



HOMEOWNER DESIGN MANUAL

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Custom Lot and Sub-Association Design Criteria may be more rigid.

Table of Contents

- SECTION 1: COMMUNITY OVERVIEW 3**
 - 1.1 INTRODUCTION 3
 - 1.2 SUPPORTING DOCUMENTS 3
 - 1.3 RESPONSIBILITY OF REVIEW 3
 - 1.4 ARCHITECTURAL GUIDELINES 4
 - 1.5 NO WAIVER 4
 - 1.6 “SUBJECT TO REVIEW” DEFINED 4
 - 1.7 LIMITATION OF LIABILITY 4
 - 1.8 SCOPE OF REVIEW 5
 - 1.9 JURISDICTIONAL LIMITATIONS 5
 - 1.10 DEFINITIONS 5
- SECTION 2: DESIGN REVIEW PROCESS 9**
 - 2.1 INTRODUCTION 9
 - 2.2 IMPROVEMENTS REQUIRING REVIEW 9
 - 2.3 PLAN CHECK FEES 9
 - 2.4 IMPACTED NEIGHBOR STATEMENT 9
 - 2.5 ARCHITECTURAL REVIEW COMMITTEE 9
 - 2.6 DESIGN REVIEW AND APPROVAL PROCESS 9
 - 2.7 ADMINISTRATION 11
- SECTION 3: ARCHITECTURAL STANDARDS 13**
 - 3.1 SETBACK STANDARDS 13
 - 3.2 SETBACK EXCEPTIONS- PROJECTIONS 13
 - 3.3 WALLS, FENCES, & GATES 13
 - 3.4 GRADING 15
 - 3.5 DRIVEWAYS 15
 - 3.6 SITE AMENITY STANDARDS 15
 - EXHIBIT 3-A: RESIDENTIAL DEVELOPMENT STANDARDS 19
 - EXHIBIT 3-B: SWIMMING POOL SETBACKS 21
 - EXHIBIT 3-C: SITE DRAINAGE 22
 - EXHIBIT 3-D: SOLID GATE LIMITATIONS 22
 - EXHIBIT 3-E: RETAINING WALLS 23
- SECTION 4: ARCHITECTURAL STANDARDS 24**
 - 4.1 ARCHITECTURAL COMPONENTS 24

4.2	BUILDING FACADES.....	24
4.3	ROOFS	24
4.4	ARCHITECTURAL FEATURES AND ACCENTS	26
	EXHIBIT 4-A: PATIO COVERS- REQUIRED COLUMN SIZE	30
	EXHIBIT 4-B: ALUMA-WOOD PATIO COVERS- RAFTER TAILS	31
	EXHIBIT 4-C: ALUMA-WOOD PATIO COVERS- RAFTER TAILS REQUIRED	32
	EXHIBIT 4-D: ALUMA-WOOD PATIO COVERS- PROHIBITED FASCIA.....	33
	SECTION 5: LANDSCAPE STANDARDS	34
5.1	GENERAL LANDSCAPE STANDARDS	34
5.2	FINISH GRADING & DRAINAGE	34
5.4	LANDSCAPE ZONES	35
5.5	PLANTING REQUIREMENTS AND PLANT PALETTE	36
5.6	SITE PREPARATION GUIDELINES	39
5.7	LAWN ORNAMENTATION	39
	EXHIBIT 5-A: RECOMMENDED PLANT LIST.....	41
	EXHIBIT 5-B: PROHIBITED PLANT LIST	44
	EXHIBIT 5-C: ROOT BARRIERS REQUIRED.....	45
	EXHIBIT 5-D: ROOT BARRIERS AT WALLS	46
	EXHIBIT 5-E: ROOT BARRIERS AT HARDSCAPE	47
	EXHIBIT 5-F: MINIMUM PLANTING DISTANCES	48
	EXHIBIT 5-G: MINIMUM PLANTING DISTANCE	49
	EXHIBIT 5-H: RAISED PLANTERS	50

SECTION 1: COMMUNITY OVERVIEW

1.1 INTRODUCTION

Welcome to Southern Highlands! The magnificent community you see today is the culmination of a tremendous collaboration among its master developer, premier builders of Las Vegas, architects, engineers, landscape designers and many others, resulting in the beautiful new community you have chosen as your home. The Homeowner Design Manual provides design criteria that has been established to protect and maintain the long-term quality and value of the community. Accordingly, the criteria contained within this manual apply to all residential construction within Southern Highlands including but not limited to structures, (remodels, additions, and accessory structures), paving, landscaping, utilities, and site amenity features.

The architectural character envisioned for Southern Highlands is described as Santa Barbara / Tuscany. This style evolved during a Spanish revival period of architecture occurring in Santa Barbara, California during the early 1900's.

This Design criteria establish the framework to achieve harmony and compatibility within the residential neighborhoods, while providing the flexibility to create variety in the architectural expression and interpretation of the Santa Barbara / Tuscany architectural style envisioned for the community.

Any room additions, casita structures, and modifications to an existing dwelling shall comply with this section. This section discusses the requirements for a variety of architectural and site amenities and the related requirements.

As an expression of the master developer's vision for Southern Highlands, these criteria are intended to provide homeowners and their builders, architects, civil engineers, landscape designers and others an overall direction in the design process. The criteria contained herein provides examples of ways in which the vision can be achieved; however, the Association encourages creativity, innovation and variety throughout Southern Highlands. Therefore, design proposals may reflect a certain level of flexibility, provided the overall intent of the criteria is achieved.

1.2 SUPPORTING DOCUMENTS

The Homeowner Design Manual supplements the following documents which must also be consulted during the design and construction of any exterior improvements to the residence or site:

- Clark County Building Codes and Clark County Title 29.
- Master Declaration of Covenants, Conditions & Restrictions for Southern Highlands (Declaration or CC&R's) and any amendments thereto.
- Applicable Supplemental Declarations and any amendments thereto.

These design criteria are subject to interpretation by the Reviewer.

1.3 RESPONSIBILITY OF REVIEW

The Board of Directors of Southern Highlands, the Master Developer and/or the Reviewer assume no responsibility for plan review official codes or ordinances. The Reviewer's purpose in plan review is to ensure that each project meets the intent of the Design Manual and Declarations.

NOT WITHSTANDING ANY OTHER PROVISION SET FORTH IN THIS DESIGN MANUAL, THE FOLLOWING SECTIONS 1.4 THROUGH 1.10 SHALL APPLY:

1.4 ARCHITECTURAL GUIDELINES

This Southern Highlands Homeowner Design Manual (“Design Manual”) comprises the “Architectural Guidelines,” as said term is referred to in the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Southern Highlands (“Master Declaration”). The Board shall have the Authority to amend the Architectural Guidelines. Any amendments to the Design Manual shall be prospective only, and shall not require modifications to or removal of structures previously approved once the approved construction or modification has commenced. There shall be no limitation on the scope of amendments to the Design Manual, and such amendments may remove requirements previously imposed or otherwise make the Design Manual less restrictive.

1.5 NO WAIVER

The person(s) reviewing applications under the Design Manual will change from time to time and opinions on aesthetic matters, as well as interpretation and application of the Design Manual, may vary accordingly. In addition, it may not always be possible to identify objectionable features of proposed work until the work is completed, in which case it may be unreasonable to require changes to the completed work, but the Reviewer may refuse to approve similar applications or proposals in the future. Approval of applications or plans for any work done or proposed, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar applications, plans, or other matters subsequently or additionally submitted for approval.

1.6 “SUBJECT TO REVIEW” DEFINED

“Subject to review and approval by the Reviewer” or words of similar import, as used from time to time in this Design Manual, shall mean “subject to the requirement of the Applicant at his or her sole cost to submit all necessary documents to the Association for review, and approval or disapproval (denial), in the sole discretion of the Reviewer. Absent approval of the Reviewer, no work may or shall be commenced.” The Reviewer may establish and charge reasonable fees for review of applications, and may require such fees to be paid in full prior to review of any application. Such fees may include, but are not limited to, the reasonable costs incurred in having any application reviewed by architects, engineers, or other professionals.

Additional review and approval may be required for properties that are also a part of a sub-association. Owners are encouraged to contact the sub-association to understand any additional requirements. Southern Highlands does not forward applications to sub-associations.

1.7 LIMITATION OF LIABILITY

The standards and procedures in this Design Manual are intended as a mechanism for maintaining and enhancing the overall aesthetics of Southern Highlands, but shall create no duty to any person. Review and approval of any application are made on the basis of aesthetic considerations only, and Master Declarant and/ or the Reviewer shall have absolutely no liability or responsibility whatsoever for ensuring: (a) the structural integrity or soundness of approved construction or modifications; (b) compliance with building codes and other governmental requirements; (c) that Units are of comparable quality, value, size, or of similar design, aesthetically pleasing, or otherwise acceptable to neighboring property owners; (d) that views from any other Unit are protected; or (e) that no defects exist in approved construction. Neither Master Declarant, Reviewer, Association, Board, nor any committee or member of any of the foregoing, shall be held liable for soil conditions, drainage or other general site work; any defects in plans revised or approved hereunder; any loss or damage arising out of the action, inaction, integrity, financial condition,

or quality of work of any contractors, subcontractors, employees, or agents, whether or not such person has been approved as a Builder (as defined and set forth in the Master Declaration) in Southern Highlands; or any injury, damages, or loss arising out of the manner or quality or other circumstances of approved construction on or modifications to any Unit.

In all such matters, the Board and its Directors, and the Reviewer, shall be defended and indemnified by the Association as provided in the Master Declaration.

1.8 SCOPE OF REVIEW

The Reviewer shall review and approve or disapprove (deny), all proposals, plans and specifications submitted to it for any proposed improvement, alteration, or addition, solely based on the factors set forth in 1.6 above, and solely with regard to the visible appearance of the size, color, location, and materials thereof. The Reviewer shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of, any proposal, plan or design from the standpoint of structural safety or conformance with building or other codes. Each homeowner shall be responsible for obtaining all necessary permits and for complying with all governmental (including, but not limited necessarily to County) requirements. The Reviewer may request copies of such agency approvals.

1.9 JURISDICTIONAL LIMITATIONS

The standards and procedures in this article are intended as a mechanism for maintaining and enhancing the overall aesthetics of the Properties but shall not create any duty to any person.

During the Declarant Rights Period: (a) in reviewing and acting upon any request for approval, the Reviewer shall be acting solely in the interest of the Master Declarant, and shall owe no duty to any other person, and (b) this Design Manual, and the provisions hereof, shall not be enforceable by any person other than the REVIEWER and/or Master Declarant, and (c) neither the Board nor the Association shall have any jurisdiction or authority whatsoever over architectural matters, and (c) homeowners shall have no standing, right, or power whatsoever to interpret or to enforce this Design Manual.

Upon expiration or termination of the Declarant Rights Period, or upon express written delegation by Master Declarant; (a) the Board, acting through the Reviewer, shall assume jurisdiction over architectural matters and (b) the Reviewer shall consist of at least three, but not more than seven, persons who shall serve and may be removed and replaced at the Board's discretion.

1.10 DEFINITIONS

Unless the context otherwise specifies or requires, the following words or phrases when used in this Design Manual shall have these specific meanings. Terms defined in the Declaration shall have the meaning specified therein.

“Accessory Structure” means a structure separate and detached from the primary Dwelling, inclusive, but not limited to play structures, covered bar-b-ques. See also Ancillary Structure.

“Alternate Design Services” means an individual or company that has demonstrated competency in the site analysis, planning and technical knowledge in an environment with similar opportunities and constraints as are encountered in the Community. Further, it is essential that the designer be able to communicate the potential of the site based on its physical configuration and the requirements of the Design Manual to an Owner, and then be able to translate the needs and wants of the Owner to a design that remains consistent with the requirements of the site and the Design Manual an individual deemed qualified shall also show a complete understanding of this Design Manual and the desire to abide by them.

“Ancillary Structure” means a structure separate and detached from the primary Dwelling, inclusive, but not limited to guest houses pool pavilions, detached garages, detached trellis, etc. See also Accessory Structure.

“Architect” means a person appropriately licensed to practice architecture or landscape architecture in the State of Nevada and who provides “Qualified Design Services”.

“Architectural Working Drawings” means the set of construction documents prepared for submittal to the governing agency for the purpose of obtaining building permits for construction of the proposed Dwelling.

“Basement” refers to that portion of a Dwelling which is constructed underground, and as such, no more than one-third of any exterior elevation can be visible from any property within the Southern Highlands Community Association.

“Builder” means a person or entity engaged by an Owner for the purpose of constructing any Improvement on a Lot or within the Southern Highlands Community Association. The Builder and Owner may be the same person or entity.

“Building Envelope” means that portion of a Lot which encompasses the maximum allowable developable area of the Lot as specified by the Declarant and indicated on the Lot Criteria. Modification of the Building Envelope can only be made by the REVIEWER with the approval of Clark County.

“Common Area/ Public Area” means all land and Improvements now or hereafter designated as such or as “Common Elements” on the Plat or the Declaration.

“Declaration” means the Supplemental Declaration of Covenants, Conditions, and Restrictions for Southern Highlands, as amended and recorded from time to time.

“Declarant” means the Southern Highlands Development Corporation, a Nevada corporation, its successors and assigns, or any Person to whom Declarant’s rights under the Declaration are here- after assigned in whole or in part by an express recorded instrument (but specifically excluding Purchasers as defined in NRS § 116.110375).

“Declaration” means the Supplemental Declaration of Covenants, Conditions, and Restrictions for Southern Highlands Community Association, as amended and recorded from time to time.

“Design Manual” means the restrictions, review procedures, and construction regulations for any Improvements within Southern Highlands Community Association as adopted and enforced by the Association. These criteria, as set forth herein, may be duly amended or supplemented by Association from time to time.

“Design Professional” means an individual who has demonstrated competency in the site analysis, planning and technical knowledge in an environment with similar opportunities and constraints as are common in The Southern Highlands Community Association. A Design Professional must be licensed in the State of Nevada per NRS.

“Dwelling” means a residential building located on a Unit designed and intended for use and occupancy as a residence by a single family.

“Excavation” means any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock,

or other substance from a depth of more than twelve inches (12") below the existing surface of the land or any grading of the surface.

"Existing Grade" is the existing contour of a home-site, prior to the time any alterations, grading, or site work is done to the Lot.

"Fill" means any addition of earth, rock, or other materials to the surface of the land, which increases the existing elevation of such surface.

"Front Yard" means the area on a property, the full width of the lot, extending from the front line of the dwelling to the front property line.

"Golf Course Owner" means the owner(s) and/or operator(s) of the Golf Course.

"Improvements" means any structure or appurtenance thereto of every type and kind, whether above or below the land surface, placed in the Development, including but not limited to Dwellings and other buildings, walkways, sprinkler pipes, garages, swimming pools, spas and other recreational facilities, roads, driveways, parking areas, hardscape, Private Streets, street lights, curbs, gutters, walls, trails, designated Development open spaces, Perimeter Walls/Fences, fences, screening walls, block walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, patio covers, railings, plantings, planted trees and shrubs, poles, signs, exterior air conditioning and water softener fixtures, electrical and mechanical equipment.

"Light Reflective Value (LRV)" is the reflectivity of a surface measured by a calibrated light meter. The value of 100 percent represents the percentage of light reflected from a space-pure white; flat black will equal a value of 0 percent.

"Lot Survey" means that information obtained through an engineer depicting existing features, inventory, and Lot configuration.

"Master Association" means Southern Highlands Community Association, a Nevada non-profit corporation, its successors or assigns. The rights and duties of the Master Association are as set forth in the Master Declaration.

"Master Declarant" means Southern Highlands Development Corporation, a Nevada corporation, its successors, and any Person to which it shall have assigned any rights under the Master Declaration by an express written and Recorded assignment (but specifically excluding Purchasers as defined in NRS 116.110375).

"Master Declaration" means the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Southern Highlands, recorded by Master Declarant, in the Office of the County Recorder of Clark County, Nevada, on January 6, 2000, as Instrument No. 01678 in Book No, 20000106, as the same from time to time may have been or may be amended and/or restated.

"Minor Modification" means a change to the Building Envelope in any outward direction. A variance shall be required.

"Neighboring Lot Visibility" shall mean, any given object or activity that is or would be visible with- out artificial aids from 6 feet above any other Lot of similar elevation or any Common Area of similar elevation.

"Open Space" means all land, Improvements, and Common Areas now or hereafter designated as such on the Plat, or the Declaration or the Association Rules.

“Owner” means the Person or Persons, including Declarant, holding fee simple interest of Record to any Unit. For the purpose herein, the Owner may act through such Owner’s agent provided that such agent is authorized in writing to act in such a capacity.

“Party Wall(s)/Fence(s)” means the walls and/or fences located generally on the property line of a Unit, as set forth but not including Perimeter Walls/Fences, and specifically excluding Golf Course Fences.

“Perimeter Wall(s)/Fence(s)” means the walls and/or fences located generally around the exterior perimeter of the Development but excludes Golf Course Fences.

“Planting Area” means each area divided by hardscape and/or material change between softscape and hardscape.

“Pre-Graded Lot” means any Lot engineered and graded by the Master Declarant to establish a single finished pad.

“Rear Yard” means the area on a property, the full width of the lot, extending from the rear line of the dwelling to the rear property line.

“Rear Yard Cone of Vision” refers to that area of a Lot that maintains peripheral views to Common Areas or golf course. This area is restricted to low height material (i.e. patios, low shrubs, ground-cover or other landscape material less than 30” in height).

“Reviewer” means the person(s) established pursuant to the Declaration that serves as the reviewing body for and approves all submittals and applications pertaining to Southern Highlands Community Association.

“Rules and Regulations” The restrictions relating to an Owner's use of his or her Unit and conduct of Persons on the Properties, as more specifically authorized and provided for in Article 3 and NRS Chapter 116.

“Screen Wall” means any wall installed by the Owner, other than a Party Wall, installed for the purpose of screening any exterior ground-mounted mechanical or pool equipment from view of street, common area, Golf Course, or adjacent Lot.

“Structure” means anything constructed or erected or below on a Lot, the use of which requires location on the ground or attachment to something having location on the ground.

“Unit” means the residential portion of the Southern Highlands Community to be separately owned by each Owner (as shown and separately identified as such on the Plat, subject to the portion of Private Street located on an easement over a portion of the Lot), and shall include a Lot and all Improvements thereon (which, with regard to a Perimeter Unit, shall specifically include the Unit Wall/ Fence, pursuant to this Declaration.

SECTION 2: DESIGN REVIEW PROCESS

2.1 INTRODUCTION

The Reviewer shall administer all submittals for design review, with regard to the implementation of the design criteria. The procedure described below shall be used to administer the implementation process. Complete submissions are required in order for the Reviewer to make an expeditious review.

As an expression of the master developer's vision for Southern Highlands, the design criteria are intended to provide homeowners, builders, architects, civil engineers, and others an overall direction in the design process. The requirements of the design criteria provide examples of ways in which the vision can be achieved, however, the Reviewer strongly encourages creativity, innovation and variety throughout Southern Highlands. Therefore, design proposals may reflect a certain level of flexibility, as long as the overall intent of the community vision and design criteria is achieved.

2.2 IMPROVEMENTS REQUIRING REVIEW

All proposed improvements to structures or site elements by the applicant will require review and approval by the Reviewer.

2.3 PLAN CHECK FEES

The Reviewer shall have the right to require payment of reasonable fees for the review of proposed plans and other materials and site observation of constructed improvements.

2.4 IMPACTED NEIGHBOR STATEMENT

This form requests the signature of all abutting property owners, and is designed to provide the Reviewer input from neighbors regarding any improvements that may have an effect on the use, enjoyment, or value of their property, as well as to promote communication and avert potential problems. The Reviewer uses the Impacted Neighbor Statement FOR ADVISORY PURPOSES ONLY.

2.5 ARCHITECTURAL REVIEW COMMITTEE

The Reviewer, consisting of members as described in the Master Declaration, shall review each project submittal. In addition, the Reviewer may consult with other professional advisors as deemed appropriate. The Reviewer, at its sole discretion, may "approve" or "deny" any project submittal. The Reviewer may be contacted at the following address:

SOUTHERN HIGHLANDS ARCHITECTURAL REVIEW
c/o Southern Highlands Community Association
11411 Southern Highlands Pkwy., Suite 100
Las Vegas, NV 89141

2.6 DESIGN REVIEW AND APPROVAL PROCESS

The purpose of the design review process is to ensure that proposed improvements meet the requirements of the Design Criteria and Declarations. The master developer and/or the Reviewer assume no responsibility for plan review of local codes or ordinances. For the design review the Reviewer will evaluate the submittal in accordance with the criteria described in this Homeowner Design Manual, and recommend the submittal be "approved", "approved with conditions", or "denied".

Approved: Submittals "Approved" by the Reviewer and Clark County (if required) may commence with site improvements in accordance with the approved plans. Any change

to the Reviewer approved plans must be re-submitted to the Reviewer for review and approval.

Denied: Submittals which are “Denied” generally fail to meet the intent of the design criteria, and based upon the Reviewer comments, should be thoroughly revised to more fully adhere to the goals and objectives of the criteria. Upon such revision, the entire Formal Review may be resubmitted for review and approval if requested by the Reviewer.

2.6.1 SUBMISSION REQUIREMENTS

AN INCOMPLETE SUBMITTAL PACKAGE WILL DELAY THE REVIEW PROCESS.

The following list is provided to assist a property owner in preparing the submittal package.

ONE ORIGINAL COPY OF THE SUBMITTAL PACKAGE IS REQUIRED. Submittal quantities are subject to change. Verify current requirements with the Association prior to submittal.

1. An Architectural Review Application Form must be submitted to the Reviewer with any design submittal. In addition, an Impacted Neighbor Statement must be submitted in such cases as described in this Homeowner Design Manual. These forms may be found obtained from the Association office. If a party other than the property owner will be submitting the architectural application on the Owner’s behalf, the Owner must submit authorization in writing to the Association naming that party as an authorized agent for the purposes of the review.
2. Plans (must be legible and to scale): Plans include elevation drawings of the improvement, size and types of materials to be Used, a site plan depicting the improvement on the lot and in Conjunction with property lines, the residence, and any other existing pertinent Improvements. Accurate dimensions (height, length, width) must be shown. Exterior colors and finishes must be called out.
3. Landscape Plans (plans must be legible and to scale): Landscape plans must be drawn to depict the lot, residence, property lines, and existing walls and fences. Landscape materials, such as sod, tree and shrub types and sizes must be called out, as well as their location. Irrigation and lighting must be shown.
4. Photographs: Color photos must be submitted as part of an architectural review of revisions to or conversions of existing yards, color changes to the home, addition of exterior light fixtures or security cameras. The Reviewer may request additional photographs for clarity during a review.
5. Material Samples: Color paint chips, type of rock to be used, pictures of gazebos, pools, patio covers and spa shall accompany the detailed drawings where applicable as requested by the Reviewer.

2.6.2 APPLICATION RESPONSE TIME

After a submission is accepted as complete and in accordance with all the submittal requirements, the Reviewer shall approve, or deny the application within a reasonable time, not to exceed 45 days. Submittals must be complete.

The Reviewer’s evaluation will consider layout, design and placement of buildings, structures, amenities, drive- way and parking areas, and other site features for their conformance with these design criteria as well as for their ability to create an appropriate residential scale and a pleasant living environment. The design review shall include, but is not limited to, architectural style, building size, building massing, building location, materials, colors, relationship to existing site features, grading and drainage, parking, landscape, special site features, and impacts to

surrounding lots. Specific requirements and recommendations to achieve these elements are detailed throughout the design criteria.

2.6.3 APPLICABLE STANDARDS

The Reviewer shall review each submission for the design's commitment to overall community development and adherence to the design criteria and any other applicable standards provided by the Reviewer. The Reviewer is not responsible for the review of submissions to determine conformance to any applicable codes and standards established by public agencies.

2.6.4 APPROVALS, DENIALS, AND RE-SUBMITTALS

All submittals will be reviewed by the Reviewer. Construction may not begin on any improvements until all submittals for that improvement have been approved. Any change to the approved plans must be resubmitted for review and approval.

2.6.5 CLARK COUNTY SUBMITTALS

A copy of the permit may be requested by the Reviewer.

2.6.6 SUB-ASSOCIATION SUBMITTALS

Additional review and approval may be required for properties that are also a part of a sub-association. Sub-Association design criteria can be more rigid. Owners are encouraged to contact the sub-association to understand any additional requirements. Southern Highlands does not forward applications to sub-associations.

2.7 ADMINISTRATION

2.7.1 FEES

The Reviewer shall have the right to require payment of reasonable fees for the review of proposed plans and other materials, and site observation of constructed improvements.

2.7.2 AMENDMENT

The design criteria are subject to interpretation by the Reviewer. The Master Developer or Reviewer may amend or augment the design criteria to meet specific site or functional requirements of property within the community, consistent with the basic objectives of the Master Developer.

2.7.3 PREVALENCE OF DECLARATION

In the event of any conflict between the provisions of the design criteria and the Master Declaration of Covenants, Conditions and Restrictions for Southern Highlands, the most restrictive shall prevail.

2.7.4 MISCELLANEOUS

All items submitted during the review process shall become the property of the Reviewer. Changes to the approved plans shall be re-submitted to the Reviewer for continued review and approval and shall clearly identify the revisions(s) on the plans and in an itemized written response or list of changes.

2.7.5 INSPECTION OF WORK AFTER APPROVAL

After approval of the final plans by the Reviewer, the construction, alteration or other work described therein shall be commenced and completed in accordance with the rules set forth in

the Homeowner Design Manual and the Declaration. The Reviewer or its representative reserves the right to enter the lot or premises and to inspect the project for compliance with the design criteria or Declaration, with advance notice to the lot owner, under special circumstances.

2.7.6 CONSTRUCTION ACCESS

Access for equipment used in construction must be through the applicant's property. Building equipment and materials must be contained on the applicant's property. Streets and/ or side-walks may not be obstructed with equipment or building materials. Furthermore, access is not permitted if through a main perimeter wall or over any property line wall.

2.7.7 VIOLATIONS

Construction deemed by the Reviewer to be in violation of approved drawings, the Design Guidelines, or the Declaration shall be corrected as described in the Declaration.

2.7.8 RULE MAKING AUTHORITY

The Reviewer adopts these design criteria for the purpose of interpreting, applying, supplementing and implementing the provisions of the Declaration pertaining to the design of site improvements. A copy of the Homeowner Design Manual as from time to time adopted, amended or repealed, shall be maintained in the office of the Reviewer, and shall be available for inspection during normal business hours by any applicant or any architect or agent of any such applicant.

It shall be the responsibility of the applicant or architect or agent of any such applicant to inform themselves as to any and all such changes of these design guidelines.

2.7.9 LIABILITY OF COMMITTEE

Provided that the Reviewer acts in good faith, neither the Reviewer nor any Representative thereof shall be liable to any applicant or any other person for any damage, loss or prejudice suffered or claimed on account of the review of any plans, specifications or materials. The review and delivery of a form of approval or disapproval is not to be considered an opinion as to whether or not the plans 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 Clark County Building Codes.

2.7.10 PROFESSIONAL ADVICE

The Reviewer may employ the services of an architect, attorney, land planner, landscape architect or engineer to render professional advice and may charge the cost for services of such a professional to the applicant, but only after the applicant been informed and has approved of the fees to be charged, in advance of the retention of such professional advice.

SECTION 3: ARCHITECTURAL STANDARDS

3.1 SETBACK STANDARDS

Refer to Exhibit 3-A for all setback criteria.

3.2 SETBACK EXCEPTIONS- PROJECTIONS

Architectural elements such as eaves, cornices, canopies, sills, bay windows, chimneys, media niches and other similar elements may project a maximum of 3 feet into required front or side setback areas, however in no case shall such projection be closer than 3 feet to any property line.

3.3 WALLS, FENCES, & GATES

All wall and fence construction, extensions, and finish materials not installed as part of the original construction of the residence by the Builder must be submitted for review and approval prior to construction.

3.3.1 CORNER SIDE YARDS

On corner lots, walls and fences shall terminate a minimum of 4 feet back from the front facade of the residence and tie back into the residential structure.

3.3.2 REAR YARDS

Some lots adjacent to community open space feature tubular steel fencing installed by the builder along the rear property line and returning approximately 15 feet along each side property line. A field of vision exists for these lots and is determined by establishing a point 15 feet from the property corner along the rear property line and another point measure 15 feet from the property corner along the side property line. The imaginary line connecting these two points forms the field of vision. Landscape improvements within the field of vision are limited to turf, ground cover or other low elements less than 12 inches high.

3.3.3 ACCEPTABLE MATERIALS

Where a wall or fence is visible from any street or community open space, it shall have a masonry finish compatible with the existing walls throughout the community or compatible with the architecture of the house. Acceptable wall materials include textured finish concrete block, split face masonry and painted wrought iron.

3.3.4 WALL SPECIFICATIONS

All property line walls must be water-sealed to the soil line when retaining and must be properly maintained. Owners cannot modify existing property line walls without prior written approval from the Reviewer. In any case, an existing wall shall not be modified to exceed more than 6 feet measured from highest adjacent finished grade. Any modification to an existing wall, or addition of a new wall requires architectural review.

Architectural submittal must include (other information may be requested):

- A plan showing location of proposed change
- Color photos of existing wall(s)
- Shared wall consent form
- Structural engineering showing existing wall can support addition of new block.
- Water-proofing material shall be indicated at any retaining condition

The Owner is responsible for obtaining all applicable permits and inspections.

Decorative arches, single and double gates require written approval.

3.3.5 PROHIBITED WALL, FENCE, OR GATE MATERIALS:

- Standard gray or painted concrete block walls
- Unfinished slump block walls
- Stucco finish on exterior of Perimeter Walls
- Wood fencing
- Wire
- Metal or nylon coated chain link
- Plastic or fiberglass panels
- Plastic webbing, reeds or bamboo
- Glass block and panels
- Woven bender board
- Wood fencing
- Double property line fences
- Sharp spikes
- Vinyl Fencing

3.3.6 GATES

All gates must be constructed of wrought iron, and require review and approval. Gates must be constructed according to the following:

- Square tubular iron materials
- Spacing per governing agency ordinance
- Gates shall not exceed the height of the adjacent fence. In no case shall a gate exceed 6'-2" in height.
- Color of gate shall complement that of residence (body color, trim or complement)
- Screening of metal mesh painted to match the gate

Solid Gates/ Solid Gate Panels:

A "Solid Panel" is defined as any gate panel that has a predominately solid surface without significant openings or breaks or as any wrought iron gate panel that has a solid screening behind tubular posts. Any owner having an existing gate with solid panels but does not have a written approval letter from the Association must file an Architectural Review Application requesting written approval for the existing Solid Panels before the Solid Panels will be deemed acceptable and allowed.

Any proposed solid gate must be submitted for review. Submittal must include placement, size, color, type and location. A solid paneled gate shall not be attached directly to a house, wall, or fence. The solid paneled gate specifications are as follows:

- Each solid panel must be directly attached to a minimum 4-inch square or minimum 4-inch round concrete filled post, which may then be attached to a house, wall or fence.
- All posts must be set in concrete at least 36" deep from ground level
- Width of one solid panel may not exceed 52 inches
- No gate, including panel, may exceed 6'-2" in height at any point
- The frame of the gate must be square tubular material of iron or steel

- The solid panel must be attached to the frame
- All solid panel installations must be completed in accordance with all applicable codes
- The color of the gate, including panel, body, trim, post, and/ or accent must complement or match the color of the applicable residence. Determination of whether or not a color complements the residence is at the sole discretion of the Reviewer.

3.4 GRADING

3.4.1. LOT GRADING

Finish grading to accommodate new construction or site development shall be the responsibility of the homeowner. In addition, it shall be the homeowner’s responsibility for meeting existing grades at all perimeter property lines. Any finish grading shall maintain smooth slope transitions between lot grading and surrounding development or open space. The cost of such grading is the responsibility of the homeowner. Grading and other lot improvements shall not negatively impact community open space with dust, overspray, over-excavation, trespass, noise or other similar construction activities.

3.4.2 RETAINING WALLS

Maximum wall height shall be 9 courses high maximum height as measured from adjacent finished grade, local governing agency permit required for any wall exceeding 24 inches in height.

On corner lots at neighborhood entries, the maximum height of a retaining wall abutting a curb or sidewalk is 4 feet. Such retaining wall must be a minimum of 10 feet from property line per matrix in Section 2.1.

Grade changes that require retaining walls exceeding 4 feet must be terraced with a minimum of 3 feet separation between each wall. All retaining walls must be waterproofed and adequately drained. Please refer to Exhibit 3-E.

3.4.3 SLOPE STABILIZATION

Slopes shall not exceed 3: 1 (one-foot vertical to three feet horizontal) on a single-family lot. All temporary slope banks greater than 3:1 shall be treated with slope erosion control materials. Permanent slopes shall be landscaped and irrigated with an automatic irrigation system and stabilized with erosion control bars, if necessary. No overhead irrigation on slopes 3:1 or greater.

3.5 DRIVEWAYS

3.5.1 DRIVEWAY MATERIALS

Driveway materials may include, but are not limited to: concrete, stained concrete, stamped concrete, and paver stones. Materials must be designed to match or complement the residence.

3.5.2 MAXIMUM WIDTH OF DRIVEWAYS

Driveways shall be used to access enclosed and permitted garage spaces only. The maximum width of the driveway may not exceed the footprint of the garage.

3.6 SITE AMENITY STANDARDS

3.6.1 ACCESSORY STRUCTURES

Accessory structures such as detached garages, equipment enclosures, gazebos, trellises, cabanas, storage and utility sheds, etc., not a part of the principal structure are subject to review and approval prior to construction. Such structures must be designed to match or complement

the residence in materials and architectural style. Such structures may be visible from a street or common area, provided non-deciduous landscape materials are installed to minimize the visual impact. All landscaping installation must be reviewed for compliance with Section 4 of this manual. Impacted Neighbor Statements must be submitted. Please refer to Exhibit 3-A for setback criteria.

Prohibited: Open sided structures such as Palapas and Tiki-Huts with natural straw, woven, or thatched roofing materials.

3.6.2 STORAGE AND UTILITY SHEDS

Commercial pre-fabricated movable storage sheds or bins that have a maximum dimension of 6' x 8' x 6' (tall) are pre-approved and do not need to be submitted to the Reviewer. If the prefabricated unit is planned to touch the Party Wall or Perimeter Wall, the height shall not exceed the height of the wall. Storage sheds or bins exceeding these dimensions are subject to the requirements of Section 2.6.1 and require approval prior to construction.

Those storage sheds or bins that exceed 6' in height shall meet the following requirements:

- Minimum Setback: 5' from side or rear property lines
- Material: Tile roof to match house. Color of exterior must match house. (screening not required)
- Screen from view
- Impacted Neighbor Statements must be submitted

Prohibited Materials: Asphalt composition roofing

3.6.3 SWIMMING POOLS

Swimming pools are permitted subject to review and approval. Submittal of a complete construction plan showing the placement of pools, spas and pool equipment on the property is required.

Waterfalls and other features may not be built against a property line wall. The maximum height of any water feature shall not exceed 6 feet measured from adjacent finished grade.

Pool and spa equipment must be screened from view of any street through the use of a solid wall, non-deciduous trees and/or shrubs that fully block the view of the equipment, or solid fencing to match the property line wall.

All pools and spas must be constructed in accordance with the required setbacks, fence, and enclosure heights. See Exhibit 3-B.

Access for equipment used in construction must be over or through the applicant's property. Building equipment and materials must be contained on the applicant's property. Streets shall not be obstructed with equipment or building materials.

Prohibited: Access is not permitted through or over a main perimeter wall.

3.6.4 SPORTS COURTS

Sport courts must meet the following minimum criteria:

- 10' minimum setback from property line walls
- Non-deciduous landscape screening to screen courts from view from streets, community open space or neighboring lots. Location and species must be identified.
- Lighting, if installed, located, directed and shielded so that light rays and glare to the greatest extent practical, do not extend beyond the lot boundaries.
- Portable sport equipment must be stored out of view from streets, community open space, or neighboring lots when not in use.

Prohibited: Permanently mounted basketball poles in driveways or backboards over garages. See Rules & Regulations.

3.6.5 PLAY EQUIPMENT

Commercially constructed swing sets and jungle gyms that will be installed in the rear yard, are not higher than any portion of the property's rear yard wall, and are adequately screened from view by a gate or landscape material do not need approval. Plans for items not meeting these criteria must be submitted for review. Pre-existing play equipment is subject to these criteria and review requirements.

3.6.6 OTHER TYPES OF PLAY EQUIPMENT

Play equipment not defined in Section 3.6.5 above, including, but not limited to, large swing sets, gymnastics, and climbing apparatus structures and playhouses need prior approval.

The following criteria shall apply:

- Max. Height: 9'
- Minimum Setback: 5' from any property line
- Screening: Non-deciduous landscape screening required to screen equipment from street or neighboring lots.

3.6.7 EXTERIOR LIGHTING

Lighting must be directed away from streets, community open space and adjacent lots. All exterior lighting must provide for significant shielding to ensure that light sources and lamps are not visible from adjacent lots. Low wattage lights are recommended where the fixture may affect a neighbor. The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of Clark County. Energy conservation, safety and security should be emphasized when designating any lighting system.

Lighting fixtures should be compatible with the Santa Barbara / Tuscan architectural style, through the use of black wrought iron or patina fixtures. Maximum wattage: 100-watt on any exterior fixtures.

Low-voltage landscaping accent lighting is pre-approved and architectural submittal is not required. Flood lighting is permitted only with prior written approval. Flood lights shall not be directed toward street, adjacent neighbors, or common areas.

Any changes or additions to builder-installed exterior lighting requires review.

3.6.8 FLAG POLES

Flag poles require review. A site plan showing location, height, color of pole shall be provided. Size and type of flag shall also be provided. The United States and Nevada State flag do not require approval. Owners are responsible for complying with the requirements of the Federal Flag Code.

EXHIBIT 3-A: RESIDENTIAL DEVELOPMENT STANDARDS

RESIDENTIAL DEVELOPMENT STANDARDS MATRIX		SINGLE FAMILY ¹²					DUPLEX ¹²	
		Up to 10 DU/AC	Up to 8 DU/AC	Up to 6 DU/AC	Up to 4 DU/AC	Up to 3 DU/AC	Up to 10 DU/AC	
Criteria	Market Segment	Entry Level	Move Up	Upgrade	Executive	Executive +		
MINIMUM SETBACKS ²								
Front ³								
Living Area		Plates Below 12':	15'	15'	15'	15'	15'	10'
		Plates Above 12':	20'	20'	20'	20'	20'	15'
Porches, Porte Cocheres & Architectural Projections			15'	15'	15'	15'		5'
(i.e., Furr-outs, Bay Windows, Chimney, Media Niches, etc.)								
Front Entry Garages		Plates Below 12':	20'	20'	20'	20'	20'	3'-8" or 20'+15'
		Plates Above 12':	20'	20'	20'	20'	20'	15'
Side Entry Garages		Plates Below 12':	10'	10'	10'	10'	10'	10'
		Plates Above 12':	15'	15'	15'	15'	15'	15'
(Matrix indicates minimum setbacks. Front setback shall vary per lot a min. of 3')								
Rear		Plates Above & Below 12':	10' min/ 15' Avg	10' min/ 15' Avg	10' min/ 15' Avg	10' min/ 15' Avg	10' min/ 15' Avg	10' min/ 15' Avg
Side		Plates Below 12':	5'/5'	5'/5'	5'/5'	5'/5'	5'/5'	0'/5'
		Plates Above 12':	5'/5'	5'/5'	5'/5'	5'/5'	5'/5'	0'/5'
		or						
		Plates Below 12' ⁴ :	0'/10'	0'/10'	0'/10'	0'/10'	0'/10'	0'/10'
		Plates Above 12' ⁴ :	0'/10'	0'/10'	0'/10'	0'/10'	0'/10'	0'/10'
Corner Side		Plates Below 12':	10'	10'	10'	10'	10'	10'
		Plates Above 12':	15'	15'	15'	15'	15'	15'
Rear Patio Covers		Measured to Fascia	10'	10'	10'	10'	10'	10'
Rear 2nd Story Decks		Covered or Uncovered w/ Plates Below 12':	10'	10'	10'	10'	10'	10'
		Plates Above 12':	15'	15'	15'	15'	15'	15'
Front Courtyard Wall		Wall Height Below 6'	5'	5'	10'	10'	10'	5'
		Wall Height Above 6'	15'	15'	15'	15'	15'	10'
Detached Accessory Structures ^{3,7}		Front	15'	15'	15'	15'	15'	15'
		Side/ Rear	5' if window or door openings. 0' if solid wall	5' if window or door openings. 0' if solid wall	5' if window or door openings. 0' if solid wall	5' if window or door openings. 0' if solid wall	5' if window or door openings. 0' if solid wall	5' if window or door openings. 0' if solid wall
Detached Casita		Front	15'	15'	15'	15'	15'	10'
Guest House ^{3,7}		Side/ Rear	5' if window or door openings. 0' if solid wall	5' if window or door openings. 0' if solid wall	5' if window or door openings. 0' if solid wall	5' if window or door openings. 0' if solid wall	5' if window or door openings. 0' if solid wall	5' if window or door openings. 0' if solid wall
Minimum Building Separation		(Between detached structures on a lot)	6'	6'	6'	6'	6'	6'
BUILDING COVERAGE								
Maximum Building Coverage (Excluding Patio Covers)								
Single Story Residences			65%	65%	65%	65%	65%	65%
2-Story Residences								
FLOOR AREA								
Main Structure (Excluding Basements)			95-20	1,450-2,600	2,000-3,400	2,800+	3,000+	950-0 SF
MAXIMUM BUILDING HEIGHT								

Main Structure	40'	40'	40'	40'	40'	40'
	Sa	Sa	Sa	Sa	Sa	Sa

- 1 DELETED
- 2 PLEASE REFER TO SETBACK EXCEPTIONS, SECTION 3.2
- 3 FRONT SETBACKS MEASURED FROM THE PROPERTY LINE.
- 4 SINGLE FAMILY RESIDENCES ON 0-LOT LINES ARE PERMITTED PROVIDED THAT THE REMAINING SIDE YARD IS A MINIMUM 10' IN WIDTH, AND A RECORDED MAINTENANCE EASEMENT IS GRANTED BY THE PROPERTY OWNER ADJOINING THAT SIDE OF THE LOT ON WHICH THE SIDE YARD HAS BEEN ELIMINATED
- 5 AN ACCESSORY STRUCTURE IS A DETACHED STRUCTURE WHOSE USE IS CUSTOMARILY INCIDENTAL AND ACCESSORY TO THE MAIN STRUCTURE. ACCESSORY STRUCTURES MAY BE LOCATED TO THE FRONT, REAR, OR SIDE OF THE MAIN STRUCTURE, SUBJECT TO THE SETBACK CRITERIA ABOVE.
- 6 A GUEST HOUSE / CASITA IS A SEGREGATED PORTION OF A DWELLING, OR A SEPARATE DWELLING STRUCTURE WITH A MINIMUM OF 6' SEPARATION FROM THE MAIN STRUCTURE ON THE LOT. KITCHEN FACILITIES AND SLEEPING QUARTERS ARE PERMITTED IN GUEST HOUSE / CASITAS. GUEST HOUSE / CASITAS MAY BE LOCATED TO THE FRONT, REAR OR SIDE OF THE MAIN STRUCTURE, SUBJECT TO THE SETBACK CRITERIA ABOVE. SUCH GUEST HOUSE / CASITA SHALL NOT BE RENTED, LEASED, OR SOLD SEPARATELY FROM THE RENTAL, LEASE OR SALE OF THE MAIN DWELLING.
- 7 DETACHED ACCESSORY STRUCTURES, CASITAS, AND GUEST HOUSES MAY HAVE A SECOND-FLOOR AREA WHICH IS A MAXIMUM OF 50% OF THE FIRST-FLOOR AREA OF THE SAME STRUCTURE. FOR DETACHED ACCESSORY STRUCTURES HAVING A NON-RESIDENTIAL USE IN A RESIDENTIAL ZONE, THE MAXIMUM BUILDING HEIGHT IS 40'.
- 8 A BREEZEWAY IS ANY ROOF CONNECTING TWO BUILDINGS WHERE THE DESIGN AND CONSTRUCTION OF THE ROOF IS IN KEEPING WITH THE DESIGN AND CONSTRUCTION OF THE MAIN BUILDING. IF ANY ACCESSORY STRUCTURE, CASITA OR GUEST HOUSE, SEPARATED FROM THE MAIN STRUCTURE BY A MINIMUM OF 6', IS CONSTRUCTED TO THE MAIN STRUCTURE WITH A BREEZEWAY, IT IS STILL CONSIDERED AN ACCESSORY STRUCTURE, CASITA, OR GUEST HOUSE SUBJECT TO THE SETBACK REQUIREMENTS FOR SUCH AS INDICATED IN THE ABOVE DEVELOPMENT STANDARDS MATRIX.
- 9 ANCILLARY STRUCTURES WITH THATCHED, STRAW OR WOVEN ROOFING MATERIAL ARE PROHIBITED, INCLUDING, BUT NOT LIMITED TO FREE-STANDING PALAPAS.
- 10 FOR THE PURPOSES OF BUILDING COVERAGE CALCULATIONS, SINGLE STORY DUPLEX STRUCTURES MAY CONTAIN UP TO 30% OF THE BUILDING FOOTPRINT AREA, INCLUDING GARAGE, AS 2ND FLOOR SQUARE FOOTAGE.
- 11 A ZONE BOUNDARY WALL IS NOT REQUIRED ON RESIDENTIALLY ZONED PARCELS HAVING A NON-RESIDENTIAL USE (SUCH AS A GOLF COURSE) WHEN ADJACENT TO ANOTHER RESIDENTIALLY ZONED PARCEL.
- 12 THESE STANDARDS APPLY TO ALL SINGLE FAMILY AND DUPLEX PRODUCT HAVING AN UNDERLYING ZONE OF R-2 OR R-4.

EXHIBIT 3-B: SWIMMING POOL SETBACKS

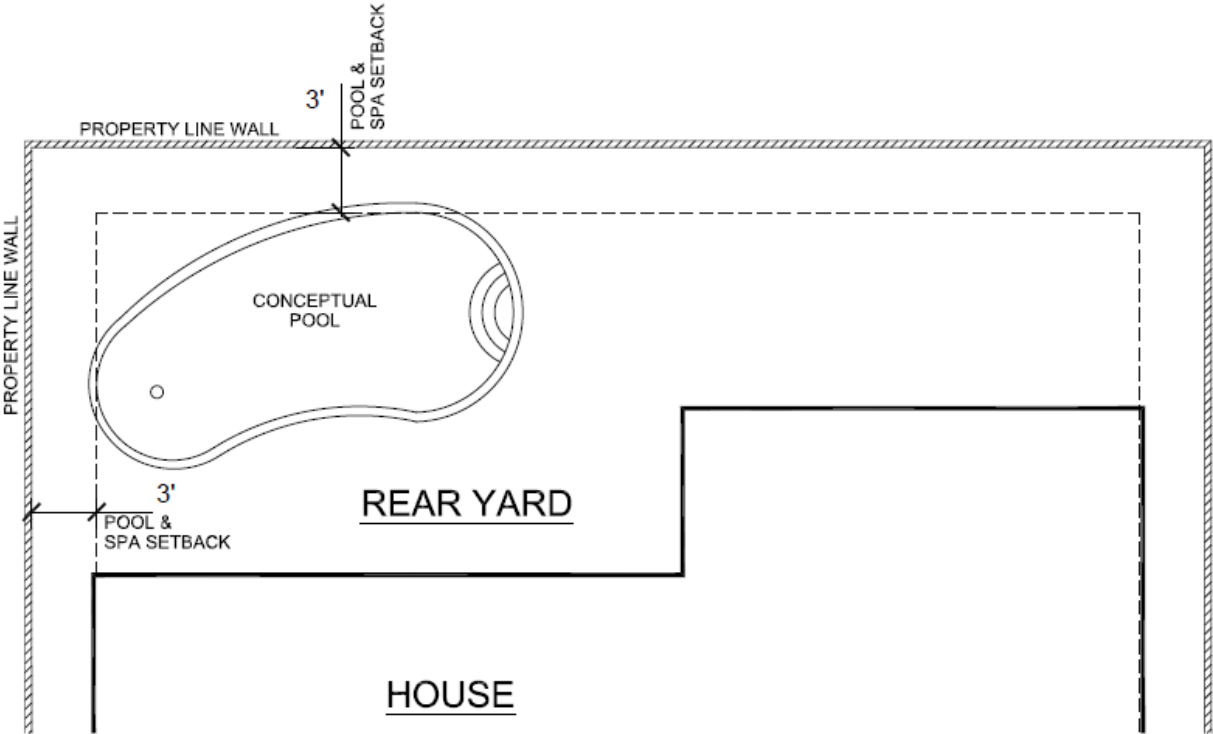


EXHIBIT 3-C: SITE DRAINAGE

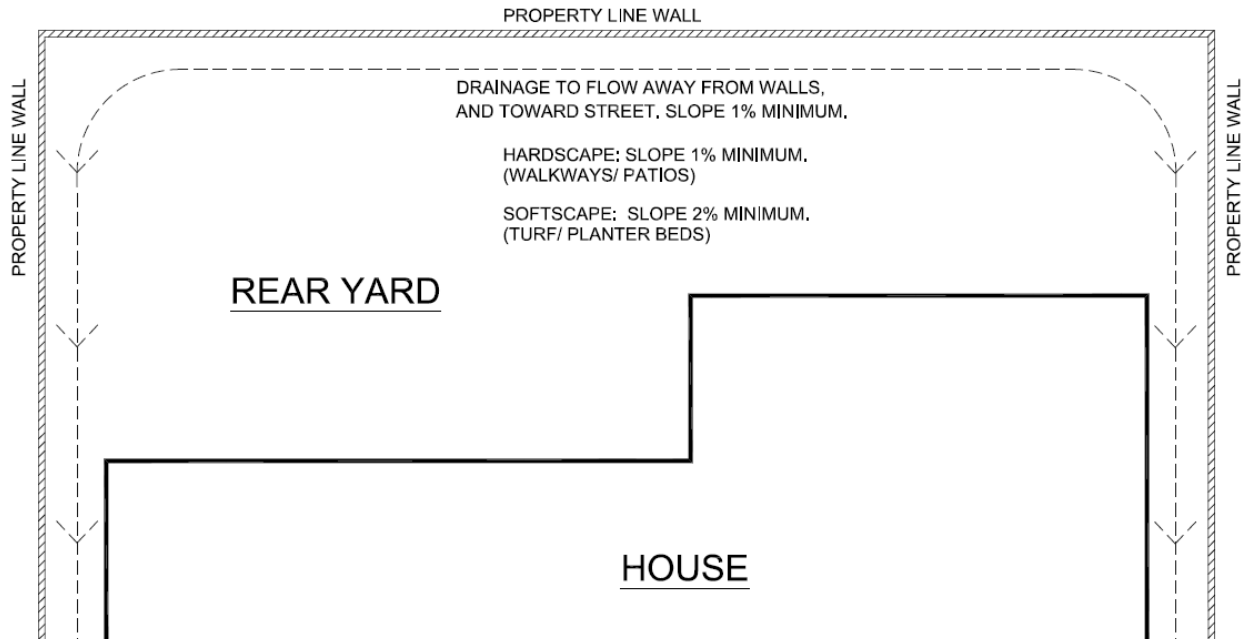


EXHIBIT 3-D: SOLID GATE LIMITATIONS

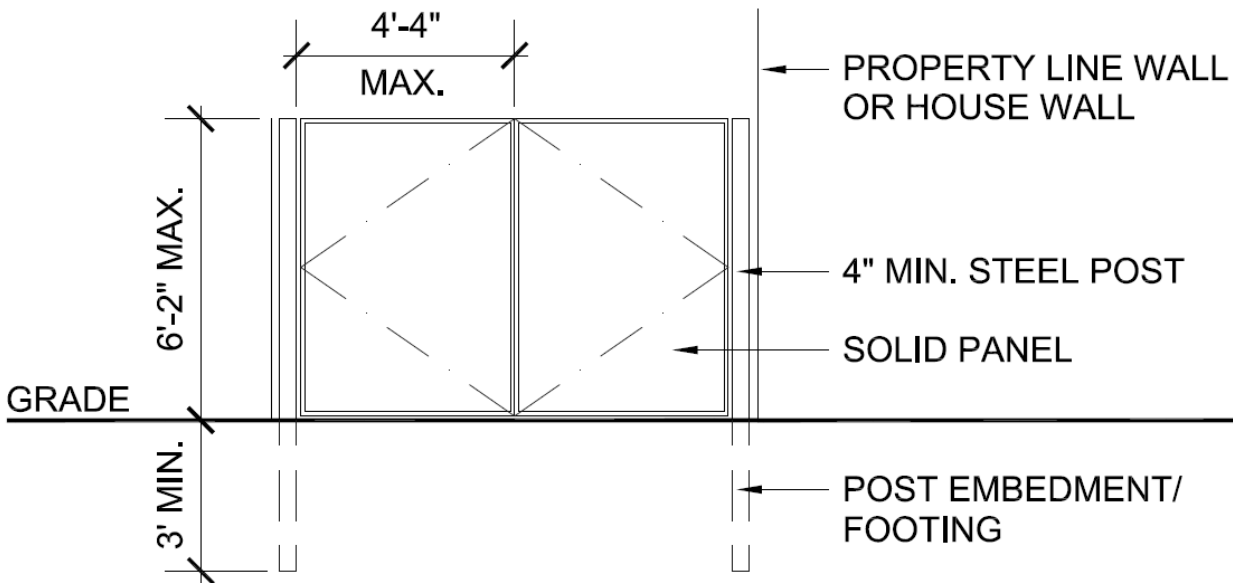
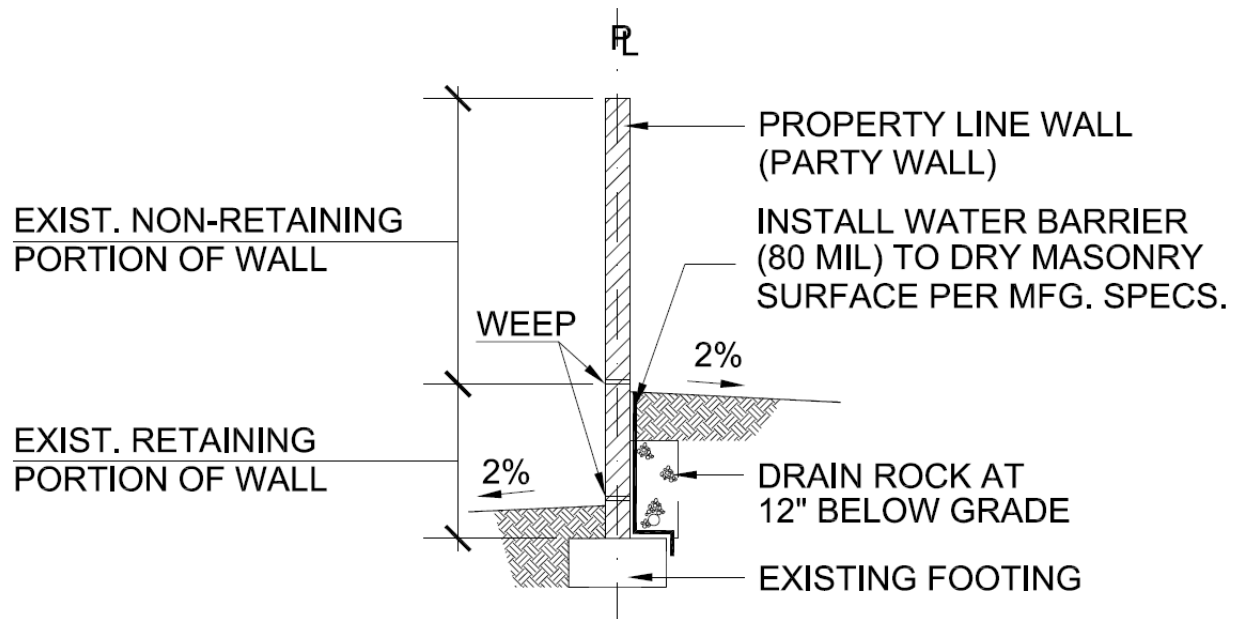


EXHIBIT 3-E: RETAINING WALLS



SECTION 4: ARCHITECTURAL STANDARDS

4.1 ARCHITECTURAL COMPONENTS

The architecture of a residence can be broken down into three major components, including 1) Building Facades, 2) Roofs, and 3) Architectural Features & Accents. The proper design treatment of these three components will result in a visually pleasing house and neighborhood environment throughout Southern Highlands. The following is a general description of each of these components should be addressed relating to the Santa Barbara / Tuscany architectural style.

4.2 BUILDING FACADES

Architectural improvements should be carefully designed to ensure that they are well integrated and consistent with the architectural character of the existing residence, its site and surrounding context. Variety in building forms is encouraged to provide diversity and visual interest to the neighborhood street scenes throughout Southern Highlands.

4.2.1 BUILDING MATERIALS

The primary wall surfaces for the Santa Barbara / Tuscany style of architecture generally feature a stucco finish. In order to enhance the variety of the neighborhood street scenes, additional accent materials, such as stone or brick should be used as accent materials.

4.2.2 VENEER MATERIALS

All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials shall wrap columns, porches, or balconies in their entirety.

Material changes shall terminate to inside corners. Materials applied to any elevation shall turn the outside corners of the building a minimum of 2 feet before terminating. This includes stone or brick veneer.

4.2.3 EXTERIOR PAINT COLOR

Santa Barbara / Tuscany architecture is characterized by very light stucco colors, along with darker “muted” accent colors used for elements such as doors, window trim, and other detail elements. The use of bright vibrant colors is discouraged.

Any change in color from the original exterior colors and/ or materials of any residence or any other improvement is subject to review. Submittal of color samples of any paint or stain is required when they deviate from the original colors of the residence. Scanned or computer-generated colors are not acceptable for review.

4.3 ROOFS

4.3.1 BUILDING MASSING & SCALE

Variety of roof design is encouraged to provide diversity and visual interest to the neighborhood roof-scape of Southern Highlands.

The primary roof form associated with Santa Barbara / Tuscany architectural style is generally a front to back gable, with an occasional cross-gable or hip roof form.

Roof pitches are typically low pitched (3 ½ :12 to 5:12), often extending over porches or arcades. The use of flat roofs is PROHIBITED. Flat roofs at patios installed previously by the Builder of the neighborhood are the only exception.

Overhangs should range from 12 to 24 inches. Tight fascias will be permitted on gable or rakes (shed) ends only.

4.3.2 ROOF MATERIALS

The Santa Barbara / Tuscan architectural style is characterized by red barrel tile roofs.

Permitted Roof Materials:

- Concrete barrel tiles that match the original house.
- Flat concrete tiles that match the original house.

Prohibited roof materials include:

- Asphalt Shingles
- Fiberglass Shingles
- Simulated Tile including Fiberglass or Metal
- Built-Up Roofing

Roof materials shall have a matte finish to minimize glare.

Fascias may be either stucco or wood. If wood is used, it shall be stained or painted to match the primary residence.

4.3.3 SKYLIGHTS

Skylights are permitted, but should be designed as an integral part of the roof. Skylight framing material should be bronze anodized or colored to match the adjacent roof.

Prohibited: White domed skylights

4.3.4 MECHANICAL EQUIPMENT

Mechanical equipment such as air conditioners, heaters, evaporative cooler, television and radio antennas and other such devices are not permitted on any roof. Mechanical devices such as exhaust fans, vents and pipes shall be painted to match adjacent roof surfaces.

Any exterior air conditioning equipment other than the equipment installed as part of the original residence is subject to review. Proposed evaporative coolers and window mounted air conditioning units shall not be visible from the street, community open space or neighboring lots, and shall not extend above the height of the property line wall.

4.3.5 SOLAR PANELS and EQUIPMENT

The use of solar panels, hot water storage systems, or other similar devices are subject to review. Any wires, conduit or materials used to fasten these devices to the dwelling must be securely fastened. These materials must be painted to match the adjacent wall color. All efforts must be made to minimize visibility to the street and common areas.

Prohibited: Roof Mounted Water Heaters

4.3.6 SATELLITE DISHES

Satellite dishes are permitted subject to the provisions of the Declaration. Architectural review is not required. Any wires or materials used to connect satellite dishes to the dwelling must be securely fastened, and painted to match the adjacent wall color. Satellite dishes shall not be

installed on any property line wall. All efforts shall be made to minimize view of satellite dish to street and adjacent neighbors.

4.4 ARCHITECTURAL FEATURES AND ACCENTS

4.4.1 PERIMETER EDGE CONDITIONS

Any room additions, casita structures, and modifications to an existing dwelling shall comply with this section.

On lots adjacent to perimeter streets, open space or other public areas, side and rear elevations that face such areas should be articulated to provide visual interest to the edge condition. Particular consideration should be given to the treatment of 2nd stories and roof elements.

- Patio Covers and 2nd Story Decks
- Pop-Outs / Bay Windows
- Principal window treatments
- Shutters on 2nd story windows
- Headers, sills or full trims on 2nd story windows
- Introduction of accent building materials and colors
- Introduction of accent elements such as clay vents, out-lookers, and decorative grille work
- Other similar features which provide articulation to the elevation

Articulation to visible side and rear elevations along perimeter areas may be achieved through the use of elements such as:

- Introduction of accent building materials and colors
- Introduction of accent elements such as clay vents, out-lookers, and decorative grille work
- Other similar features which provide articulation to the elevation

4.4.2 TRELIS AND ARBORS

Trellises and arbors reinforce the Santa Barbara / Tuscan architectural style. They must be designed to maintain their appearance with the climatic conditions of Las Vegas.

4.4.3 COVERED BALCONIES, DECKS AND PATIO COVERS

The use of covered balconies, decks and patio covers provide an excellent opportunity for additional visual interest to the building facade. Such structures must be designed as an integral component of the architecture of the residence, compatible in scale, color and materials.

Preferred materials for patio covers are wood or stucco finish. All natural wood surfaces must be finished with stain or paint. Any proposed materials must be approved by the Reviewer. The use of detail elements is characteristic of the Santa Barbara / Tuscan architectural style. The following roofing materials are recommended.

- Wood (stained or painted)
- Concrete roof tile to match the residence
- Aluma-Wood type of material

Post / Column minimum sizes shall be: (Refer to Exhibit 4-A)

- Wood support posts: 4" x 6"
- Stucco support posts: 10" x 10"
- Aluma-Wood support posts: 4" x 6"

A solid covered Aluma-Wood structure must have rafter tails attached to the fascia. Rafter tails must be a minimum of 2"x6", spaced a maximum of 24" apart. Refer to Exhibits 4-B through 4-D.

A dimensioned site plan, floor plan, exterior elevations, colors and materials must be included with the architectural submittal. The Impacted Neighbor Statements must also be submitted.

Prohibited materials for balconies and patio covers include the following:

- Plastic or fiberglass
- Plastic webbing, bamboo, reed, woven bender board
- Composition shingles
- Wood shingles
- Flat or low-sloping pitched roof with tile edging.
- Exposed galvanized metal anchors and bracing materials.

4.4.4 WINDOW AND DOOR OPENINGS

Any room additions, casita structures, and modifications to an existing dwelling shall comply with this section.

Front elevations should feature a principal window treatment, incorporating at least one of the following:

- Principal window having the appearance of being recessed into thickened walls or projected forward of the wall plane.
- Prominent arch element or other decorative window design.
- Headers, Sills or Trim surrounds.
- Use of shutters or other decorative ornamentation
- The use of bay windows on the front facade when appropriate.
- Combination of the above or any other design treatment which achieves the scale, order, proportion or depth of opening which is compatible with the architectural style of the residence.

Window shapes should be appropriate for the architecture of the residence. Arched and stacked window designs are encouraged.

Windows may be either divided light, plain glass, or glass block. Frames may be white, bronze or earth-tone colors. Standard gray mill finish frames are prohibited.

Aluminum or vinyl extruded frame windows should be painted or appropriately colored to match the house or trim material. Any window that is added to a house must be the same type of frame, color, and material as the existing windows, and requires Architectural review and approval prior to installation.

Tuscan style wrought iron may be permitted.

Prohibited: Parallel iron bars are not permitted at any window or door openings.

4.4.5 ROOM ADDITIONS and REMODELS

Room additions and remodels are subject to architectural review. All requirements pertaining to setbacks, exterior finishes and roof material/ design as defined in these criteria shall be followed.

Prohibited: Conversion of a Garage into living space or space other than vehicle storage.

4.4.6 WINDOW TINTING

Original manufactured window glazing is permitted and does not require architectural approval.

Non-reflective tinting is permitted and requires architectural review and approval of tinting color. Color must be compatible with color scheme of house, shall not be a distraction from the exterior appearance of the house. The purpose the tint is serves shall be to minimize UV rays into the house. A color photo of the house with the tint sample must accompany the architectural application. All window locations for tint installation must be indicated.

Prohibited:

- Applied reflective tinting and mirrored glass
- Tinting only one window on a side of the house. If used, must be applied to all windows on the applicable side of the home.

4.4.7 SOLAR SCREENS

Solar screens are subject to review. Frames must match the existing window frames of the residence. A sample of the screen, frame color, location of screens, and color photo of the house must accompany the architectural application.

4.4.8 ROLADEN SHUTTERS

Roladen Shutters or similar rolling shutters require architectural review prior to installation. The proposed location, size, color and style are required for review.

4.4.9 SCREEN AND SECURITY DOORS

Screen doors and metal security doors must be colored to match or complement the residence door and/or the base color. Approval is required prior to installation. Provide the color, style and manufacturer specification or photograph of the proposed door. Include a color photograph of the existing front door.

4.4.10 DETAIL ELEMENTS

The use of detail elements such as decorative grille work, shutters, tiles, small balconies and balustrades, decorative stucco or clay vents, exposed rafter ends and cross-beams, and other similar elements are characteristic of the Santa Barbara / Tuscany architectural style. Tuscan style wrought iron may be permitted.

Prohibited: Parallel iron bars are not permitted at any window or door openings.

4.4.11 RAIN GUTTERS AND DOWNSPOUTS

Exposed downspouts shall be colored to match the surface to which they are attached. Installation of new rain-gutters and downspouts require review and approval. The application requires location of proposed downspout, color and style of gutters.

4.4.12 WALLS AND FENCES

Walls and fences which are visible from streets, open space, or other public areas, shall be compatible in material, color, and design with adjacent architectural elements. Refer to Section 3.3.

4.4.13 GARAGE DOORS

Garage doors shall be compatible with the design of the residence. In order to avoid the impact of garage doors, it is required that they be appropriately treated with decorative relief cuts, panels, small decorative windows, etc. All garage doors must be recessed a minimum of 8" from the adjacent wall plane.

4.4.14 CHIMNEYS

Chimneys, when used, should be simple in design, so as not to distract from the building, and should be compatible with the Santa Barbara / Tuscany architectural style.

Prohibited: Exposed metal flues

4.4.15 AWNINGS

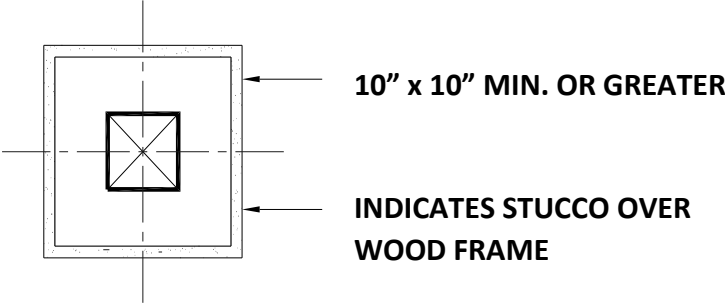
The use of awnings adds articulation to the character of the residence and is encouraged where appropriate to the architectural style. The design, location, and color of awnings should be compatible with the residence and are subject to review.

Prohibited: Metal awnings are prohibited except for Bermuda style shutters

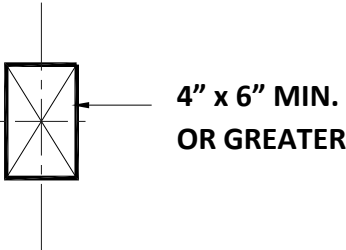
4.4.16 SECURITY CAMERAS

Cameras must be installed in an inconspicuous location, and shall not exceed 8" in height or width. No exposed conduit or wire is permitted. Location, color, size, and direction of all cameras is required.

EXHIBIT 4-A: PATIO COVERS- REQUIRED COLUMN SIZE



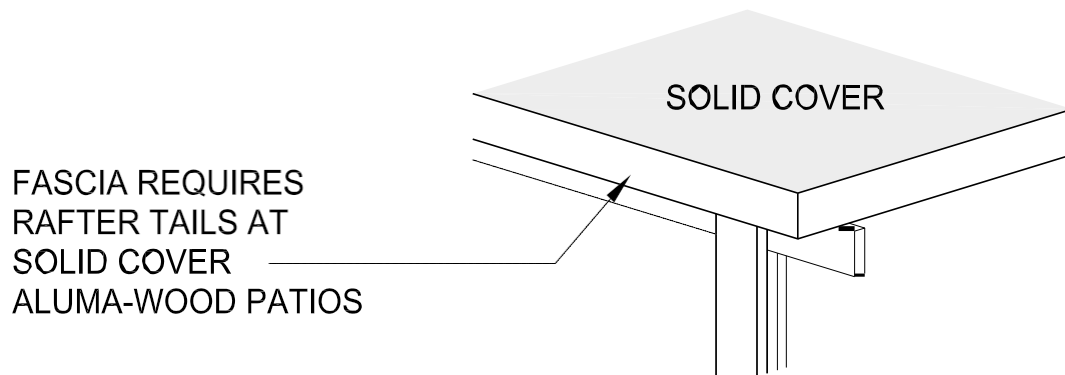
STUCCO COLUMN



WOOD OR ALUMA-WOOD COLUMN

EXHIBIT 4-B: ALUMA-WOOD PATIO COVERS- RAFTER TAILS

SOLID COVER: PROHIBITED CONDITION- NO RAFTER TAILS



SOLID COVER: NO RAFTER TAILS REQUIRED

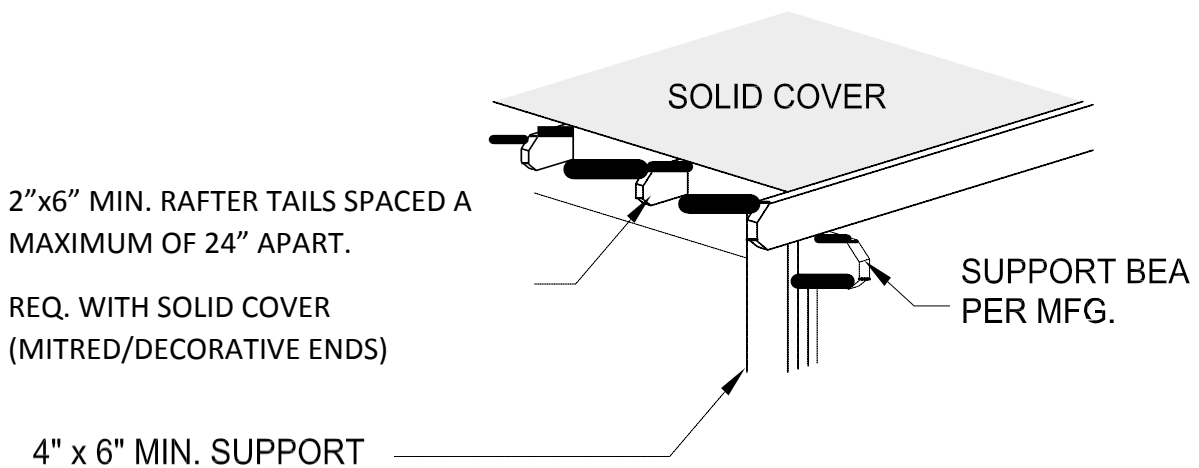


EXHIBIT 4-C: ALUMA-WOOD PATIO COVERS- RAFTER TAILS REQUIRED

MITRED TAILS



DECORATIVE TAILS



EXHIBIT 4-D: ALUMA-WOOD PATIO COVERS- PROHIBITED FASCIA

PROHIBITED: FASCIA DOES NOT HAVE RAFTER TAILS



SECTION 5: LANDSCAPE STANDARDS

5.1 GENERAL LANDSCAPE STANDARDS

5.1.1 INTRODUCTION

The overall landscape character established for Southern Highlands is a Santa Barbara / Tuscany theme, which provides the landscape inspiration for the community, creating a special place that is welcoming, warm, friendly and relaxing.

A mix of Mediterranean motifs, similar to those found in Santa Barbara provides a spectrum of color and texture, allowing for a broad opportunity of thematic designs. The intent of the landscape design is to create a unique theme by incorporating a rich palette of arid region plant material, Mediterranean native plants and sub-tropical plants. The palette and patterns complement the setting, topography, and architectural character of Southern Highlands' neighborhoods. To reinforce the Santa Barbara/ Tuscany theme, the plant materials should be arranged in bold, naturalistic patterns, in a rugged and rustic manner reminiscent of rural forms from Southern Spain and formal Italian renaissance villas.

5.1.2 LANDSCAPE THEMES

Plant material must be tolerant of the Las Vegas climate, in particular the seasonal hot, cold and wind conditions.

5.2 FINISH GRADING & DRAINAGE

No planting areas are to be graded when their moisture content is so great that excessive compaction will occur, nor when it is so dry that dust is formed and/or dirt-clods will not break up. Water shall be applied, if necessary, to provide ideal moisture content for grading.

Final grading of all planting areas shall include light rolling, raking and handwork as necessary to achieve desired contour and flow-line patterns so as to result in evenly finished surfaces. Final grading shall insure a uniformly level surface with approved drainage, but without excessive compactions and depressions, dirt-clods, weeds and stones. Any import soil necessary to attain design grades and berms shall be free of weeds, debris and have a balanced pH.

Landscaping should be done in a manner that ensures proper drainage so that your property, as well as your neighbors' is protected from surface waters. Maintain drainage from the rear yard through the side yard to the street, utilizing drainage pipes, rock, ground covers or grasses to prevent erosion along the side yard.

Swales that have been graded around your home shall not be blocked by inorganic material. These shallow ditches have been put there for the purpose of quickly removing water toward the driveway, street or other positive outlet.

Do not create depressed planter boxes or areas next to foundations such that irrigation or rain water collects in them. See Exhibit 5-G.

Surface drainage of hardscape/ paved areas must have a minimum slope of 1% away from buildings, walls, or structures, and shall be directed to surface drains or drainage ways. Pooling of drainage water on hard-scape areas will not be permitted. See Exhibit 5-C.

Surface drainage of softscape areas such as turf and/or shrub beds, shall have a minimum slope of 2% away from buildings and structures. It will be permitted to swale surface run-off in large turf areas, at a minimum 2% slope to the nearest inlet or top of curb location.

All sites unable to meet these minimum surface drainage rates must use underground drains. Drainage over the rear top of slope or onto adjacent property is prohibited.

All drains must have underground drain-line pipes that maintain a minimum drainage rate of ½% slope. All drain lines material must be rigid Polystyrene, 1000 LB. crush strength or equal, except when cast iron is required. Flex or ribbed drain line material is acceptable in some cases where a drain-line radius must be achieved. Solvent is to be used for all fitting installations per the manufacturer's recommendations. All drains must contain inlets with an appropriate grate.

Installation of a single layer, bituminous membrane waterproofing system to all CMU walls below grade is required to protect against water penetration.

Note: Any owner causing damage to a party wall may be liable to the adjoining property owner for such damage.

5.4 LANDSCAPE ZONES

Each lot has three defined landscape zones: front yard, side yard, and rear yard. Plantings in these zones should be designed to create a cohesive environment that enhances the Southern Highlands Santa Barbara/ Tuscany theme. Any deviation to any of the three landscape zones must be approved by the Reviewer. Landscaping is considered an integral part of the overall lot. As a design element, consideration must be given to the relationship to adjacent houses and surrounding area. All landscaping, plantings and installation of permanent irrigation systems by an owner shall remain aesthetically consistent with the architecture and plan of the community.

5.4.1 FRONT YARD LANDSCAPE ZONE

The front yard landscape zone is that portion of the front yard measured from the back edge of the streetscape zone to the front wall plane of the house. Refer to Table A for the minimum Front Yard Landscape Requirements.

Trees shall be located so they complement the individual home design and driveway location. Like-tree massing is encouraged in the landscape design. Trees should be used in groups rather than individually unless the tree is being used as an accent element.

Shrubs and ground cover should be used in groupings of similar plants positioned to complement other plants of varying heights and textures. Shrubs and ground cover used in hardscape areas must have adequate planting to create at least 50% of living plant cover per planting area at full maturity.

Avoid planting shrubbery too close to foundations. Such planting shall be located a minimum of 30 inches (2'-6") from the foundation (includes property line walls).

5.4.2 SIDE YARD LANDSCAPE ZONE

The side yard landscape zone is that portion of the yard measured from each side wall plane of the house in front of the return walls. Shrubs and ground cover should be used in groupings of

similar plants positioned to complement other plants of varying heights and textures. Refer to Table A for the minimum Side Yard Landscape Requirements.

TABLE A: FRONT YARD & SIDE YARD LANDSCAPE REQUIREMENTS

Minimum Tree Quantity	2*
Minimum Shrub Size	5 gallon
Minimum Ground Cover Size	1 gallon
Ground Plane Materials (Organic coverage)	Turf or Ground Cover Plants
Minimum Organic Coverage per Planting Area (Trees are not a part of the minimum coverage)	50%**

* Corner lots shall have one 24-inch box tree for every 30 linear feet planted along the side yard facing the street.

** Percentages shown are at two year's growth. All shrub and ground cover area shall be covered with a top dressing of gravel mulch. Refer to Section 5.5.1 for requirements.

5.4.3 FRONT YARD TURF RESTRICTIONS

Lawns (real grass and artificial turf) shall be limited to 75% of the non-paved area of the front yard. Homeowners are responsible to comply with SNWA requirements.

5.4.4 FRONT YARD CONVERSIONS (GRASS TO DESERT)

The converted turf to rock area must be a mixture of trees, shrubs, & ground cover. Rock alone will not be permitted. The converted area must have adequate planting to create at least 50% of living plant cover per planting area at full maturity. Riverbeds and accenting concrete hardscape textures may be utilized to lessen the living plant cover requirement. Existing mow curbs must be removed.

5.4.5 REAR YARD RESTRICTIONS

At a minimum, decomposed granite / rock mulch, 2 inches in depth, must be installed in the rear yard. See section 5.5.1 for more detail on rock mulch requirements.

5.5 PLANTING REQUIREMENTS AND PLANT PALETTE

The plants listed in the plant palette are recommended for use in Southern Highlands. Homeowners should review the use of all plants with the knowledgeable professional or appropriate reference material. Review Exhibit 5-A for the Recommended Plant List.

5.5.1 DECORATIVE MULCH GROUND COVER

Ground cover areas shall be covered with a top dressing of decorative gravel mulch or bark. Bare ground is not permitted. The use of different sizes and color is encouraged. Required minimum specifications are:

- Top dressing shall be a minimum of 2 inches in depth.
- Mulches ranging from 3/8 inch, (min) diameter to ¾ inch (min) diameter
- Larger sizes can be used only for accent areas within the yard and on steep slopes for stabilization.
- Chat (or mulch material smaller than 3/8 inch) shall be used for accent areas only.

A maximum of two mulch colors may be used. The two colors must be closely related and create a harmonious ground plane when used adjacent to each other. Earth-toned colors recommended.

Prohibited: White edging, white rock or artificially painted rocks, or artificial plants and artificial trees.

5.5.2 COBBLES AND BOULDERS

Larger granite cobbles ranging 6 to 12 inches in size and/or boulders may be used for accents, such as dry streams and focal points with 15% maximum coverage using oversize material. Plantings and boulder outcrops shall be integrated into the cobbles for effect. The color of these larger rocks should be the same as or complementary to the gravel mulch used.

- Boulders must be of select surface quality.
- Boulders should appear to be nestled into the ground

5.5.3 TURF

All grass must be fescue blend, hybridized Bermuda blend, or perennial rye grass blend developed for use in the desert. All grass installations in front yards shall be sod, no seedlings. Turf shall be kept at least 30 inches (2'-6") from a building face or wall. Turf must be edged with a hard surface material. (Examples: pavers, flagstone, boulders, decorative or retention walls, mow curbs, steel, etc.)

Compliance with SNWA is required. Refer to the Southern Nevada Water Authority website (www.snwa.com) for more information.

Prohibited: Common Bermuda

5.5.4 SYNTHETIC TURF (Artificial Turf)

Artificial turf must be installed in a manner consistent with natural turf installation. Combinations of grass and artificial turf will not be permitted, nor will any combinations of different types of artificial turf be permitted. Each application for installation must be supported by the specifications of the product and the method of installation.

Specifications: the material/product must meet or exceed the following:

- Fiber Type: Polyethylene. (May include no more than 40% nylon)
- Yarn Denier: 10,000 – 11,500 denier/ Texturized monofilament polyethylene
- Face Weight: Minimum 60 oz. per sq. yard
- Pile Height: Minimum 1¾" – 2" maximum

Color: Natural turf
Tufting Gage: $\frac{3}{8}$ " – $\frac{1}{2}$ " maximum
Stitch Rate: Minimum 14.5 on 3"
Backing: URETHANE, min. 20 oz. per sq. yd. – adequate drainage required
Product Total Weight: 80 oz. per sq. yard
Infill Type: No rubber infill. No uncoated silica sand

Product cannot contain measurable quantities of lead in any capacity or manner.

Product must be first quality goods and must be warranted for a minimum of 8 years for defects in material resulting in premature wear due to ultraviolet radiation from the sun.

Installation:

- Turf must be placed over sand and other fine aggregate that measures two inches (2") in depth and it must be mechanically compacted. No concrete or reject sand will be permitted under the turf.
- Trees and shrubs installed adjacent to or inside the artificial turf areas will be challenged for sufficient irrigation water; therefore, deep root or subsurface irrigation techniques should be incorporated into irrigation plans. Trees and shrubs installed inside the artificial turf areas must have tree rings that are a minimum of twelve inches (12") beyond the mature caliper of the tree. The rings must be covered with approved mulch.
- Turf must be edged with a hard surface material. (Examples: pavers, flagstone, boulders, decorative or retention walls, mow curbs, steel, etc.) A minimum of twelve inches (12") separation treatment must be provided if artificial turf is adjacent to real grass or artificial turf in a neighboring landscape.
- Drainage across the lot cannot be altered nor impact a neighbor's lot.
- Entire installation must be by a licensed contractor that has documented artificial turf experience and references.

5.5.5 PLANT QUALITY AND SIZE

All plant material shall be nursery grown, free of disease, of good growing habit, and representing the best qualities of their species.

It is important that plants selected from the plant list are grouped together with plants that have similar growing conditions, such as soils, sun exposure, water requirements, heat, and cold tolerance, etc. In addition to this, understand which plants perform best in various exposures and tile conditions as noted above.

5.5.6 PLANTING DETAILS

The following details and information are intended to maintain a minimum standard installation of planting suitable to the Southern Highlands Community.

5.5.7 TREES

A minimum of two twenty-four (24) inch box trees or one twenty-four (24) inch box tree and one fifteen (15) gallon "fast growing" tree is required in the front yard. Refer to Exhibit 5-A for the list of "fast growing" trees. Trees shall not be closer than three feet (3'-0") to any wall or structure.

Any tree within six feet (6'-0") of walls, structure, or hardscape shall be installed with root barriers. This is applicable to palm species also. Refer to Exhibits 5-C through 5-F.

5.5.8 ROOT BARRIERS

All trees planted within 6 feet of any hardscape or structure shall be installed with 36 inches deep by 10-foot minimum linear root barrier. The root barrier will minimize any lifting and/ or cracking of hardscape areas and structures. Refer to Exhibits 5-C through 5-F.

5.5.9 PLANTS AND SHRUBS:

Plants and shrubs shall be a minimum of five (5) gallon in size and shall be planted a minimum of 30 inches (2'-6") from any wall or structure. Exceptions are made based on review of particular species of plants. Refer to Exhibit 5-G & 5-H. Plants and shrubs planted in hardscape areas must have adequate planting to create at least 50% of living plant cover per planting area at full maturity. Riverbeds and accenting hardscape textures may be utilized to lessen the living plant cover requirement.

5.6 SITE PREPARATION GUIDELINES

- All property lines and utility locations must be verified prior to commencement of any work.
- All permits, fees and agency inspections, as required must be obtained prior to commencement and/ or completion of any work.
- All demolition, clearing, grubbing, striping of soil, excavation, and compaction and grading must be performed within the confines of the homeowner's yard.
- Adequate provision must be made to prevent surface waters from damaging excavations, public or privacy property and cut and fill slopes both during and after construction.
- The use of chemical treatment on existing vegetation, if necessary, must be accomplished through a State Licensed Pest Control Applicator.
- Landscaping installed by the master developer, builder, or subsequent association, if any, must be protected at all times through the use of fencing or other protective barriers. Any damage to the existing landscaping or irrigation systems must be repaired at the expense of the homeowner.
- Homeowners should make themselves aware of any potential problems, such as penetrating caliche soil, when preparing a site. It should be noted that all contractors should include an allowance in their bids for penetrating through caliche when it is encountered in tree planting pits or any other landscape element.

5.7 LAWN ORNAMENTATION

Front and side yard lawn ornaments, statuary objects, water features, bridges, and pilasters shall be limited to two (2) items and may be a maximum of three (3) feet in height and shall be maintained like-new condition at all times.

Any statuary object or water feature forward of the respective building setback may not exceed three (3) feet in height unless located within a courtyard area or rear yard, in which case statuary objects or water features may not exceed six (6) feet in height. In all cases, said objects or features shall be maintained like-new condition at all times.

The Board of Directors reserves the right to deny the installation of any lawn ornamentation based on aesthetic appearance and compliance with the Tuscan theme. Potted planting areas must be noted and are subject to review based on the Design Guidelines.

EXHIBIT 5-A: RECOMMENDED PLANT LIST

(The Reviewer will consider other species not listed)

TREES		
Common Name	Botanical Name	Plant Coverage Value
		(Square Feet)
African Sumac	Rhus lancea	236
Aleppo Pine	Pinus halepensis	368
Arizona Ash	Fraxinum veluntina	530
Black Locust	Robinia pseudiacacia	530
Bradford Pear	Pyrus calleryana 'Bradford'	236
California Fan Palm	Washingtonia filifera	133
Canary Island Palm	Phoenix Cananensis	722
Chaste Tree	Vitax agnus-castus	368
Chinese Flame Tree	Koelreuteria bipinnata	530
Chinese Pistache	Pistacia chinensis	530
Chir Pine	Pinus roxburgli	236
Date Palm	Phoenix Dactylifera	236
Desert Willow	Chilipsis linearis	236
Dwarf Southern Magnolia	Magnolia gra. 'Little Gem'	236
Eldarica Pine	Pinus eldarica	530
Evergreen Elm	Ulmus parvifolia	942
Fan-Tex Ash	Fraxinum veluntina 'Rio Grande'	530
Flowering Crab Apple	Malus	133
Flowering Plum	Prunus cerasifera	133
Golden Rain Tree	Koelreuteria paniculata	530
Heritage' Oak	Quercus virginiana 'Heritage'	236
Holly Oak	Quercus ilex	236
Italian Cypress	Cupressus sempervirens	15
Italian Stone Pine	Pinus pinea	942
Japanese Blueberry	Elaeocarpus decipiens	368
Japanese Privet	Lugustrum japonicum	133
London Plan Tree	Platanus acerifolia	942
Mediterranean Fan Palm	Chamaerops humilis	133
Mexican Fan Palm	Washingtonia robusta	133
Mint Julep Juniper	Juniperus chi. 'Mint Julep'	
Olive	Olea europaea 'Swan Hill'	530
Pygmy Date Palm	Phoenix roebelenii	38
Purple Robe Locust	Robinia X ambigua 'Purple Robe'	530
Shademaster Honey Locust	Gleditsia triacanthos 'Shademaster'	530
Smooth Arizona Cypress	Cupressus glabra	133
Southern Live Oak	Quercus viginiana	236
Southern Magnolia	Magnolia grandiflora	236
Strawberry Tree	Arbutus unedo	59
Texas Mountain Laurel	Sophora secundiflora	85
Windmill Palm	Trachycarpus fortunei	59

FAST GROWING TREES		
Common Name	Botanical Name	Plant Coverage Value
		(Square Feet)
Arizona Sycamore	Platanus writghtii	942
Australian Bottle		530
California Pepper		530
Chilean Mesquite	Prosopis chilensis	530
Chinese Hackberry	Celtis sinensis	530
Common Hackberry	Celtis occidentalis	530
Honey Mesquite	Prosopis glandulosa	530
Imperial Honey Locust	Gleditasia triacanthos 'Imperial'	530
Leyland Cypress	Cupressus leylandii	
Silk Tree / Mimosa	Albizia julibrissin	942

SHRUBS		
Common Name	Botanical Name	Plant Coverage Value
		(Square Feet)
Arizona Rosewood	Vauquelinia californica	79
Autumn Sage	Salvia greggii	13
Burford Holly	Ilex cortuna 'Burfirdii'	50
Bush Morning Glory	Convolvulus cneorum	13
Butterfly Iris	Dietes vegeta	3
Canna Lily	Canna	3
Cape Honeysuckle	Tecomaria capensis	79
Carolina Laurel Cherry	Prunus caroliniana	236
Cassia	Cassia wislizeni	28
Compact Pfitzer Juniper	Juniperus chi. 'Pfitzerana Compacta'	79
Cotoneaster	Cotoneaster species	50
Crape Myrtle	Lagerstroemia indica	28
Creosote Bush	Larrea tridentata	28
Day Lily	Hemerocalis (Hybrids)	3
Desert Broom	Baccaris sarothroides	20
Dwarf Myrtle	Myrtus comunis 'Compacta'	13
Dwarf Pomegranate	Puncia granatum 'Nana'	7
Dwarf Strawberry Tree	Arbutus unedo 'Compacta'	59
Ebbing Silverberry	Elaeagnus ebbingei	50
Feathery Cassia	Cassia artemisiodes	28
Fraser's Photinia	Photinia fraseri	28
Giant Liriope	Liriope gigantea	3
Glossy Abelia	Abelia x grandiflora	20
Glossy Privet	Ligustrum lucidum	50
Gold Barberr	Berberis thunberfii	13
Gold Coast	Juniperus chinensis 'Gold Coast'	13
Heavenly Bamboo	Nandina domestica	13
Hollywood Juniper	Juniperus chi. 'Torulosa'	79
Hopseed Bush	Dodonaea viscosa	60
India Hawthorn	Raphiolepis indica	13
Japanese Boxwood	Buxus microphylla japonica	28
Japanese Evergreen Euonymus	Elaeagnus japonica	28
Japanese Privet	Ligustrum japonicum	50
Japanese Garden Juniper	Juniperus chi. 'Procumbens'	50
Japanese Variegated Pittoporum	Pittosporum tobira 'Variegated'	50
Jojoba	Simmondsia chinensis	28
Lily of the Nile	Agapanthus africanus	7
Pyracantha / Firethorn	Pyracanthus species	50

Rosemary	Rosemarinus officinalis	28
Sago Palm	Cycas revoluta	38
Shiny Xylosma	Xylsma congestum	79
Silver Star Privet	Ligustrum texanum 'Silver Star'	50
Society Garlic	Tulbaghia violacea 'Varieregata'	3
Spanish Lavender	Lavandula stoechas	7
Texas Ranger	Leucophyllum species	28
White Rockrose	Cistus hybridus	20
Yaupon	Ilex vomitria	7
Yellow Bird of Paradise	Ceasalpinia gilliesli	50
Yucca	Yucca pendula glavca	13

VINES & ESPALIERS		
Common Name	Botanical Name	Plant Coverage Value
		(Square Feet)
Carolina Jessamine	Gelsemium sempervirens	79
Chinese Wisteria	Wisteria sinensis	50
Firethorn	Pyracantha coccinea lalandi	20
Hall's Japanese Honeysuckle	Lonicera japonica 'Hallinana'	177
Ivy	Hedera species	50
Japanese Wisteria	Wisteria floribunda	50
Lady Bank's Rose	Rosa banksaie	177
Queen's Wrath	Antigonon leptopus	79
Star Jasmine	Trachelospermum jasminoides	28
Trumpet Creeper	Campsis radicans	177
Virginia Creeper	Parthenosissus quinquefolia	177
Yellow Trumpet Vine	Macfadyena unguis-cati	177

TURF
Marathon Tall Fescue Blend
Dwarf Marathon (low- water turf grass)
Medallion Tall Fescue Blend
Artificial Turf

EXHIBIT 5-B: PROHIBITED PLANT LIST

PROHIBITED PLANT LIST	
Common Name	Botanical Name
Common Bermuda Grass***	Cynodon dactylon***
Cottonwood	Populus Species
Lombardy Poplar	Populus nigra 'Italica'
Mulberry Species	Morus alba
Olive Trees (fruit-bearing)	Olea europaea
Pampas Grass	Cortaderia selloana
Weeping Willow	Salix Species
*** Hybrid Bermuda Grass is acceptable (sod only). In addition, Hybrid Bermuda requires overseeding once each year in September by the homeowner.	

EXHIBIT 5-C: ROOT BARRIERS REQUIRED

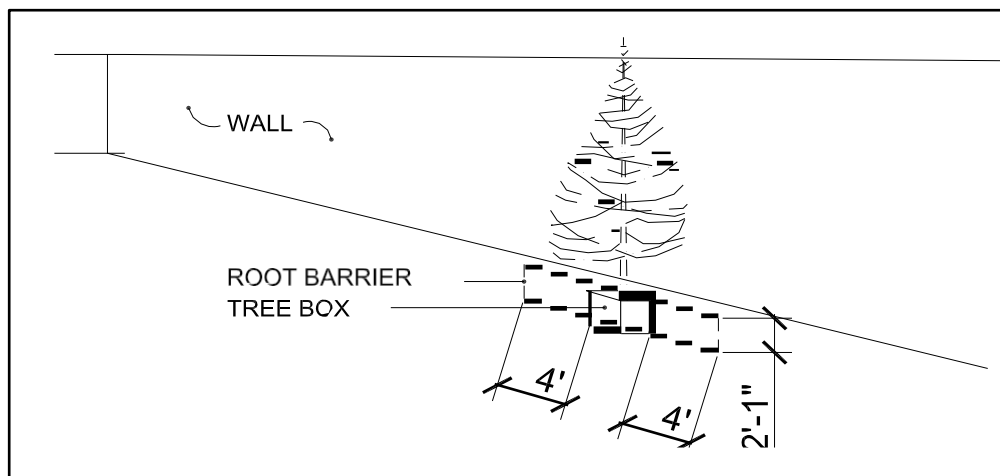
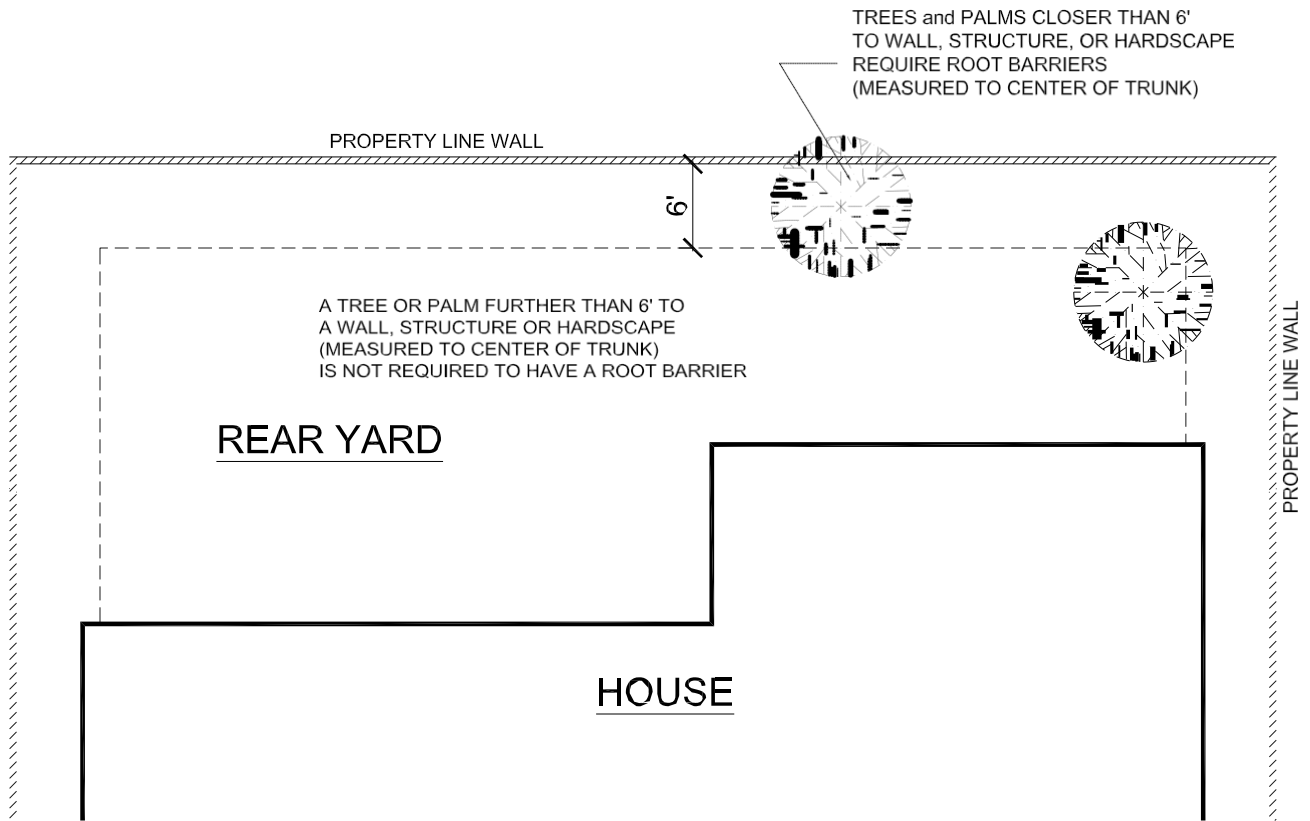


EXHIBIT 5-D: ROOT BARRIERS AT WALLS

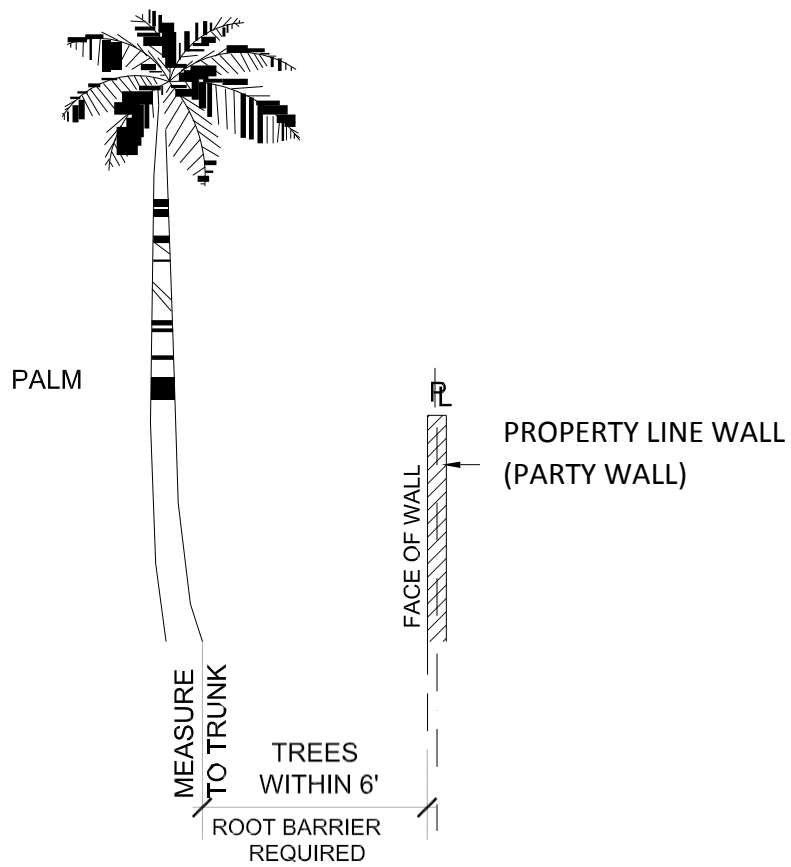
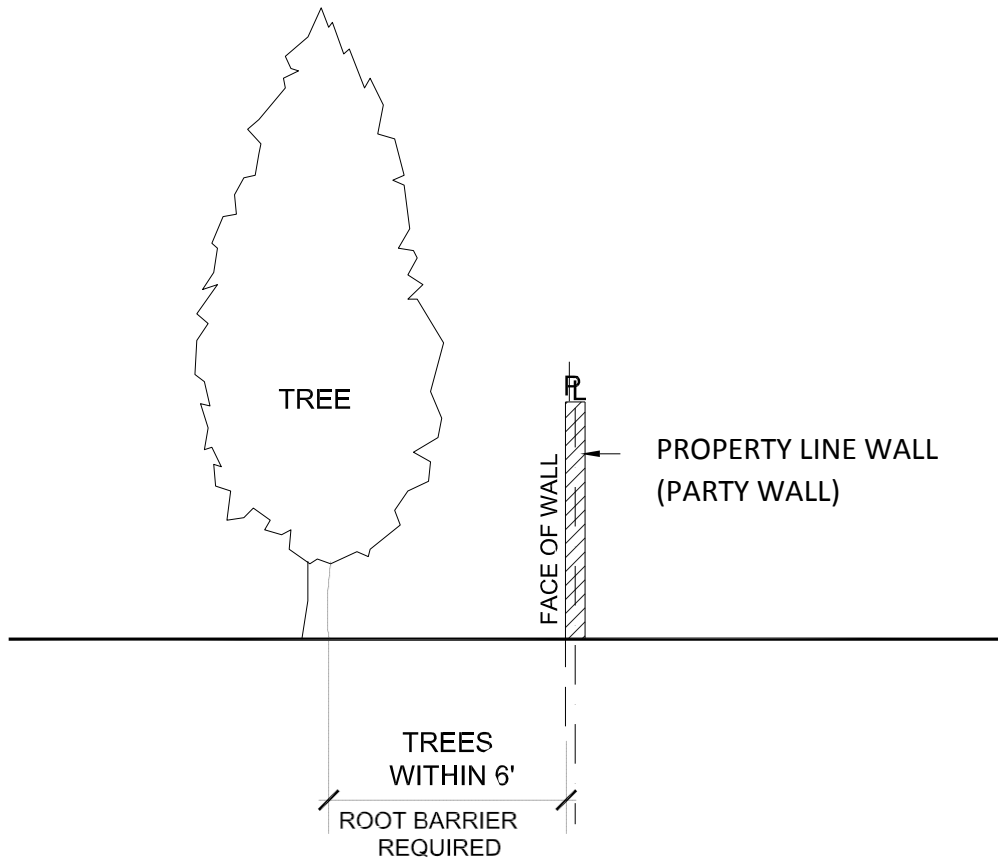


EXHIBIT 5-E: ROOT BARRIERS AT HARDSCAPE

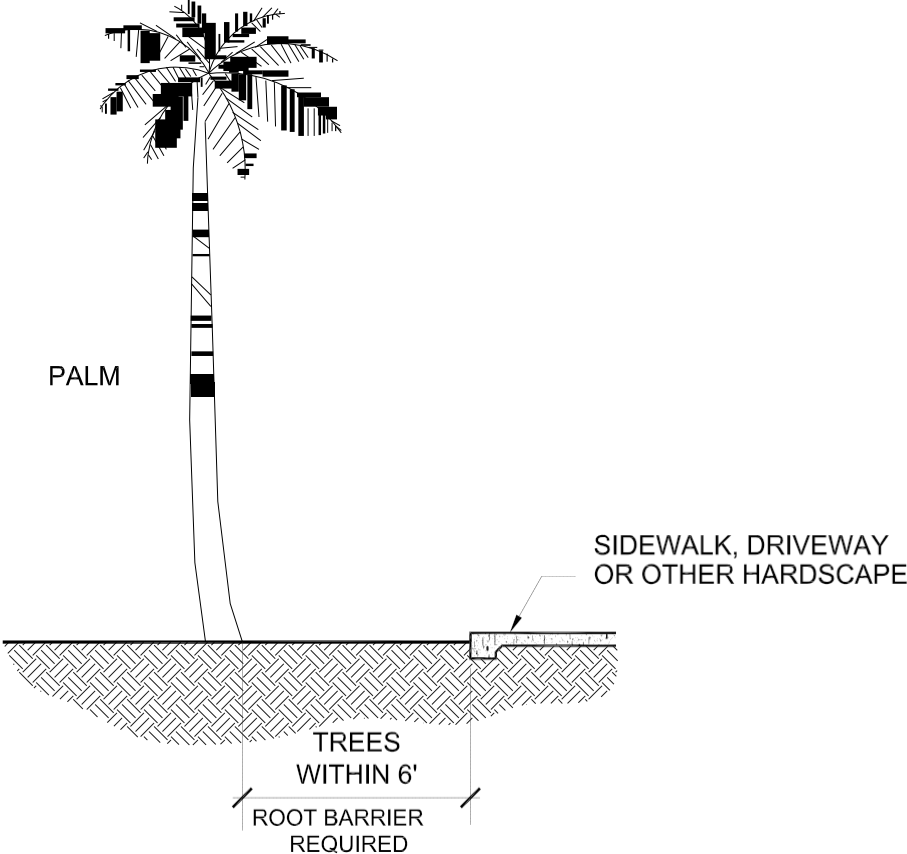
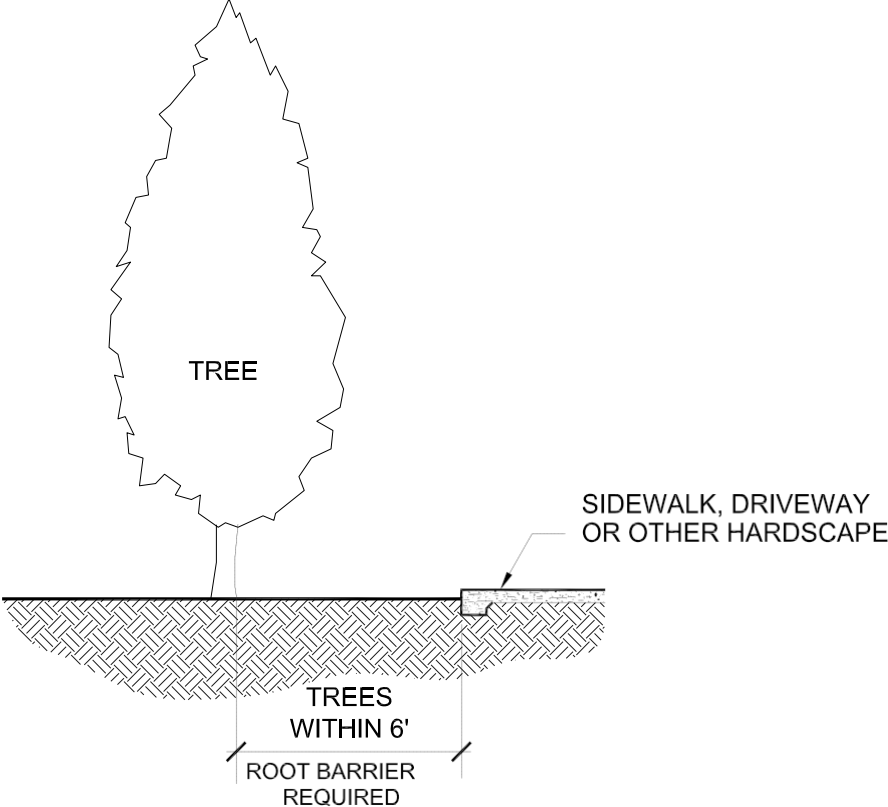


EXHIBIT 5-F: MINIMUM PLANTING DISTANCES

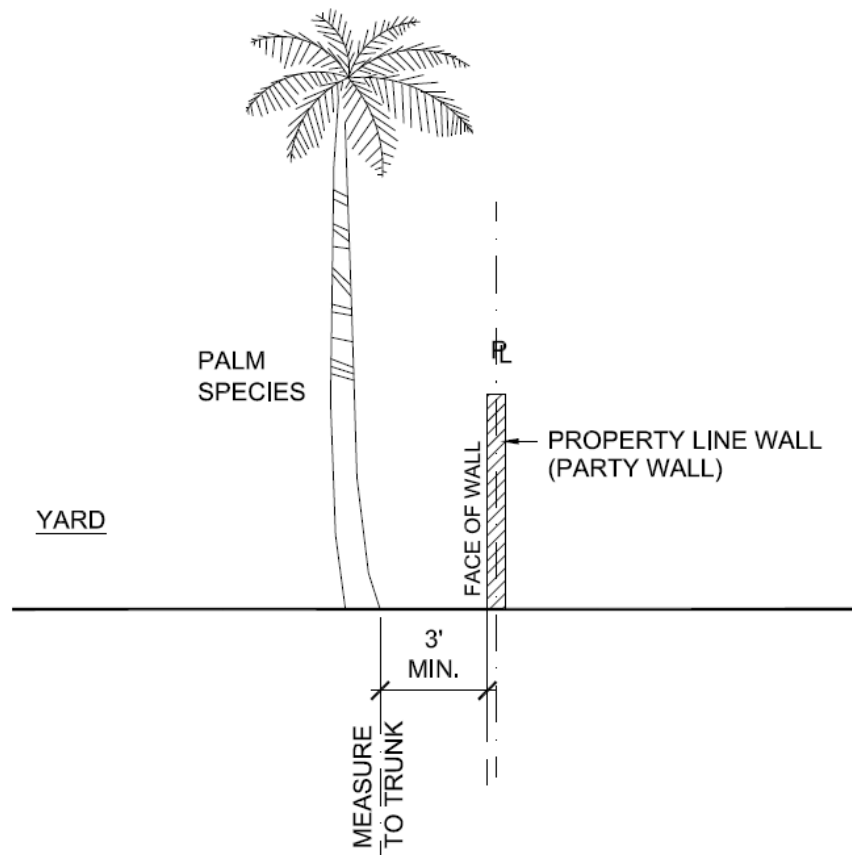
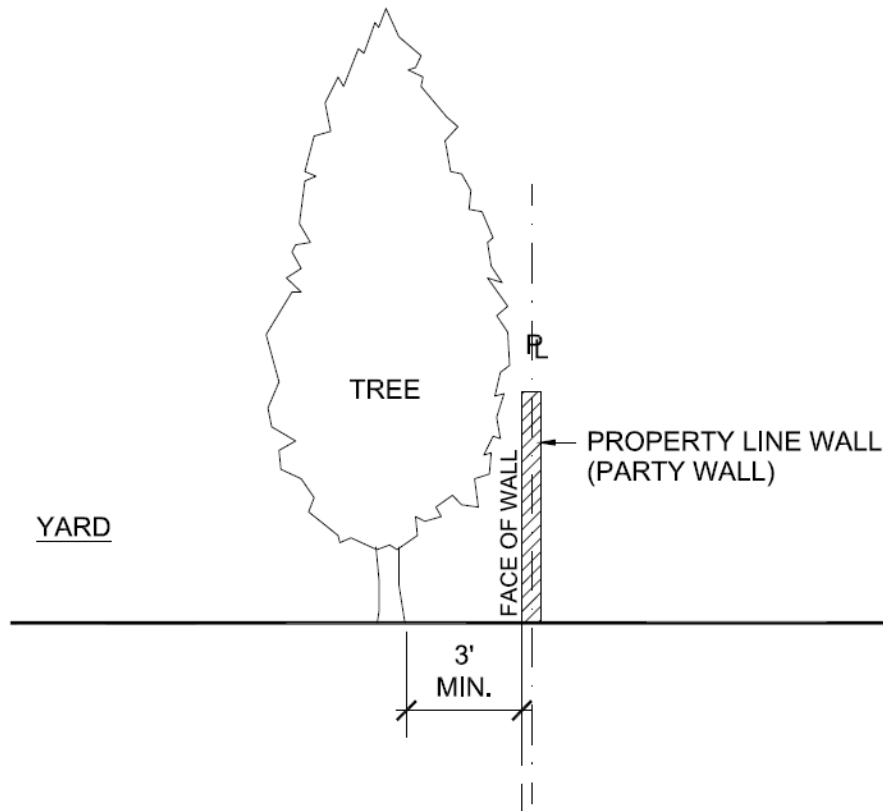
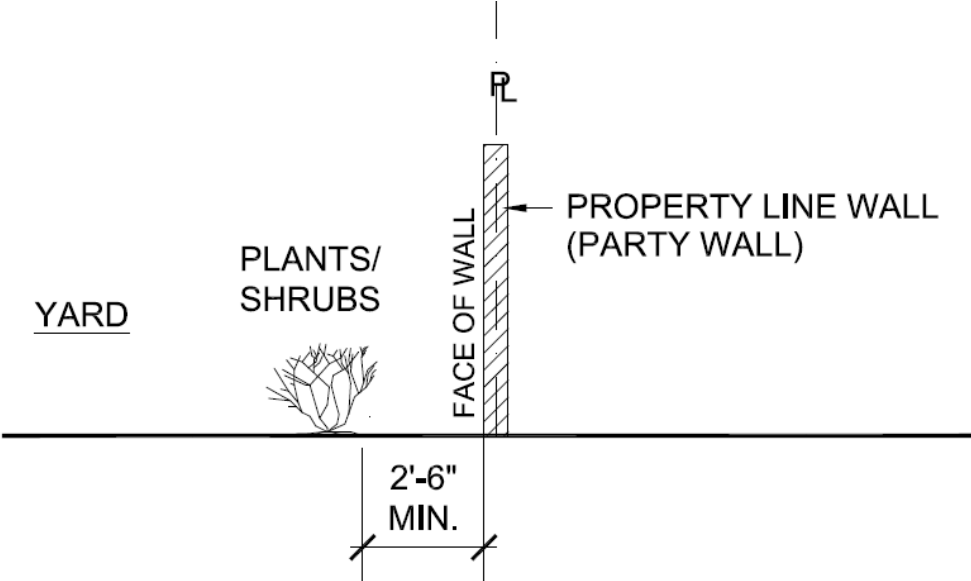


EXHIBIT 5-G: MINIMUM PLANTING DISTANCE



SHRUBS AND DRIP IRRIGATION MUST BE A MINIMUM OF 30" FROM WALL.

EXHIBIT 5-H: RAISED PLANTERS

