

BLUE NILE TRAILS HOA

ARCHITECTURAL REVIEW

PROCEDURES

The attached Architectural Review package contains association specific guidelines, forms and submittal process.

Any and all exterior improvements to your property must be submitted to the Architectural Review Committee (ARC) for review and approval prior to commencement of work. Please be mindful that the committee has forty-five (45) days to review your completed application.

Please ensure that all documents are provided with the application submission, including plans, photos, color schemes, plant palettes, etc. Incomplete submittals will be returned.

Any deposit outlined in the architectural guidelines must be submitted via check or money order made out to the association, to management's office in person:

EPIC ASSOCIATION MANAGEMENT
8712 Spanish Ridge Ave,
Las Vegas, NV 89148

Or via mail:

EPIC ASSOCIATION MANAGEMENT
8712 Spanish Ridge Ave,
Las Vegas, NV 89148

- **Submittals will be considered incomplete until necessary deposits are received**
- **Construction is not to begin until written approval of plans is obtained by the architectural review committee.**
- **Once project is approved and completed, please send after photos and deposit refund request to General@epicamlv.com**

BLUE NILE TRAILS HOMEOWNERS ASSOCIATION

C/O EPIC

8712 Spanish Ridge Ave, Las Vegas, NV 89148

Phone (702) 767-9993

Email: General@epicamlv.com

ARCHITECTURAL REVIEW PROCEDURES AND CHECKLIST

Please review each item below and ensure that these items (to include any required deposits/before photos) are provided when submitting your architectural application ("ARC Application") for review. If an ARC Application is missing any of the required information, it is deemed incomplete and will NOT be sent to the Architectural Review Committee ("ARC") for review and approval.

ONCE A COMPLETED ARC APPLICATION IS RECEIVED, PLEASE ALLOW UP TO FORTY-FIVE (45) DAYS FOR IT TO BE REVIEWED BY THE ARC. NO WORK SHOULD BEGIN PRIOR TO RECEIVING APPROVAL.

PLEASE MAKE SURE THAT ALL REQUESTED ITEMS IN THE CHECKLIST BELOW ARE SUBMITTED WITH THE ARC APPLICATION TO [EPIC](#) AT THE TIME OF SUBMITTAL.

A SAMPLE ARC APPLICATION AND PHOTOS ARE PROVIDED.

1. Copy of the **COMPLETED** ARC Application with all pages filled out completely
 - a. The itemized description must include all significant proposed improvements
2. Copy of readable **plans/drawings** for all proposed exterior improvements.....
 - a. To include locations, setbacks, and corresponding dimensions of improvements
 - b. Measurements of improvement(s), with relation to unit and neighboring residences
 - c. Drainage patterns indicated on the plans/drawings
 - d. Plants locations
3. **Color description** with dimensions or website address with item number for items.....
such as pavers pedestrian gates, RV access gates, security/screen doors, sheds, patio covers, gazebos and dog run fencing, etc.
4. **A Statement on the plan or application** providing that all Trees planted will be five (5) feet away...
from block walls and/or house and plants will be three (3) feet away OR will install at minimum, a 24 inch (24") deep tree root barrier.
5. **A Statement on the plan or application** providing that for all **NON-RAISED PLANTING AREAS**...
(ground plantings) no irrigated plants will be planted within five (5) feet of any structures (to include block walls, the house and concrete slabs) UNLESS the structure is properly waterproofed.
6. **A Statement on the plan or application** providing that for all **RAISED PLANTING AREAS** a
closed bottom and waterproofed raised planter may be located within five (5) feet of a structure (to include block walls, the house and concrete slabs) provided that any drain outlets function to direct drainage five (5) feet away from the structures.
7. **A Statement on the plan or application** providing that no spray/pop up sprinklers or natural turf ...
will be located within **five (5) feet** of block walls and/or house and no irrigation water will be allowed to spray, flow onto or strike upon any portion of block walls and/or house.
8. **A Statement on the plan or application** providing that NO improvement will interfere with,
impede or alter the established drainage or cause flooding or water damage to any structure on your property, neighboring properties or common areas.
9. **Additional Requirements:**
 - a. Pool/Spa ARC submittals must include the pool/spa plan/contractor design to include all
dimensions and maximum depths.
 - b. Detached Garage or Casita submittals must include the detached garage or casita plan
design and the contractor design.

10. **ARC REFUNDABLE DEPOSITS AND BEFORE PHOTOS (MAY BE REQUIRED)**
- a. Some Improvements require either a \$500 or a \$1,000 refundable deposit. Please refer to the improvement list below to determine what improvements may require a deposit. The ARC Deposit must be included with your ARC Application at time of submittal. The ARC deposits are fully refundable IF no damages are found after post inspection. The deposit should be payable to the Association using a check, cashier's check or money order. NO Cash or Bonds please.
- b. **Common landscaping applications will not require a deposit.**
- c. **BEFORE PHOTOS (only for pool/spa installations or requested by the Board)** must be submitted prior to any work starting. (See Sample Photos)
INCLUDE COLOR, DATE STAMPED BEFORE PHOTOS in the following areas in front of your home:
- i. From property line to property line (1 - 2 photos)
- ii. Entire driveway approach (1 – 2 photos).
- iii. Private street(s) from center line of street facing home to show street sections in front
of your home (1 – 3 photos)
- iv. Utility collars, utility boxes and/or sidewalks in front of your home (if any) – to include
ONE (1) CLOSE UP PHOTO of each type to show if there is any existing damage.

Submit All ARC Documents/Deposits/Photos To [EPIC](#) Via Upload, Mail, Email or In Person To The Contact Information

11. **REFUNDING ARC DEPOSITS:** After completion of ARC project, you must submit **COLOR, DATE STAMPED AFTER PHOTOS** of the exact same areas as your **BEFORE PHOTOS** to the Management company. Once the after photos are received, a post inspection (owners do NOT need to be present for this inspection) will be completed. **IF no new damages are found**, then a full refund of your ARC Deposit will be processed. **Please allow 2-4 weeks for check processing for the ARC Deposit to be returned.**

IF new damages are found at the post inspection then management will contact the owners to discuss how and when repairs will be conducted with the use of the ARC Deposit funds and if additional funds are needed to repair the damage to common areas.

LIST OF ARC IMPROVEMENTS THAT DO AND DO NOT REQUIRE ARC DEPOSITS

The ARC will ultimately determine, if an ARC Deposit will be required and if so the amount of such deposit.

A) A \$1,000 ARC DEPOSIT IS GENERALLY REQUIRED FOR THE ITEMS LISTED BELOW. HOWEVER, THIS IS NOT AN ALL-INCLUSIVE LIST AND IS SUBJECT TO CHANGE:

- 1) Pool and/or Spa (in-ground and partially in-ground)
- 2) Detached Garage or Casita or Room additions

B) A \$500 ARC DEPOSIT MAY BE REQUIRED FOR THE ITEMS LISTED BELOW. HOWEVER, THIS IS NOT REQUIRED FOR COMMON LANDSCAPING;

- 1) Patio Covers, Gazebos or Sheds (only if a foundation slab will be poured)
- 2) Driveway extension, secondary driveways
- 3) Concrete work to include Walkways, Patio slabs (such as pavers, concrete, etc.) and Decking
- 4) New walls and Increase in existing wall heights
- 5) Ponds up to 18 inches in depth/In ground trampolines
- 6) Basketball hoops or Flag Poles where concrete is poured or sport court surface is poured
- 7) RV Access Gate (depending on size of the project)

C) ARC DEPOSITS ARE GENERALLY NOT REQUIRED FOR THE ITEMS LISTED BELOW. HOWEVER, THIS IS NOT AN ALL-INCLUSIVE LIST AND IS SUBJECT TO CHANGE:

- 1) Patio Covers, Gazebos or Sheds **without** concrete pad/slab being poured
- 2) Window Awnings, Satellite dish or antenna
- 3) Solar Screens/ Solar panels (for energy efficiency or pool heating)
- 4) Security Doors/Screen Doors/Security Cameras
- 5) Painting of: home, mural on rear yard wall
- 6) Common backyard landscaping
- 7) Play Equipment (IF no ground cover needs to be installed such as sand or grass, etc.)
- 8) Replacing 1 or 2 dead trees or plants/Path lighting

BLUE NILE TRAILS HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW APPLICATION

SUBMIT YOUR ARCHITECTURAL APPLICATION TO EPIC

8712 Spanish Ridge Ave, Las Vegas, NV 89148

Phone: (702) 767-9993 ♦ Email: General@epicamlv.com

PAGE 1 – HOMEOWNER CONTACT INFORMATION

ALL INFORMATION
ON THIS PAGE MUST
BE FILLED IN.

DATE SUBMITTED _____ PHONE # _____

NAME (please print) _____

EMAIL ADDRESS _____

A DRAWING,
DIAGRAM, OR
PHOTO MUST BE
INCLUDED.

PROPERTY ADDRESS

MAILING ADDRESS (if different from above) Address / City / State / Zip

Please allow forty-five (45) days from the date of receipt of a COMPLETED Architectural Application for the ARC to review and respond PRIOR TO any work beginning.

ITEMIZED DESCRIPTION OF ALL PROPOSED IMPROVEMENTS

For certain improvements affecting neighboring lots, the Architectural Review Committee may require a completed Neighbor Impact Form (“NIF”). You will be contacted by management if a NIF form is required.

START DATE _____ FINISH DATE _____

Please contact management at the number listed above for any questions.

I certify the information I have provided on this application is true, accurate and correct. If I become aware of any changes, additions or unintentional omissions, I will immediately notify the management company. I understand failure to do so will result in my application being denied. By signing below, I understand and agree to comply with the provisions stated in Sections 5 through 8 of the “Architectural Review Procedures and Checklist” document in regards to proper water proofing and drainage of structures and required distances of irrigation systems from structures and will not install any trees/plants on the prohibited list.

SIGNATURE: _____

NO IMPROVEMENTS SHALL BE INSTALLED WITHOUT PRIOR ARC REVIEW AND APPROVAL.

A refundable deposit (NO BONDS, NO CASH) may be required by the ARC for exterior improvements. A \$1,000 deposit is required for any project that includes the use of heavy equipment to install improvements such as pool/spa construction. A \$500 deposit may be required for certain other improvements. PLEASE REFER TO THE ARCHITECTURAL REVIEW PROCEDURES AND CHECKLIST FOR MORE DEPOSIT INFORMATION.

IF a deposit is required, it must be paid with a check, cashier’s check, or money order MADE PAYABLE TO YOUR ASSOCIATION. The deposit, which is fully refundable if no damages are found, must accompany this ARC application.

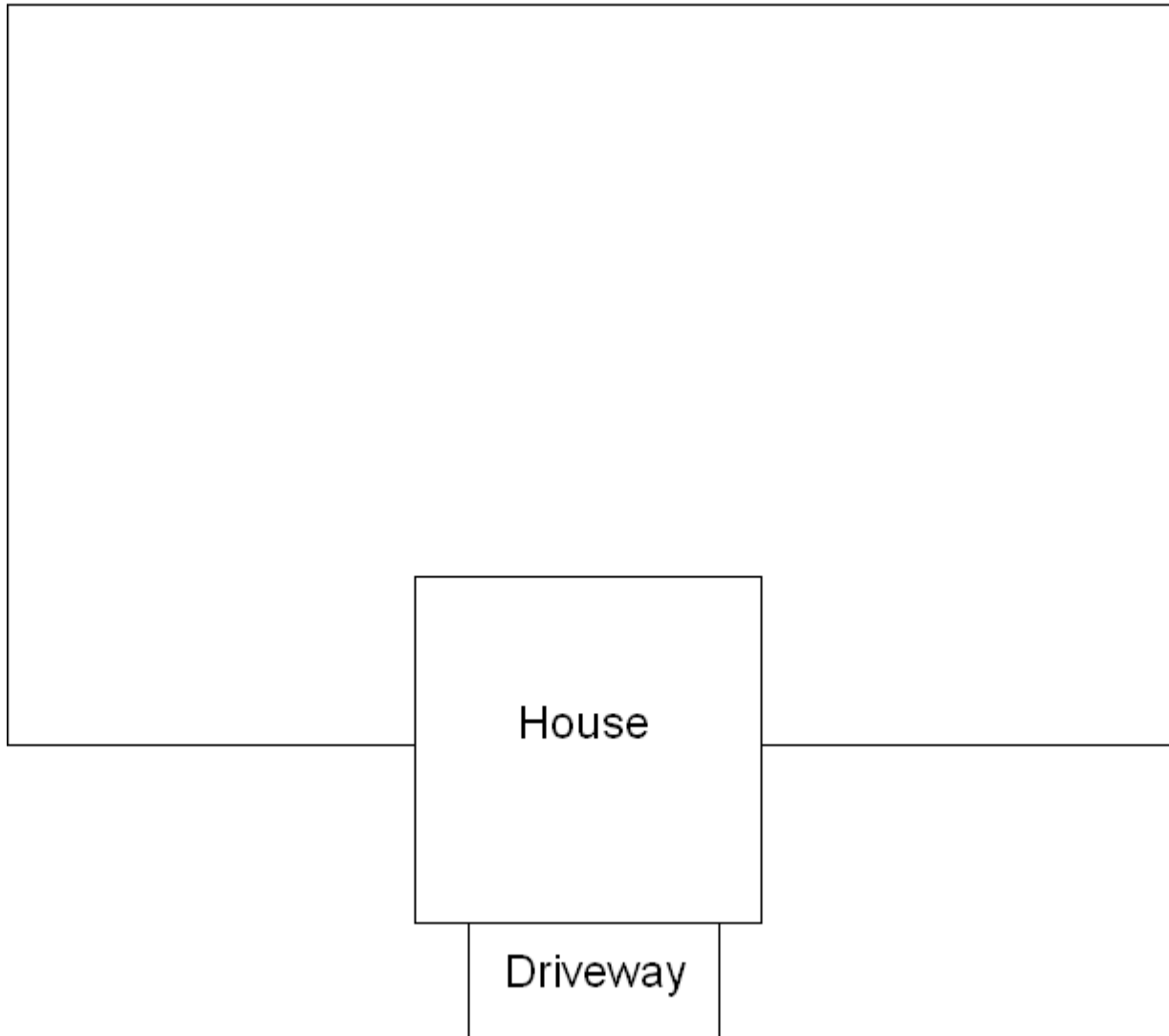
PAGE 2 - DRAWING/PLAN OF PROPOSED IMPROVEMENTS

Your plan **must** be labeled with:

- ___ Dimensions (width, length, height)
- ___ Materials
- ___ Drainage

Draw a plan in space provided or attach a plan.
Plan does not need to be professionally rendered.
**ALL DIMENSIONS MUST BE LABELED IN FEET/INCHES
(WIDTH, LENGTH, HEIGHT).**

Rear wall



ABC HOMEOWNERS ASSOCIATION
SAMPLE ARCHITECTURAL REVIEW APPLICATION

PAGE 1 – HOMEOWNER CONTACT INFORMATION

ALL INFORMATION
ON THIS PAGE MUST
BE FILLED IN.

DATE SUBMITTED June 1, 2019 PHONE # 702-555-1111

NAME (please print) John Smith

EMAIL ADDRESS jsmith@gmail.com

PROPERTY ADDRESS

1251 Main Street Las Vegas NV 89000

MAILING ADDRESS (if different from above) Address / City / State / Zip

Same as above

ITEMIZED DESCRIPTION OF ALL PROPOSED IMPROVEMENTS

Back yard landscaping to include trees, plants, natural grass, a raised planter

Landscape rock that matches front yard rock: Gold Dust

Concrete Patio and Beige Alumawood Patio Cover

START DATE July 15, 2019 FINISH DATE August 31, 2019

I certify the information I have provided on this application is true, accurate and correct. If I become aware of any changes, additions or unintentional omissions, I will immediately notify the management company. I understand failure to do so will result in my application being denied. By signing below, I understand and agree to comply with the provisions stated in Sections 5 through 8 of the "Architectural Review Procedures and Checklist" document in regards to proper water proofing and drainage of structures and required distances of irrigation systems from structures.

SIGNATURE: John Smith

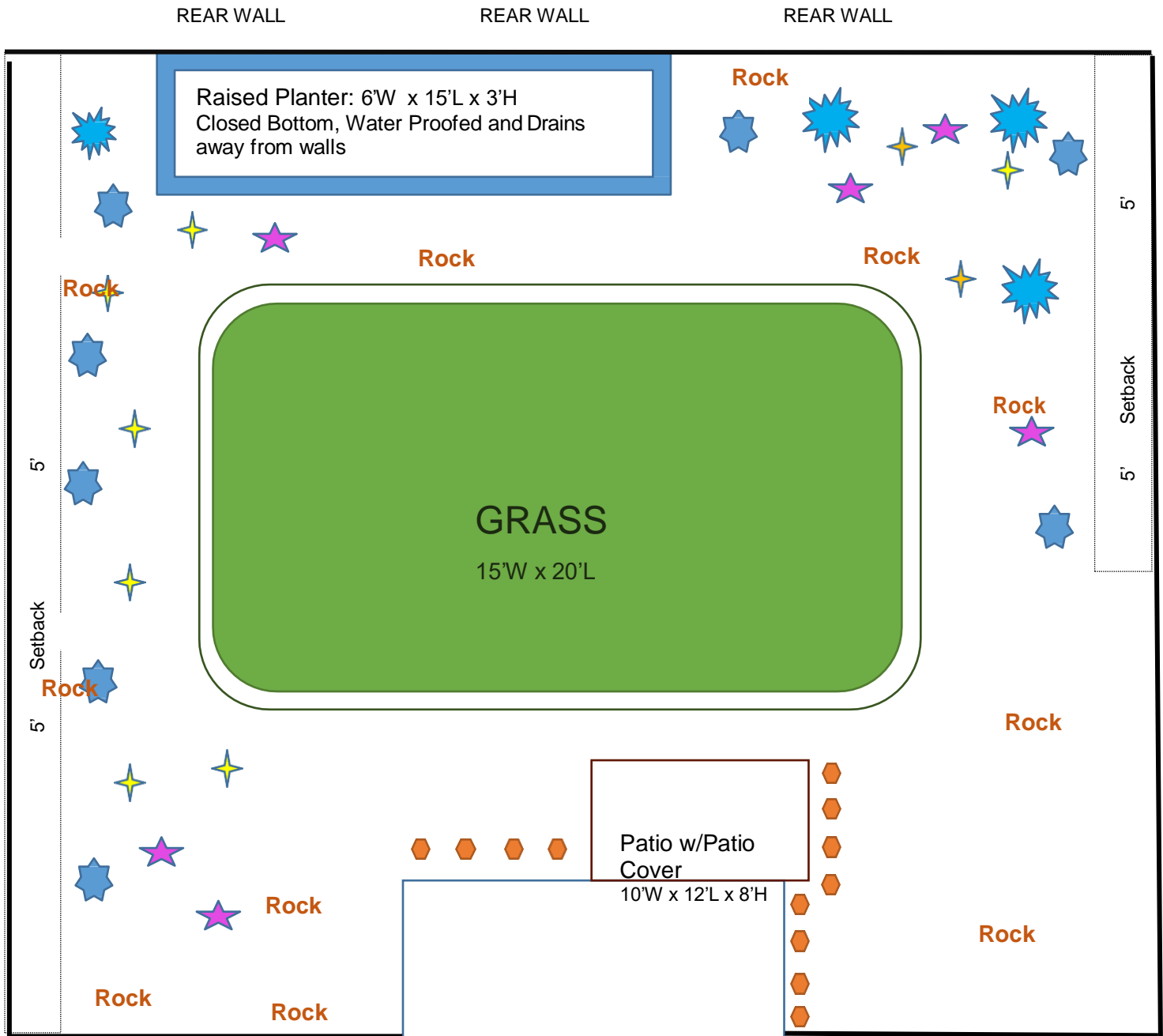
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Sample ARC Landscape and Patio/Patio Cover Plan

Rev. 5-9-19



Plant Legend:

-  Bottle Tree – 15 Gal
-  Purple Heart – 5 Gal
-  Glossy Privet – 5 Gal
-  Lantana – 5 Gal
- Grass (Live) – 15'W x 20' L
-  Concrete Pavers – Color: Sierra Blend

Rock Color: Gold Dust

Patio w/Patio Cover:

- Dimensions: 10'W x 12'L x 8'H
- Materials: Alumawood (see brochure)
- Colors: Beige (see brochure)
- Concrete Slab

Raised Planter Box:

- Dimensions: 6'W x 15'L x 3'H
- Materials: Paverstone
- Colors: In Harmony With Colors of Home
- Closed Bottom and Drains Away from Wall, Waterproofed

Rear Wall:

- To be Sealed & Waterproofed Down to the Footer

Drainage: Original drainage patterns established by builder will be maintained

Grass: Concrete curbing between grass & rocks

Trees:

- All Trees Closer Than 5 Feet From The Walls/House Will Have Tree Root Barriers Installed

****If Required****

Sample ARC Application Photos

ARC Photos are required for pool/spa/front yard changes or requested by the Board and ARC Refundable Deposit is needed. The Before and After Photos must be taken from the exact same location and the photos must be Date Stamped.



Picture To Show Address



Street Pictures Part 1



Street Pictures Part 2



Street Pictures Part 3



Property Line To Property Line Picture Part1



Property Line To Property Line Picture Part 2

If Required
Sample ARC Photos



Driveway Approach Picture Part 1



Driveway Approach Picture Part 2



Utility Collar, Sidewalk, Curb and Gutter Pictures Part 1



Utility Collar, Sidewalk, Curb and Gutter Pictures Part 2



Utility Collar, Sidewalk, Curb and Gutter Pictures Part 3



Utility Collar, Sidewalk, Curb and Gutter Pictures Part 4