

BRISTLECONE RANCH HOMEOWNERS ASSOCIATION
RV FRIENDLY COMMUNITY
ARCHITECTURAL REVIEW GUIDELINES – UPDATED JULY 2024

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INTRODUCTION

This version of the ARC Guidelines supersedes and replaces all prior versions. For more information about the Architectural Review process, refer to Article 8 of the CC&R's. The Bristlecone Ranch Homeowners Association (hereafter the "Association") Board of Directors have revised and adopted these guidelines in accordance with the governing documents of the Association. In any case of conflict, the governing document shall supersede these Architectural Guidelines.

Please note that "Architectural Review" does not imply that a licensed architect will review any submitted application. Any proposed improvements requiring the creation of or review by a licensed professional is the sole responsibility of the homeowner to obtain, at the owner's sole expense. No improvement is permitted that will alter the original drainage in any way, or cause any water pooling, flooding, collection or impact of any kind to any Association owned area or neighboring lots.

For additional information on the purpose and description of the ARC, the process for submittal of any proposed improvement(s), and documentation required, please refer to Article VIII of Association CC&R's. Failure to obtain written approval prior to commencements of any proposed improvement, or failure to complete any approved improvement(s) in accordance with the governing documents, applicable government agencies, building codes, ordinances, laws and requirements, are actionable violations subject to enforcement by the Board of Directors. Enforcement may include compliance action in the form of monetary fines, penalties, or immediate restoration to the original condition of the property or element.

Applications for architectural improvement(s) must be submitted to the care of the management company, including detailed completion of the application and supporting documentation such as plans, drawings, specifications, and other pertinent documentation as may be deemed necessary by the management company or ARC, as well as any deposit required as a condition of review. Incomplete applications will be denied. Resubmitted application packages will be considered once all applicable requirements and conditions as noted for such resubmittal have been met.

**EXTERIOR MODIFICATIONS MAY NOT COMMENCE UNTIL WRITTEN APPROVAL IS
RECEIVED FROM THE ASSOCIATION**

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ARCHITECTURAL GUIDELINES

- A. The Architectural Review Committee, hereafter referred to as ARC committee, will review each application on a case-by-base basis within forty-five (45) days of receipt of a complete application package and deposit. Should the ARC committee fail to respond within forty-five (45) days of submission of a complete application and deposit, the application shall be deemed automatically approved.
- B. Any proposed project shall follow the architectural and aesthetic standard and color palette of the community, as established by the association.
- C. Any changes made to the exterior of the property, including those which may not be referenced in these guidelines, shall require an Architectural Application.
- D. Any approval by the ARC committee shall not constitute a representation, warranty, guarantee or approval, either expressed or implied, of compliance with zoning or building ordinances, codes, or other governmental or agency restrictions, stipulations, regulations or requirements. Neither the Association, ARC committee or members thereof, nor the Board of Directors, nor the management company, nor any agent, successors or assigns of such shall assume any liability or responsibility with regard to submitted plants, structural defect(s), or other issues which may arise from approval of such proposals, plans or specifications.
- E. Access for equipment used for improvements must be over or through the property owned by the homeowner application, and such equipment must be contained and kept reasonably screened from public or neighboring view until the completion of the project. Streets, driveways, and vehicular or pedestrian rights-of-way shall not be blocked or impeded in any manner with either vendor vehicles, equipment or material for any period.
- F. Proposed installation of any pool and/or spa shall require a deposit amount of \$1,000, and must be accompanied by a complete Architectural Application, complete plans by a fully licensed and insured contractor, and approved building permit. Note that oversize plans shall not be accepted and must be submitted via flash drive or in a .pdf format. Any Architectural Application submitted without the required deposit shall be denied.
- G. If any portion of the project requires use of an adjoining property or lot, the homeowner applicant must first obtain express written permission from the said property owner(s), and submit proof with application.
- H. Following review of any received application, written notification of the decision of the ARC committee will be sent by the management company.

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ARCHITECTURAL SPECIFICATIONS

A. AWNINGS

Building permit(s), if required, must be obtained prior to commencement of installation or construction. All awnings require submission of an application, including a picture and specifications of the preferred awning, including material and color, plans showing height and depth of proposed awning(s) and schematic showing proposed placement of awning(s) relating to the lot and residence.

B. BASKETBALL STRUCTURES AND BACKBOARDS

All permanent basketball structures and backboards require submission of an application for review by the ARC committee prior to installation within the community.

C. DRAINAGE

No owner shall interfere with, alter, or impede with the natural or established drainage on any lot. Any approval of plans by the ARC committee will require the written, express agreement that the drainage on any lot will not be altered in any way or provide documentation from a licensed professional to confirm that positive drainage is maintained, and that no alteration shall be made that could potentially result in flooding, pooling, erosion, or any other potential issue arising from the alteration of such. The homeowner applicant is solely responsible for any damage to any neighboring property or element, including but not limited to; dwellings, foundation, block retaining walls, landscape, personal belongings, streets, sidewalks or curbs. Please refer to CC&R 10.7 for more information.

D. EXTERIOR/LANDSCAPE LIGHTING

Any exterior lighting involving the addition of lighting or lighting elements, or changes to any existing lighting or lighting element, requires submission of an application for review by the ARC. Such written request and approval will be recorded and filed. Please refer to CC&R 9.11 for more information.

E. EXTERIOR PAINT

Homes must maintain color schemes within the community. If altering the color scheme from what is currently in place, an ARC application must be submitted. Mix and match of the schemes is not permitted, and applications will only be considered for approval if adhering to the established color schemes of the Association. A differing front door and shutter color, of a matching color, may be considered but must be reviewed and approved by the ARC committee prior to completion. Association color schemes are available through management portal or DR Horton (1081 Whitney Ranch, Henderson NV 89014 – 702.635.3600)

F. FENCING, GATES, AND WALLS

Require submission of an ARC application for review of the ARC, detailing the proposed material(s), color, height and detailed plans showing such on the lot. Unacceptable fence, gate and wall materials include but are not limited to; aluminum, sheet metal, wire of any kind, plastic webbing, reeds, bamboo, glass panels, or woven board or plastic. Privacy screens are allowed to be installed on the back side of the gate(s) to provide privacy.

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Color should be the same color or coordinate with existing side gate. Please refer to CC&R sections 10.15c, 9.5, 9.6 and 9.7 for more information.

G. GAZEBOS, PATIO SLABS AND PATIO COVERS

No portion of any gazebo or patio cover shall exceed twelve feet (12') in height at its highest point. Building permit(s), when required, must be obtained prior to the commencement of installation or construction. The color of any gazebo or patio cover must coordinate with the color palette of the residence and existing RV cover.

H. LANDSCAPE OVERVIEW

Any alterations to landscaping must be submitted and approved by the ARC committee. Please refer to section 9.8 and 10.16 of the CC&R's for more information.

LANDSCAPE MATERIALS NOT PERMITTED IN FRONT YARDS:

- 1- White or artificially colored rocks or sandstone
- 2- Plant material with thorns located within eighteen (18) inches of public walkways or common areas at full maturity.
- 3- Oleanders, common mulberry, cottonwood, weeping willow, poplar, redwood trees, fruit-bearing trees, saguaro cacti, Joshua trees, etc. Please reference full list prior to completion and submission of application, which can be obtained from <http://www.snwa.com/land/designplants.html>.

I. DRIVEWAY/RV DRIVEWAY/SECONDARY DRIVEWAY PAVERS

Homeowner responsible for contacting required vendors to ensure project will adhere to the following specifications:

- 1- The same material and color scheme (Sierra Blend) as the existing main driveway must be used.
- 2- Driveway width must not exceed the width of the existing RV Access gate opening.
- 3- Proper drainage is maintained and not impacted by alterations.

J. POOL AND SPA (\$1,000 deposit required)

Building permit(s) must be obtained prior to commencement of installation or construction. Any pool and/or spa, whether in or above-ground, shall require the submission of an ARC application for review by the ARC committee and shall include complete plans provided by a fully licensed and insured contractor, copy of approved building permit, and deposit. Note that oversized plans shall not be accepted and must be provided on a flash drive or in .pdf format. If any of the aforementioned items are not included with the application, the ARC committee may deny the application, pending receipt of all required items. All proposed installations shall meet the following requirements:

- 1- Plans shall be accompanied by an approved building permit and shall meet all rear and side yard setbacks and/or easement distances required by all current city building codes
- 2- Positive drainage, as originally established by the builder during development, shall be maintained to ensure that no water damage, flooding, pooling or other issues will arise from alteration. Plans must specify whether or not original drainage will be maintained, and what provisions will be made to ensure proper positive drainage in case of required alteration or modification of original drainage.

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- 3- Waterfalls and other water features shall be no less than three (3) feet from any wall, fence, or gate and must comply with all current city building codes
- 4- Water slides and/or related or similar pool accessories shall obtain written approval by the ARC committee prior to installation or construction and shall comply with all current city building codes.

K. RV/MOTORHOME COVER

Building permit(s) must be obtained prior to commencement of installation or construction where applicable. Covers for recreational vehicles and motorhomes require written approval by the ARC committee prior to commencement of installations or construction and shall be considered a “Temporary Structure:” in accordance with section 10.11 of the CC&R’s. no portion of the cover shall exceed fifteen (15) feet at its highest point. The color and design must be matched to any existing patio cover to maintain architectural consistency and aesthetic throughout the lot. The latter stipulation does not apply to any lot that does not have an existing patio cover. Please refer to section 10.18c and 16.1m in the CC&R’s for more information.

L. STORAGE SHEDS, UTILITY AND OUTBUILDING

Building permit(s), if required, shall be obtained prior to commencement of installation or construction. In accordance with section 10.11 of the CC&R’s, all storage sheds, utility building or outbuildings shall require submission of an ARC application and written approval by the ARC committee prior to installation and shall meet the following requirements:

- 1- Color of the storage shed, utility building or outbuilding shall be in harmony with the color palette of the residence or complementary to the architectural style of the community.
- 2- Shall meet and comply with all applicable law and meet minimum setback and easement requirements that may exist by all applicable governing and building authorities and agencies.
- 3- Shall not constitute a nuisance.

M. SECURITY/SOLAR SCREENS/GATES

Installation of solar/security screens/gates shall require prior written approval by the ARC committee and must be of a pre-approved color (cream, bone, grey, bronze, beige or tan). No other colors will be considered for approval. Application must include design of desired installation.

N. SOLAR PANELS

Solar panels will require the review and approval by the ARC committee. Solar panels cannot be denied, but location on roof may be requested for specific placement, as long as it will not interfere with the energy output. All solar panel applications must include the installation of wire mesh or other pigeon controlling devices for consideration of approval by the ARC committee.