Open Space Lots:** Landscape accessory features located in the rear yard of open space Lots within fifteen foot (15') of the rear property line shall not exceed thirty-six inches (36") above the original finished pad grade of the Lot.

**F. Synthetic Turf:** Synthetic turf may be installed in the front and rear yard. Each area shall be not more than one thousand (1,000) square feet or fifty percent (50%) of the yard's total square footage, whichever is less. Synthetic turf shall be of equal or greater quality as shown on Figure 9-A of these Design Guidelines. Putting greens are only allowed in rear yards. Synthetic turf manufacturer's literature and samples must be submitted with application for approval. No indoor / outdoor carpet allowed. Any synthetic turf installed must be lead free and the application to install synthetic turf must include certification documentation showing the synthetic turf is lead free. An example of this certification is shown in Figure 9-B.

**G. Landscape Maintenance:** Owners shall maintain landscaping and vegetation in a timely manner as provided in the CC&R and the Design Guideline. Owners shall keep Lots weed-free and provide trimming of lawns, shrubs and trees to retain a neat and attractive appearance. The owner shall replace diseased and damaged plants.

- 1. **Access Stairs:** On those Lots where Developer-installed retaining walls have resulted in "planting areas" to be maintained by the Lot Owner, access stairs may

be constructed to allow convenient access to such planting areas. The materials used in this stair construction shall be of those set forth in these Design Guidelines Section IV.B. This construction requires a building permit from the City of Henderson Department of Building and Safety. The use of the planting area to which this stairway allows access may not be changed in nature.

2. **Retaining Wall:** Owners are responsible for maintaining concrete retaining walls on their Lot in a clean and unstained condition.

**H. Gardens:** A small garden of up to one hundred (100) square feet is permissible in the rear yard of a Lot. The garden shall be maintained in a weed and debris free condition. No planting shall be higher than three feet (3') above the finished lot grade if located within ten feet (10') of the boundary between the Lot and an open space. Wood borders are prohibited.

**I. Gazebos:** Gazebos type structures on Lots of less than eight thousand (8,000) square feet are prohibited. Gazebos type structures (if permanent) on Lots of greater than eight thousand (8,000) square feet will be considered for approval subject to a maximum height of thirteen feet (13') from finish grade, compliance with the rear yard setback requirements and architectural compatibility with adjacent structures. Wood structures are prohibited.

**J. Mounds:** Mounds created as part of the landscaping plans, shall be formed of topsoil and fully covered with inert or living materials. The height shall not exceed two feet six inches (2'6") at the highest point as measured from the finished Lot grade. These mounds shall not alter the established Lot drainage.

**K. Lattice:** Lattice screening is allowed to be installed no higher than five feet (5') and must be a minimum of five feet (5') from the property line if freestanding in the rear yard. The lattice may go to the roofline if installed against the house or at the end of a patio. Wood lattice structures are prohibited.

**L. Rain Gutter Systems:** Rain gutters systems may be installed. All gutter systems shall match the color of the surface to which it is attached. The termination point of the downspout may not extend more than eight inches (8") into the yard. A splash block must be provided at the downspout with a minimum of three percent (3%) drainage away from the building structure.

**M. Outdoor Fireplaces:** Outdoor fireplaces are permitted to a maximum height of ten feet (10') in the rear yard. If located on an open space lot, the fireplace must be located at least fifteen feet (15') from the rear property line. Fireplaces are prohibited in the front yard.

**N. Arbors:** Arbors may be placed above gates up to a height of eight feet (8'). Arbors may be freestanding in the rear yard up to a maximum height of ten feet (10'). On open-space Lots they must be placed at least fifteen feet (15') from the rear property line. Wood arbor structures are prohibited.

## V. **DESIGN GUIDELINES APPLICABLE TO SOLERA TOWNHOMES**

**A. General:** The Townhomes have been designed as integrated housing units to remain uniform in size, shape and exterior appearance. All landscaping on Townhome Lots will be maintained by the Association. No additions, expansions or alterations to the Townhomes exteriors or the Townhome Lot landscaping will be considered by the ARC except as provided below.

**B. Improvements to Private Rear Yard Area; Fencing:** Subject to approval by the ARC, an Owner may install wrought iron fencing to enclose an area in the rear yard of a Townhouse that extends five feet (5') behind the rear wall of the Townhome as shown in Figure 10 of these Design Guidelines. The following rules will be applicable to such private rear yard area.

1. **Fencing Materials and Color:** Any fencing and gate constructed to enclose the private rear yard area shall be constructed of wrought iron forty-two inches (42”) tall and a gate with a maximum height of forty-two inches (42”) constructed of the same material. Both the fencing and the gate shall be painted in accordance with Section III.E. The style of the wrought iron must match the existing style installed throughout Solera at Anthem. Metal mesh may be installed on the interior of the fence up to twenty-four (24”) in height and painted the same color as the wrought iron fence.
2. **Improvements within Private Rear Yard Area:** The private rear yard areas were initially to be improved by the Developer with decomposed granite. Owners may install within the private rear yard area pavers to match the color of the granite, grey broom-finished concrete, synthetic turf that complies with the guidelines set forth in Section IV.F of these Design Guidelines or any combination of the original decomposed granite and the foregoing items. No plant materials will be approved by the ARC within the private rear yard area except for plants in pots or plants irrigated through a separate irrigation system operated by the Owner. The common irrigation system used by the Association to irrigate all other plant materials on Lots may not be used by Owners for irrigation of any plant material installed by an Owner in the private rear yard area. Outdoor patio furniture can be placed within the private rear yard area, but dog houses or other structures are prohibited.
3. **Maintenance:** The Owner is responsible for maintaining any wrought iron fence, gate and all other improvements installed by the Owner within the private rear yard area, except if an Owner obtains the approval of an adjacent Owner to construct a fence on a common property line as set forth in paragraph V.B.4 below. Such fence shall be deemed a “party structure,” as such term is defined in the Declaration, and shall be maintained in accordance with Section XII of the Declaration.
4. **Approvals:** In addition to the approval of the ARC for any improvements constructed or installed pursuant to this Section V, an Owner also is subject to obtaining the approval of any neighboring Owner if a fence is proposed to be constructed on a property line shared by an adjacent Owner. The rules set forth in Section IV.B.2.a), of these Design Guidelines shall apply with respect to obtaining approvals from the Owner(s) of any adjacent Lot.
5. **Front Entryway Door and Security/Screen Door:** The following criteria applies to all Townhomes.
  - a) Front Entryway Door: ARC approval is required to replace the front entryway door. The color is to conform to that approved for the Solera at Anthem Townhomes front doors.
  - b) Security/Screen Door: A security/screen door may be added to Townhomes provided they comply with Section III.Q, of these Design Guidelines.
  - c) Replacement Windows: The addition of windows is prohibited in the Townhomes. ARC approval is required to replace a window in a Townhome. The replacement window must strictly conform to the original design of windows installed by the Developer with respect to style, detailing and materials, e.g., white vinyl, dual-pane, horizontal sliders.

## VI. CONSTRUCTION GUIDELINES

A. **Inspections:** If requested by the ARC, the Owner shall schedule and coordinate a review of all Modification activities with the ARC to verify compliance with the approved plans and specifications. Owner’s contractor may represent the Owner at the review. The ARC may also



perform additional periodic informal inspections to ensure that work is being performed in conformance with approved plans, these Design Guidelines and the Community-Wide Standard. All inspections are observations only and will not relieve the obligation to obtain inspection approvals from the City of Henderson and other organizations having jurisdiction.

Job sites not in compliance with the Declaration, these Design Guidelines or approved plans will be issued a Notice of Violation required to bring the construction and/or job site into compliance. Further construction is prohibited until such punch list items have been corrected.

**B. Vegetation Protection and Barricading:** Prior to performing any Modifications, the Owner shall take measures to protect vegetation. The type and materials of barricades may be reviewed by the ARC. In addition, the following actions are prohibited:

1. Dumping backfill into an area containing protected vegetation (“protected area”).
2. Excavating soil from a protected area.
3. Falling trees into a protected area.
4. Parking in or driving through protected area.
5. Stacking or storing supplies or equipment in protected area.
6. Changing site grading to cause drainage into a protected area.
7. Locating temporary construction buildings in a protected area.
8. Disposing of toxic materials into a protected area.

**C. Construction Damages:** Any damage to vegetation, Common Area facilities, streets curbs, gutters, and/or sidewalks caused by the Owner, its contractors, subcontractors, agents or employees must be corrected immediately to the satisfaction of the ARC, the Board, and the owner of the damaged property. If the damage is not corrected the Association may repair such damage and assess the costs of repair to the Owner.

**D. Conduct:** The Owner must ensure that all contractors and subcontractors control the conduct of their employees while working in Solera at Anthem. Loud music, profanity and other behavior, which is unbecoming of a quality operation, will not be tolerated. Contractors and their employees shall not be allowed to possess beer or alcoholic beverages while on the premises. Any person violating this policy may be asked to leave the premises and may be denied access to Solera at Anthem. The Owner shall also ensure that highly visible construction warning signs are prominently displayed in the construction area.

**E. Site Cleanliness:** All contractors and subcontractors must maintain the sites in a clean and orderly manner at all times. The storage of materials should be in an inconspicuous location within the site and stored neatly and orderly. All construction debris shall be cleared at the end of each working day.

**F. Contractors:** Neither the Association nor ARC recommends contractors.

**G. Storage of Construction Materials:** The Owner is responsible for the safe and proper storage of construction and other materials by any contractors, subcontractors, agents, employees, or suppliers performing work or delivering materials to his or her Lot. If possible, materials should be stored in areas which will not interfere with the use of Common Areas, street, or sidewalk by other Owners and residents of the community. Materials which are stored on a street or sidewalk shall be sufficiently barricaded or cordoned off with reflective cones, ribbon, rope, or other appropriate material. The Association, the Board, the ARC, or any officer or director of such entities shall not be liable for any damages or injuries caused by or resulting from the storage of construction materials on the Common Areas, street, or sidewalks within Solera at Anthem.

## **VII. LIMITATION OF LIABILITY FOR APPROVAL OF PLANS**

Review and approval of any application is made on the basis of aesthetic considerations only and neither the Association, the Board, the ARC, nor any member of the foregoing, shall bear

any responsibility for ensuring the structural integrity or soundness of approved Modifications, nor for ensuring compliance with building codes and other governmental requirements. The Association, the Board, or the ARC, or member of any of the foregoing shall not be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any Lot.

#### **VIII. AMENDMENTS TO DESIGN GUIDELINES**

The ARC shall have sole and full authority to amend the Design Guidelines, subject to approval by the Board of Directors. There shall be no limitation on the scope of amendments to the Design Guidelines; the Design Guidelines may be amended to remove requirements previously imposed or otherwise to make the Design Guidelines less restrictive. Any amendments to the

Design Guidelines shall apply to construction and modifications commenced after the date of such amendment only and shall not apply to require modifications to or removal of structures previously approved once the approved Modification has commenced.

#### **IX. AUTHORIZATION**

These Design Guidelines have been amended and approved 6th day of December, 2022, by the Architectural Review Committee and this 8th day of February, 2023 by The Board of Directors of the Solera at Anthem Community Association, Inc. for use at Solera at Anthem.

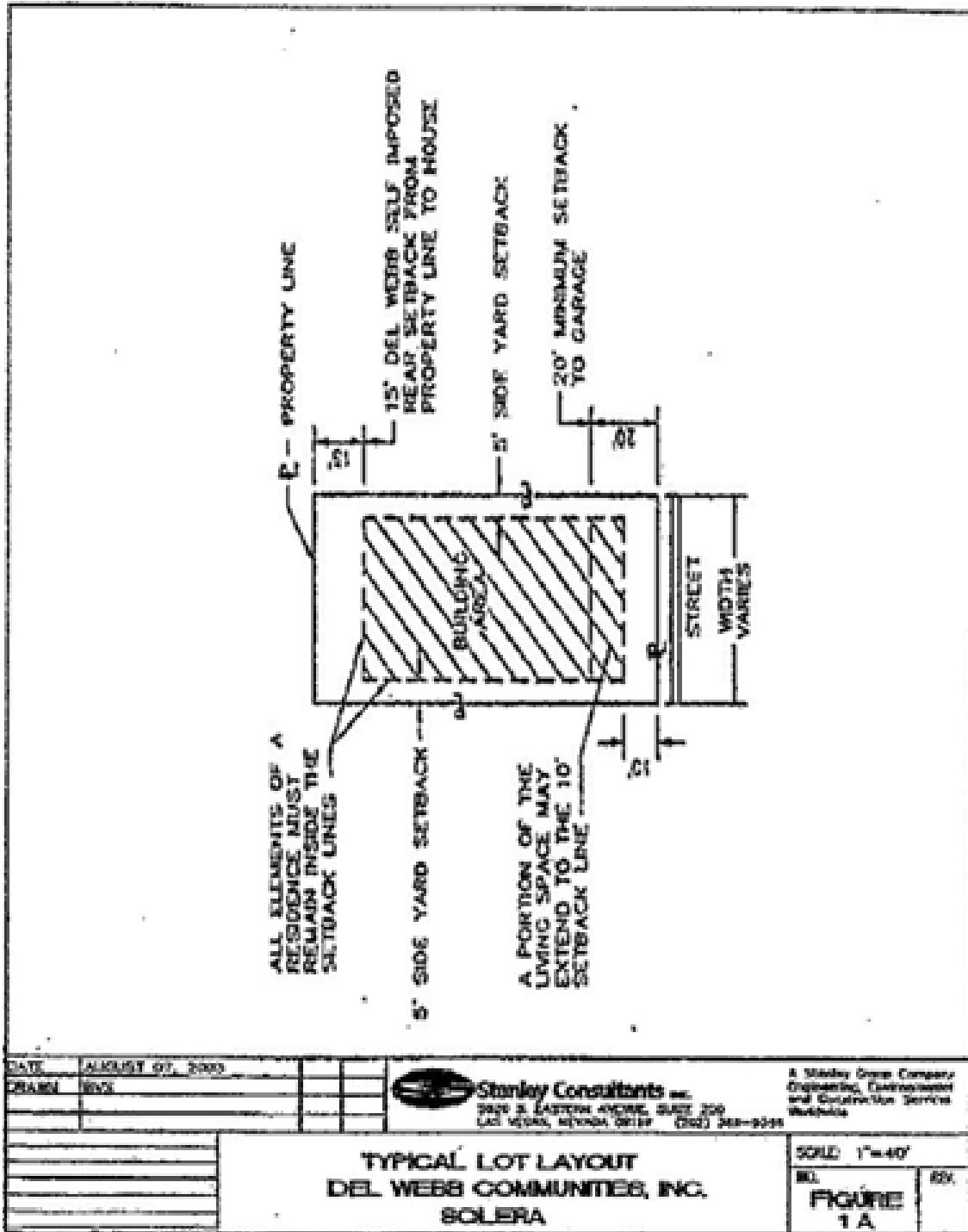


FIGURE 1-A. SETBACK REQUIREMENTS: SINGLE FAMILY HOME – INTERIOR LOT

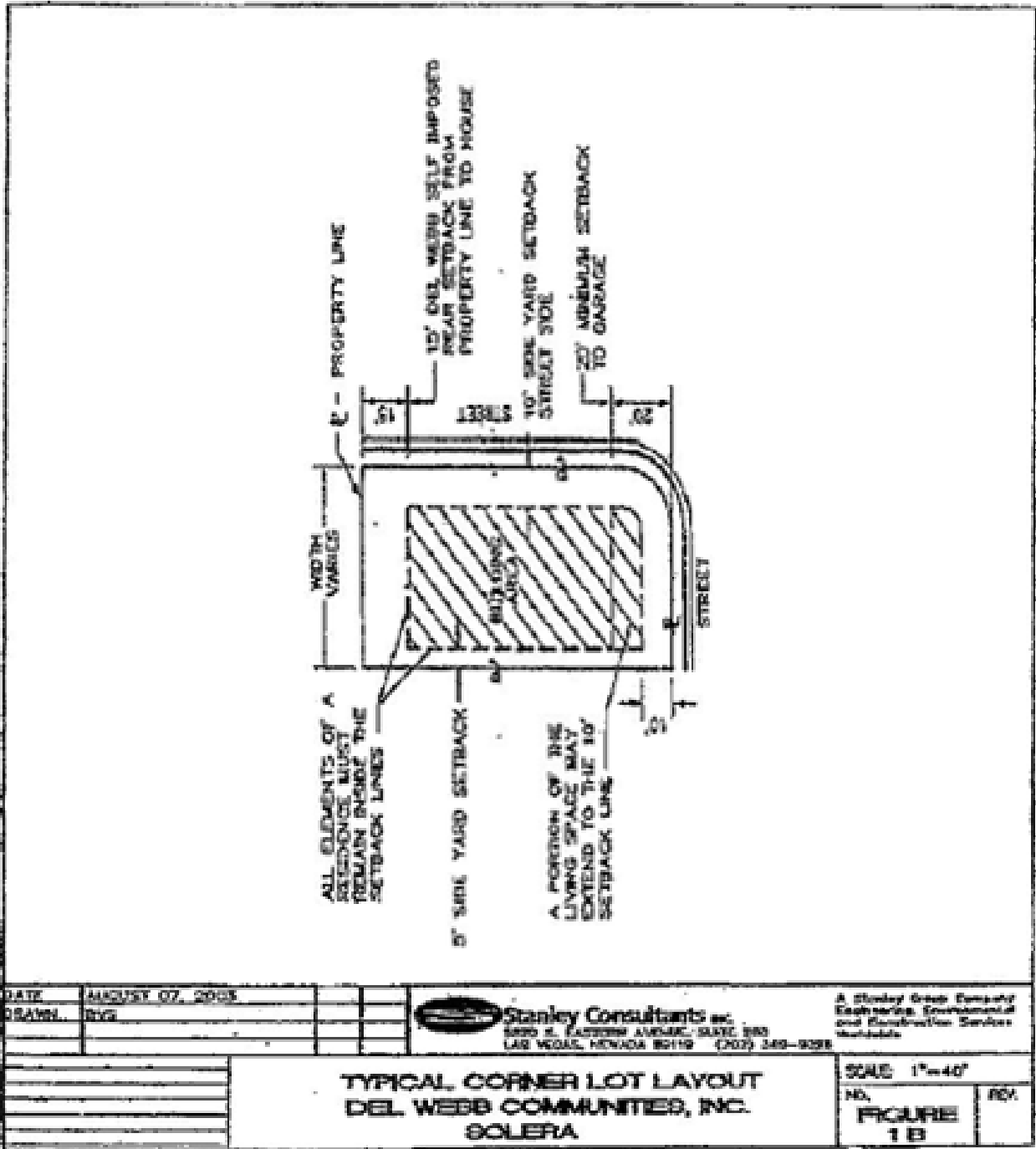
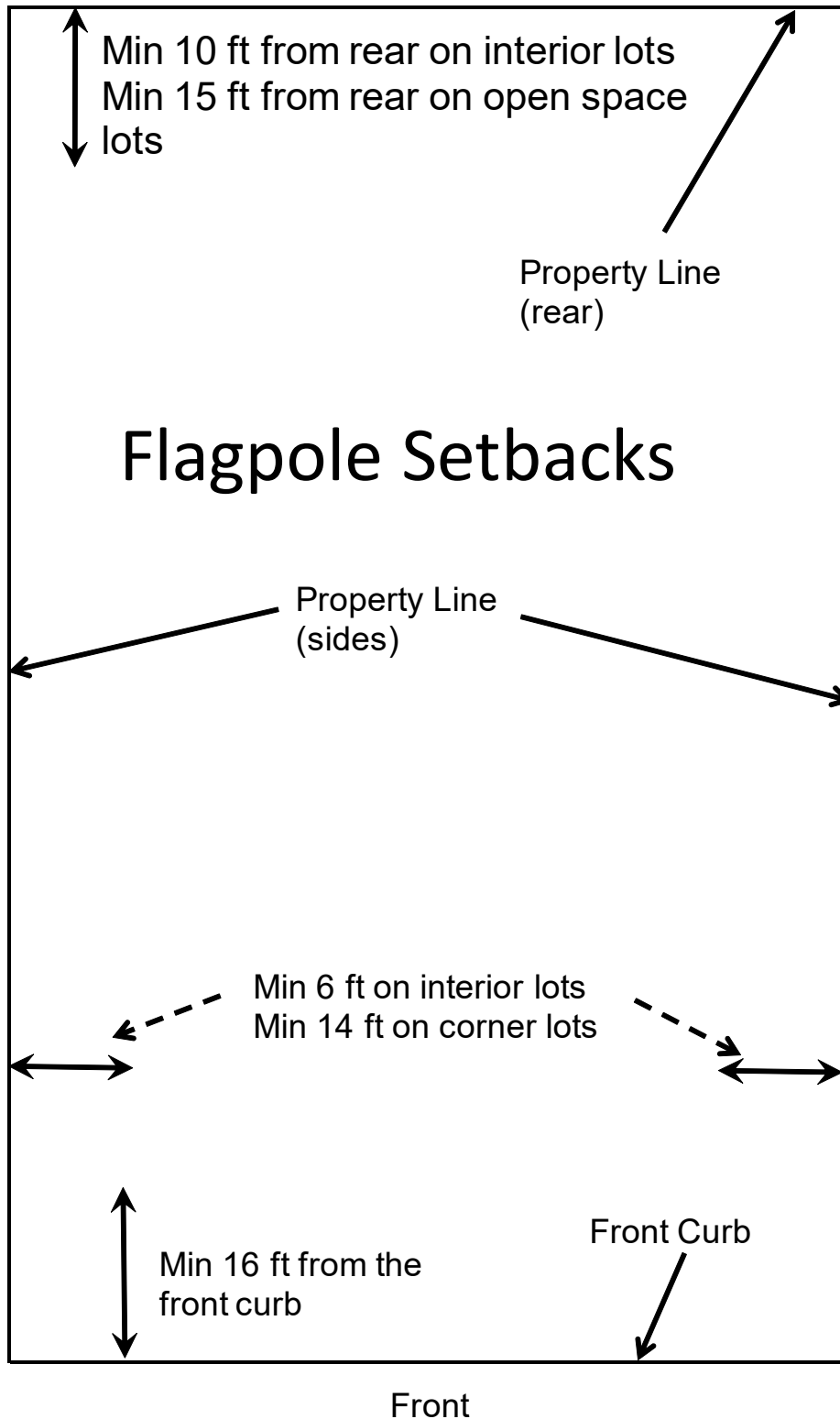


FIGURE 1-B. SETBACK REQUIREMENTS: SINGLE FAMILY HOME –CORNER LOT

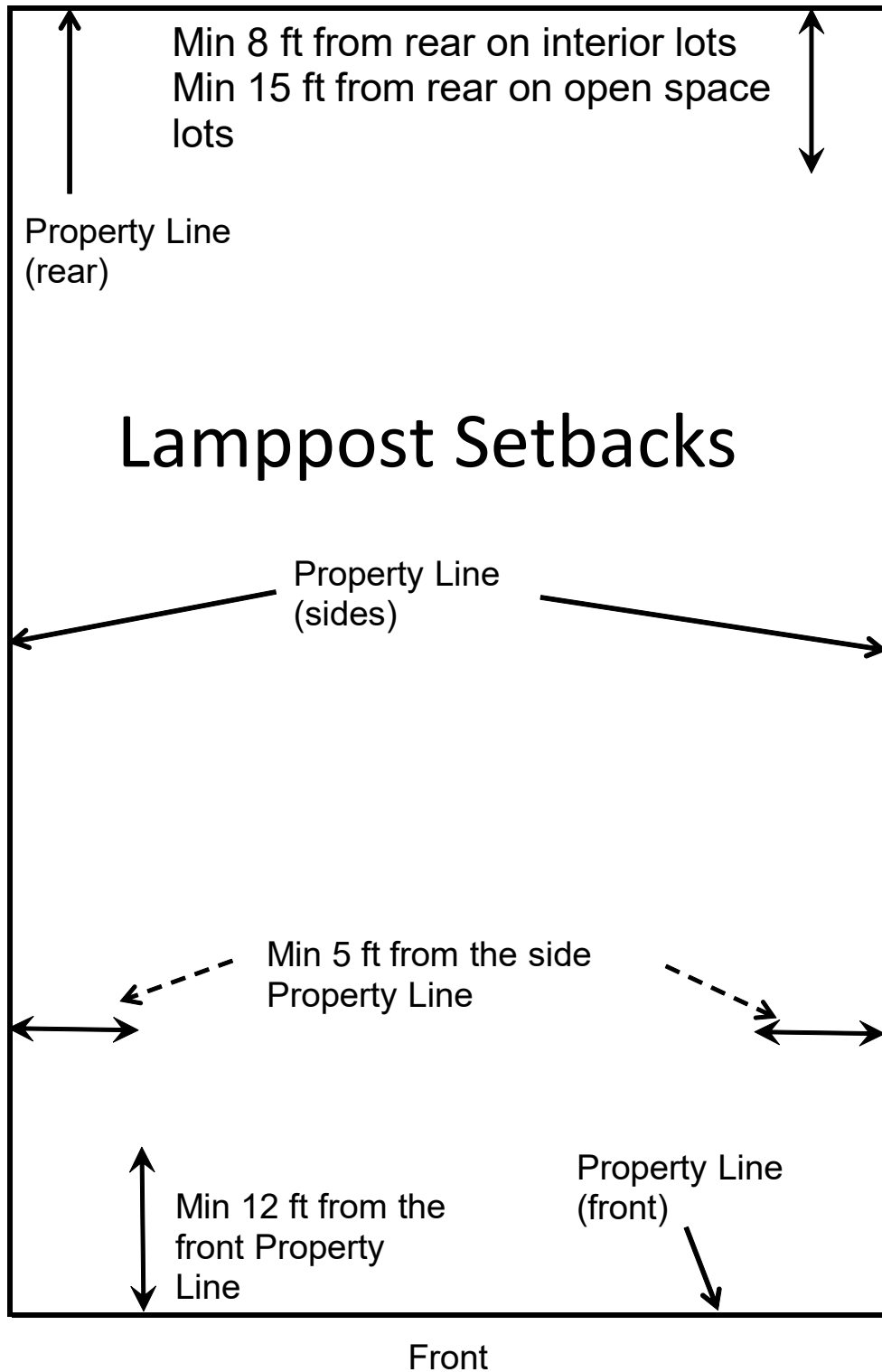
## **Single Family Detached Homes**

- |                                  |                      |
|----------------------------------|----------------------|
| <b>1. Front Yard:</b>            | <b>20'0" Minimum</b> |
| <b>2. Side Yard:</b>             | <b>5'0" Minimum</b>  |
| <b>3. Side Yard Corner Lots:</b> | <b>10'0" Minimum</b> |
| <b>4. Rear Yard:</b>             | <b>15'0" Minimum</b> |
| <b>5. Building Height:</b>       | <b>24'0" Maximum</b> |

FIGURE 1-C. SETBACK REQUIREMENTS: SINGLE FAMILY HOME – INTERIOR LOT



**FIGURE 1-D. SETBACK REQUIREMENT FOR FLAGPOLE;  
SINGLE FAMILY HOMES**



**FIGURE 1-E. SETBACK REQUIREMENT FOR LAMPPOST;  
SINGLE FAMILY HOMES**



**FIGURE 2. BIRD GUARD SCREENING (TYPICAL)**



## Solera 1800 Series Exterior Color Scheme

Created October 2021: Rev 01 January 2023

Stucco = Spanish Lace; Paint = Sherwin-Williams; Roof = Monier Life Tile: LRV = Light Reflecting Value

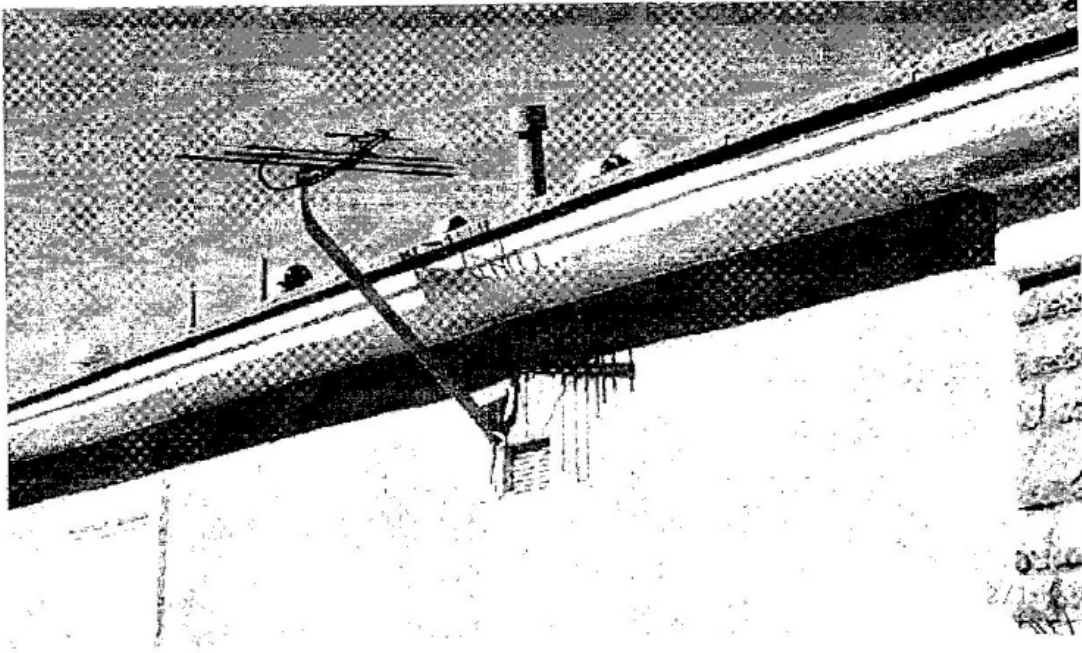
Exterior paint codes for homes in Solera at Anthem

ID Code →		A	B	C			
↓	Your Floor Plan / Stone Elevation	Stucco Body / Garage Door	Fascia / Trim	Front Door / Shutters / Wrt Iron	Stone Veneer	Flat Slate Roof Tile	
	1	Lewis	No Stone	SW 7501 LRV 34 Threshold Taupe	SW 7509 LRV 17 Tiki Hut	SW 7048 LRV 8 Urbane Bronze	None
2	Partial Stone		SW 7552 LRV 72 Bauhaus Bluff	SW 9172 LRV 27 Studio Clay	SW 6055 LRV 5 Fiery Brown	Eucalyptus Country Ledgestone CSV 20050	Natural Marble 1STCS5037
3	Full Stone		SW 7516 LRV 68 Kestrel White	SW 6256 LRV Serious Gray	SW 7622 LRV 15 Hamburg Gray	Chardonnay Drystack Ledgestone CSV 2012	California Mission Blend 1STCS6464
4	Clark	No Stone	SW 7036 LRV 58 Accessible Beige	SW 7509 LRV 17 Tiki Hut	SW 6250 LRV 15 Granite Peak	None	Brown Blend 1STCS3233
5		Partial Stone	SW 6071 LRV 61 Popular Gray	SW 7705 LRV 18 Wheat Penny	SW 7509 LRV 17 Tiki Hut	Chardonnay Southern Ledgestone CSV 2054	Charcoal Brown Blend 1STCS1132
6		Full Stone	SW 7633 LRV 38 Taupe Tone	SW 6140 LRV 74 Moderate White	SW 2846 LRV 9 Roy's Bronze Green	Cedar Limestone CSV 2044	California Mission Blend 1STCS6464
7	Freemont	No Stone	SW 7501 LRV 34 Tomorrows Taupe	SW 7509 LRV 17 Tiki Hut	SW 7048 LRV 8 Urbane Bronze	None	Brown Blend 1STCS3233
8		Partial Stone	SW 7517 LRV 63 Rivers Edge	SW 7521 LRV 32 Dormer Brown	SW 7510 LRV 8 Chateau Brown	Cedar Limestone CSV 2044	Brown Blend 1STCS3233
9		Full Stone	SW 6078 LRV 59 Realist Beige	SW 7501 LRV 34 Threshold Taupe	SW 6033 LRV 13 Bateau Brown	Bucks Country Ledgestone CSV 368183	Desert Breeze 1STCB3156
10	Whitney	No Stone	SW 7517 LRV 63 Rivers Edge	SW 7019 LRV 17 Gauntlet Gray	SW 6041 LRV 8 Otter	None	Natural Marble 1STCS5037
11		Partial Stone	SW 7036 LRV 58 Accessible Beige	SW 6047 LRV 14 Hot Cocoa	SW 6068 LRV 10 Brevity Brown	Walnut Southern Ledgestone CSV 2027	Desert Breeze 1STCB3156
12		Full Stone	SW 7519 LRV 33 Mexican Sand	SW 7596 LRV 67 Only Natural	SW 7060 LRV 20 Attitude Gray	Rustic Southern Ledgestone CSV 2055	California Mission Blend 1STCS6464
13	Franklin	No Stone	SW 7538 LRV 40 Tamarind	SW 7039 LRV 20 Virtual Taupe	SW 7061 LRV 13 Night Owl	None	Brown Blend 1STCS3233
14		Partial Stone	SW 7517 LRV 63 Rivers Edge	SW 7521 LRV 32 Dormer Brown	SW 7510 LRV 8 Chateau Brown	Cedar Limestone CSV 2044	Brown Blend 1STCS3233
15		Full Stone	SW 6078 LRV 59 Realist Beige	SW 7501 LRV 34 Tomorrows Taupe	SW 6033 LRV 13 Bateau Brown	Bucks Country Ledgestone CSV 368183	Desert Breeze 1STCB3156

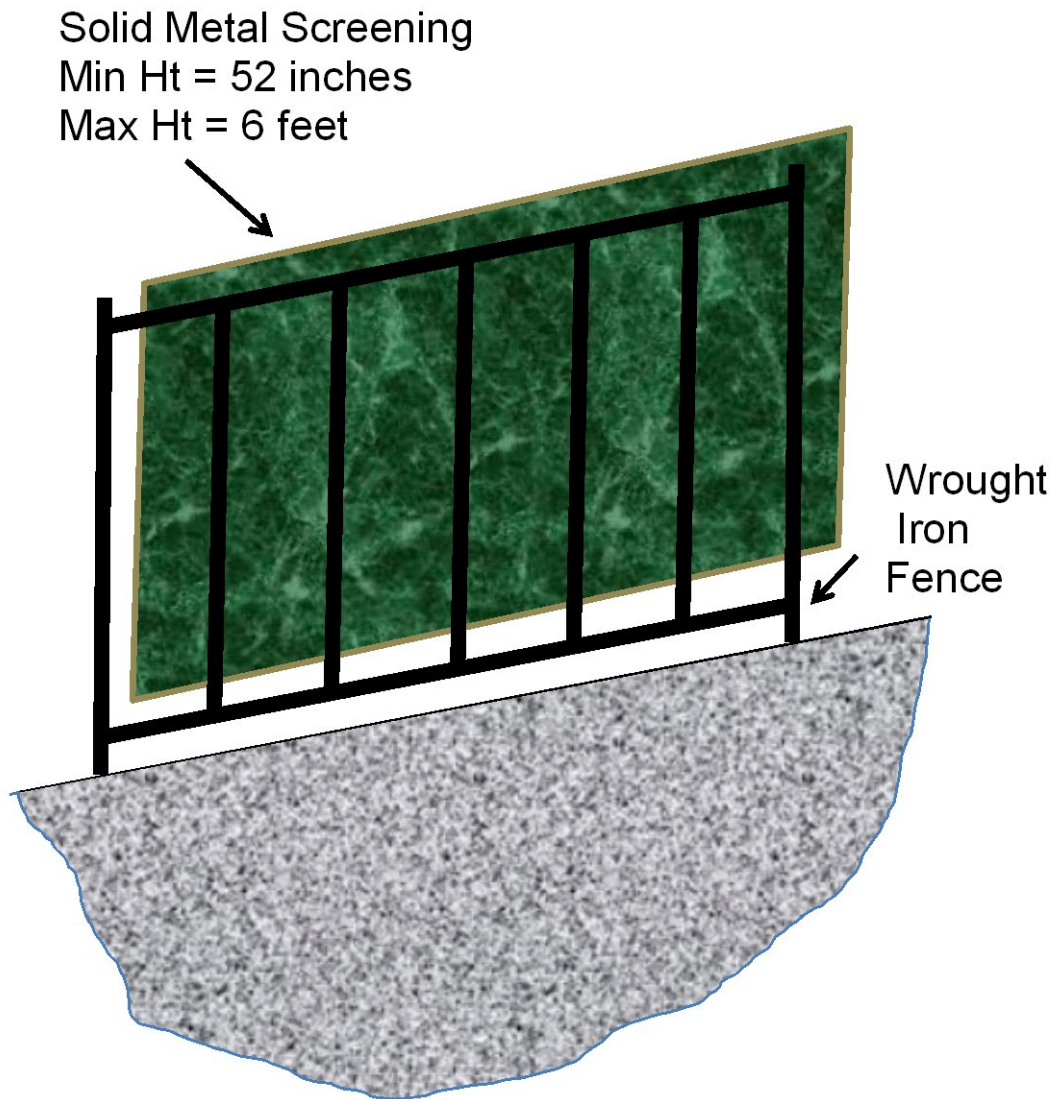
For Sherwin Williams Paint used in Solera at Anthem, see

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/henderson/nv/solera-at-anthem/>

**FIGURE 3. PAINT SCHEME FOR EXTERIOR, BASE AND TRIM**



**FIGURE 4. ANTENNA FOR RECEPTION OTHER THAN BY SATELLITE DISH**



Fence and screening must be painted in accordance with Section III

**FIGURE 5. TRASH ENCLOSURE WROUGHT IRON FENCE SOLID SCREENING**



**FIGURE 6. GARAGE DOOR VENTS**

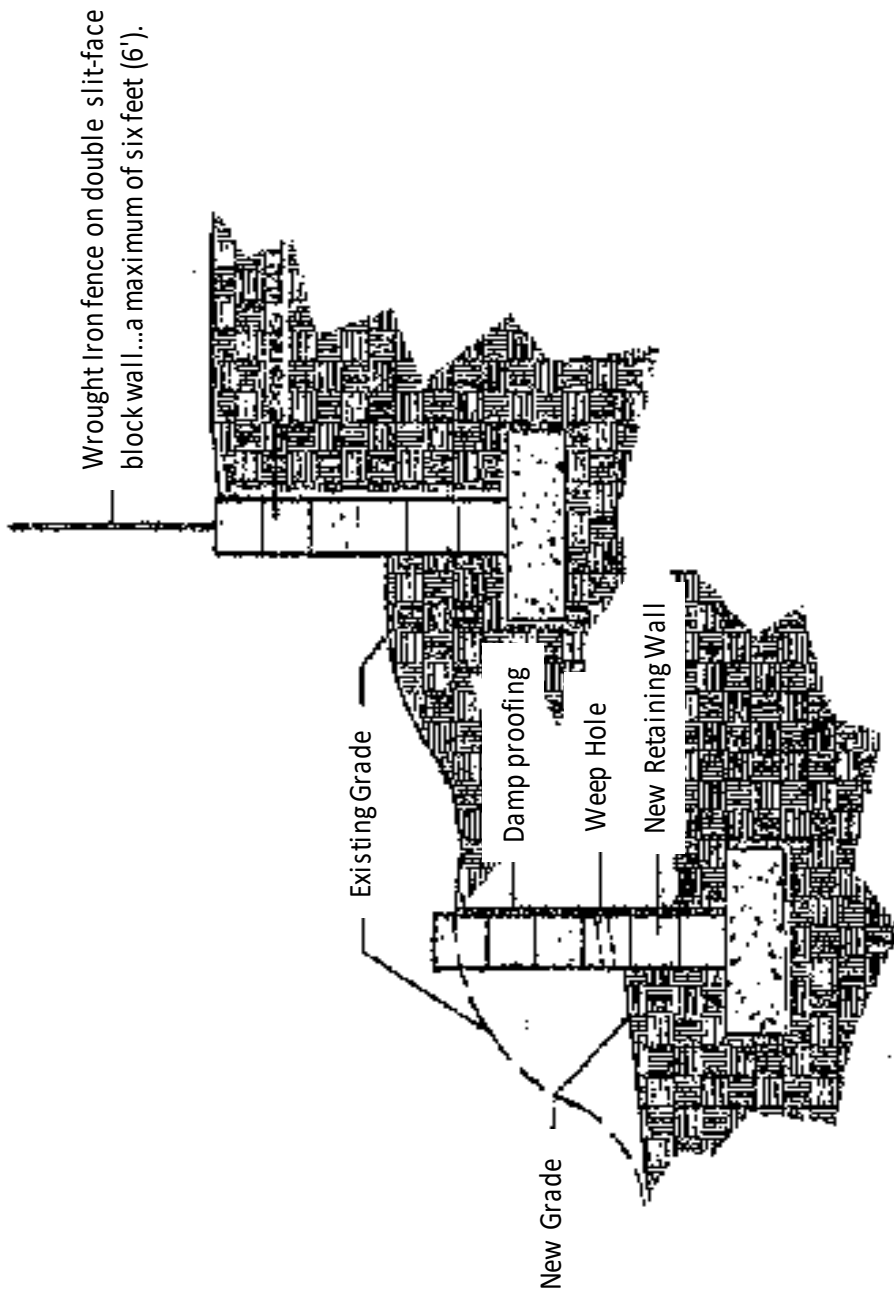
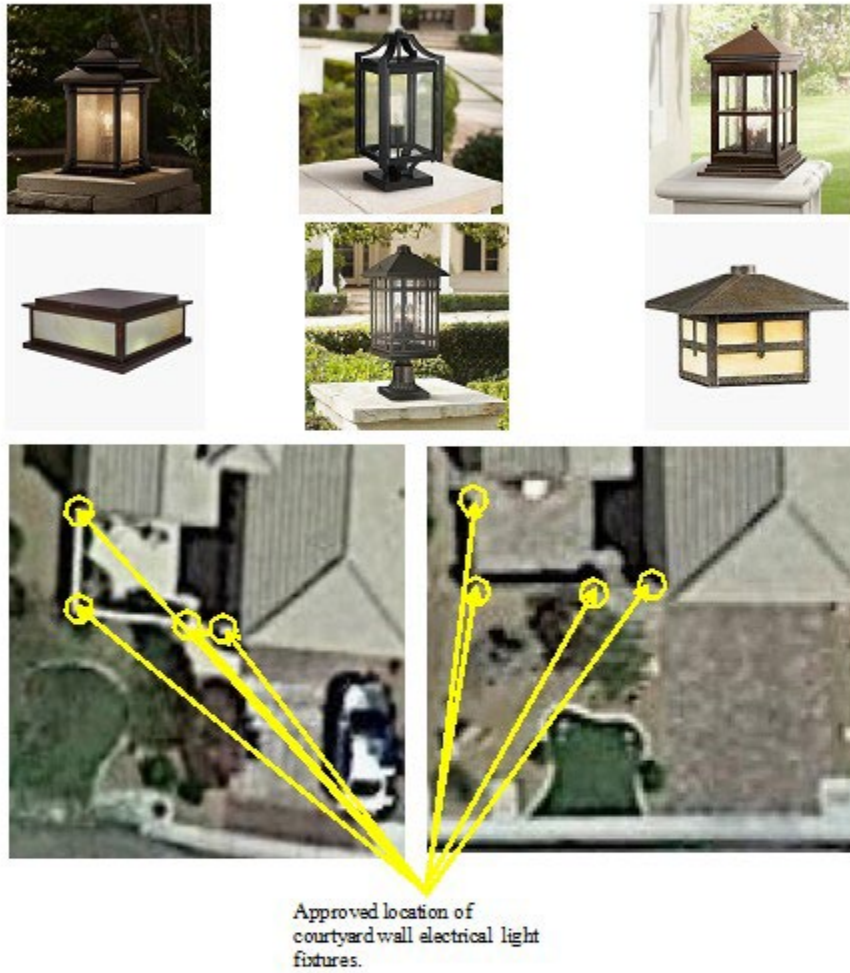


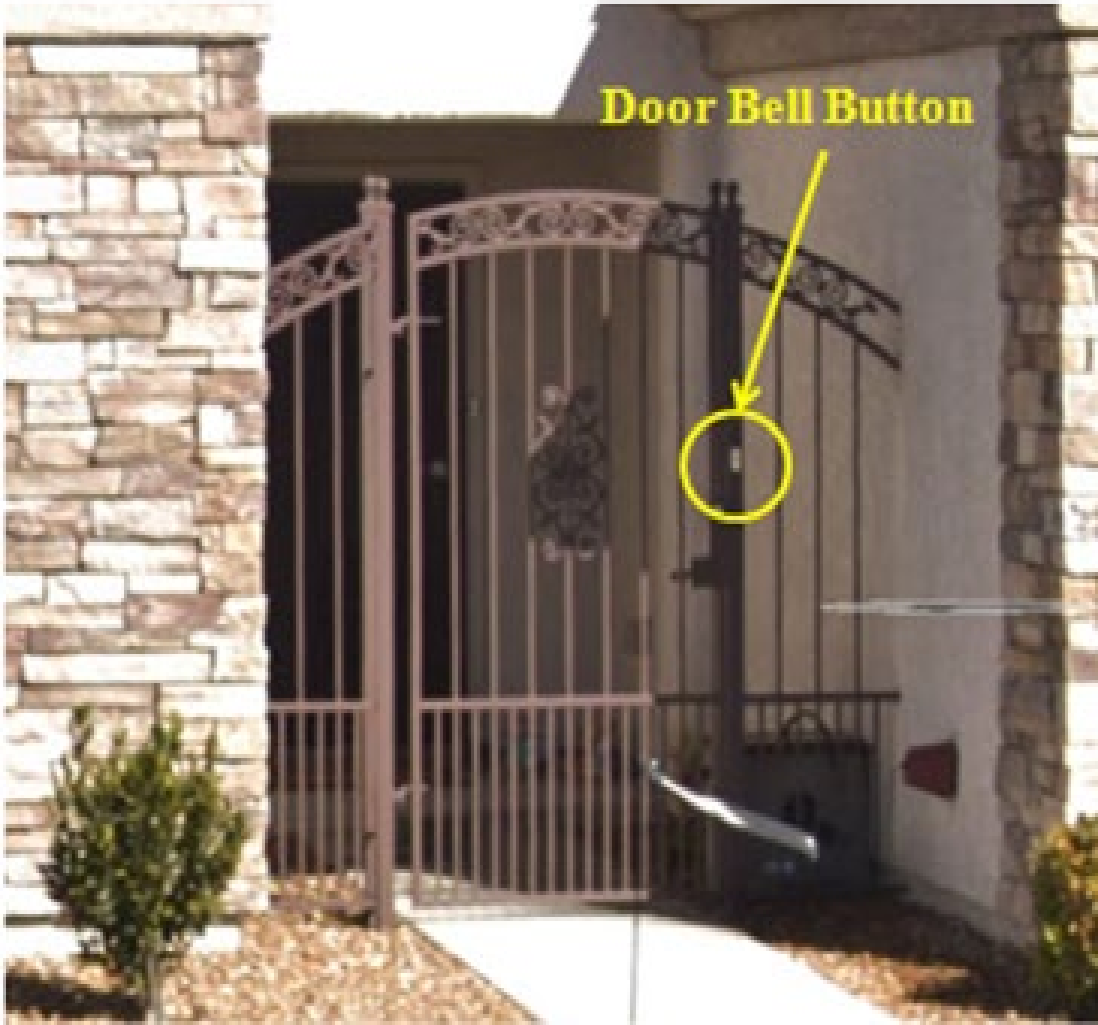
FIGURE 7. CONSTRUCTION DETAILS - RETAINING WALL



**FIGURE 8. TYPICAL COURTYARD WALL LIGHT FIXTURES AND APPROVED COURTYARD WALL LIGHT FIXTURE LOCATIONS.**



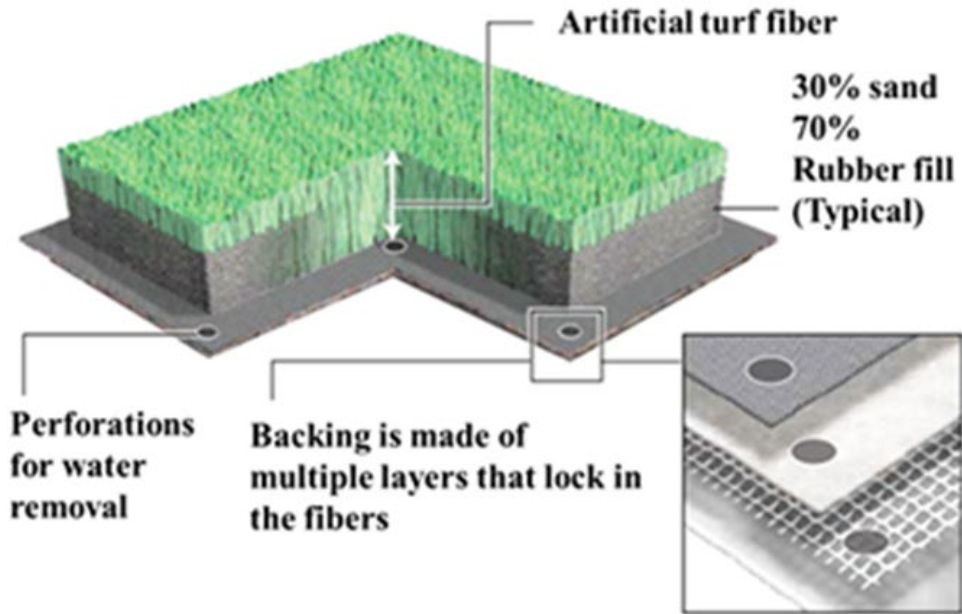
**FIGURE 8-A. DECORATIVE WROUGHT IRON FENCE (TYPICAL)**



**FIGURE 8-B DECORATIVE WROUGHT IRON WITH DOORBELL  
(TYPICAL)**



## Synthetic Turf (Typical)



Pile Height (Tufted)	Not to exceed two inches (2")
Pile Weight	Minimum of 40 ounces face weight
Primary Backing	Two 4 ounce layers of Stabilized Woven Polypropylene
Secondary Backing	20 ounce Urethane with drainage holes at 2"x2" on center
Face Yarn Type	8,000 denier fibrillated or 6,000 denier monofilaments
Color	Lawn
Construction	Broadloom Tufted
Stitch Rate	9/3"
Tufting Gauge	3/4"
Total Product Weight	72 ounces per square yard

FIGURE 9-A. SYNTHETIC TURF

SYNTHETIC GRASS WARHOUSE

# LEAD FREE CERTIFICATE

OUR PRODUCTS CONTAIN NO DETECTABLE TRACES OF LEAD  
OR OTHER RCRA HAZARDOUS WASTE HEAVY METALS

TEST CONDUCTED BY TSI TESTING SERVICES, INC. LABORATORY IS ACCREDITED WITH US DEPT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY: ISO/IEC 17025:2005. CODE #NVLAP 100108-0

**TEST METHOD: ASTM F2765-09: STANDARD SPECIFICATION FOR TOTAL LEAD CONTENT IN SYNTHETIC TURF FIBERS**

A SECTION OF THE SYNTHETIC FIBER FOR THIS PRODUCT WAS SELECTED FOR TESTING AND PREPARED AS OUTLINED IN EPA METHOD 3052, WITH A TEMPERATURE MODIFICATION ADJUSTED TO 310 DEGREES C. THE FIBER WAS THEN ANALYZED FOR LEAD USING ICP SPECTROSCOPY OR AAS SPECTROMETRY PER ASTM E1613.

ACCEPTANCE LEVEL: THE TOTAL LEAD CONTENT MEASURED SHALL BE <math>\leq 500\text{ MG/KG}</math> (PPM) WAS OBTAINED IN CPSC IMPROVEMENT ACT 2008 STATUTORY LEAD LIMIT.

**RESULTS: THIS PRODUCT IS IN COMPLIANCE WITH CPSC LEAD CONTENT GUIDELINES**

ONE SGW OBJECTIVE THAT MUST BE SATISFIED IS ENVIRONMENTAL RESPONSIBILITY AND SUSTAINABILITY. OUR TURF UNDERGOES RIGOROUS, STRINGENT TESTING TO ENSURE SAFETY AND NON-TOXICITY. IN ONE EXAMPLE, SGW AND ITS COMPONENTS WERE SCRUTINIZED BY AN INDEPENDENT CERTIFIED LABORATORY TO DETERMINE CONTENT OF LEAD OR OTHER HAZARDOUS-WASTE HEAVY METALS. TESTS DETERMINED NO DETECTABLE TRACE, AND PROVED THE PRODUCT IS COMPLIANT WITH EPA, CENTER FOR DISEASE CONTROL, CONSUMER PRODUCT SAFETY COMMISSION AND CALIFORNIA PROPOSITION 65 REQUIREMENTS.

RESOLVED: SGW SYNTHETIC GRASS IS SAFE FOR LIVING THINGS.

100% LEAD FREE GUARANTEE

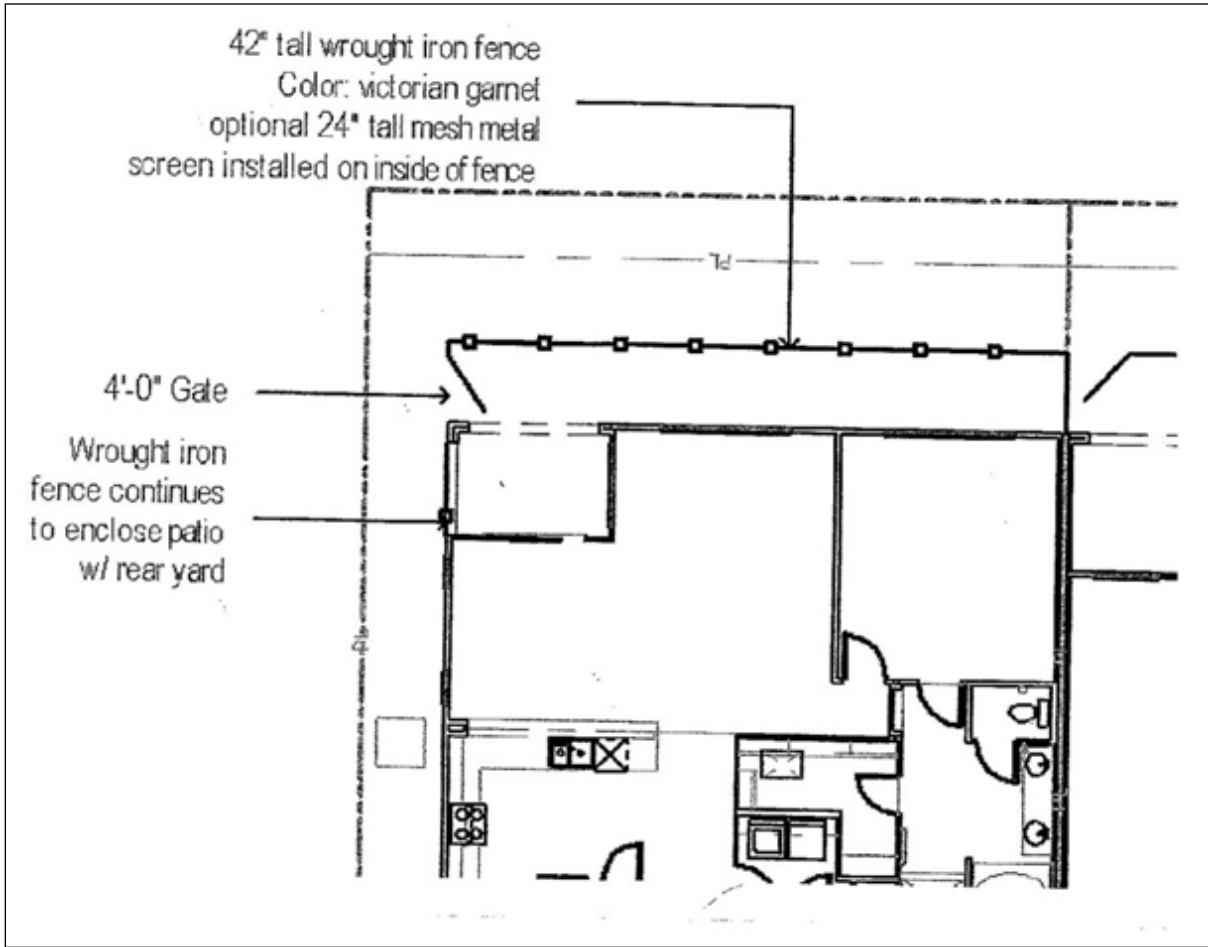
WWW.SGW.CORP.COM ESTABLISHED 2004

**SGW** synthetic grass warehouse

POWERED BY **TENCATE** TURF MADE IN AMERICA

**EyeTurf**

FIGURE 9-B. EXAMPLE OF LEAD FREE DOCUMENTATION FOR SYNTHETIC TRUF



**FIGURE 10. TOWNHOUSE - PRIVATE REAR YARD AREA AND FENCING SPECIFICATIONS**

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