

# ROSEMONT

## OWNERS' ASSOCIATION

### ARCHITECTURAL REVIEW COMMITTEE

# ARCHITECTURAL GUIDELINES

## INTRODUCTION

These Architectural Guidelines describe the architectural standards and the application process for Owners who wish to improve or alter their properties in Rosemont. Wherever possible, these Architectural Guidelines are direct extractions from the various governing documents that apply to such activities within the development. Wherever possible/useful, these Architectural Guidelines include references to the source material in the governing documents.

Owner comments and/or suggestions for improvements of these Architectural Guidelines are welcome.

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Submitted by Architectural Committee February 23, 2023

Approved by Board of Directors xxxxxxxxxxxx

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## **I. GOVERNING DOCUMENTS**

- A. Rosemont Owners Association Covenants, Conditions & Restrictions, dated March 10, 2004.
- B. Rosemont Owners Association by Laws, dated February 20, 2001.
- C. Rosemont Owners' Association Rules and Regulations (R&Rs), as adopted.

## **II. PURPOSE**

The Rosemont Owners Association Board of Directors (The Board), in the best interests of Rosemont owners, has established the Architectural Review Committee (ARC). The ARC will ensure owner compliance with the architectural and aesthetic standards for our community. These standards, which may be revised from time to time, are established by the Association in order to maintain the beauty and character of Rosemont and preserve and improve property values. The ARC will consistently conduct its business in the best interest of the Association and in accordance with the Association's governing documents including Articles of Incorporation, CC&Rs, Rules and Regulations and Architectural Guidelines.

**IT IS TO EVERY OWNER'S ADVANTAGE TO THOROUGHLY READ THE CC&RS, BY-LAWS, RULES AND REGULATIONS, AND THESE ARCHITECTURAL GUIDELINES.**

**NOTE:** Throughout these Architectural Guidelines are notes that cite specific governing documents and sections. (Example: "CC&Rs Section 7" refers to Section 7 of the Rosemont Owners Association CC&Rs.)

- A. **Architectural Review Committee:** The Architectural Review Committee (ARC) is composed of five members. Four members will be owners in good standing appointed by the Rosemont Owners Association Board of Directors. The fifth member will be a current member of the Rosemont Owner's Association Board of Directors. The ARC reviews and approves or disapproves all plans and specifications for exterior improvements and additions to residential lots and dwellings in the Association. This review is an absolute requirement of the Rosemont Owners Association (ROA) governing documents (CC&Rs Section 5.2). Such improvements include, without limitation, construction, modification, alteration, removal, relocation, exterior decoration, exterior redecoration, grading, excavation, or reconstruction of a Lot, including landscaping.

The responsibilities of the ARC include but may not be limited to:

1. Review plans submitted by owners for external changes and or improvements of their homes;
2. Respond to the owner's submitted plans in a timely manner. The ARC has up to sixty (60) days to respond (CC&R Section 5.2), however under normal circumstances a response should be made within fifteen (15) business days of submittal;
3. Regularly monitor for compliance violations and report them to the Board;
4. Monitor approved projects to ensure compliance with submitted plans;
5. Participate as needed in periodic review of guidelines and other "special projects;"
6. Impartially hold all owners to the same standards;
7. Communicate and coordinate with the Board as needed;
8. Maintain confidentiality of all submitted plans and compliance violations.
9. Meet as needed as a committee to carry out duties;

- B. **Application Package**: Prior to the commencement of any construction, landscaping or alteration activity governed by the ARC on any residential lot or dwelling, the property Owner must submit an application package fully describing the requested project (CC&Rs Section 5.2). Refer to the Application Submittal Checklist for more details. **NOTE: Submitted applications MUST include evidence of project approval by Summerlin South (our Master Association).**
- C. **Remedies**: Failure to submit plans and obtain approval of the ARC prior to commencing any improvements is a violation of the CC&Rs (CC&Rs Section 5.2). If an Owner fails to remedy any defect, violation or non-compliance, the ROA Board of Directors may request the Owner's presence for a hearing at a future Board meeting. If the issue is not resolved or the Owner fails to appear for this hearing, the Board may initiate reasonable and appropriate actions, including fines and/or legal action, to ensure modification or removal of the non-complying improvements. (CC&Rs Section 5.6).
- D. **Notice of Completion**: Within 15 calendar days of completion of an approved project, the Owner must complete and submit to the ARC a Notice of Completion Form (Exhibit F) including pictures of the completed work. The ARC may inspect the project within 60 calendar days of receiving the Notice of Completion Form and approve the project as constructed or require corrections. (CC&Rs Section 5.6).
- E. **Non-Liability for Approval of Plans**: Provided that the ARC members act in good faith, neither the ARC nor any individual representative, the Association, or the Board of Directors shall be liable to any Owner or any other person for any damage, loss, or prejudice suffered or claimed as a result of the review of any plans, specifications, or materials. The review, delivery, approval, or disapproval of an application is not to be considered an opinion as to whether or not the plans, specifications, or materials are defective, whether or not the construction methods or performance of the work proposed therein are defective, or whether or not the facts therein are correct or meet the applicable building codes (CC&Rs Section 5.8).
- F. **Variances**: Subject to the CC&Rs, the ARC and/or Board may authorize variances to any provisions contained in the cited governing documents or these Architectural Guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations may require such variances (CC&Rs Section 5.7).
- G. **Appeal Process**: If the ARC disapproves an application, the Owner may appeal the ARC's decision to the Board. The Owner must request the appeal in writing within thirty (30) calendar days of the date of the letter indicating that the application has been disapproved. The Board will make its decision no more than forty-five (45) calendar days after receipt of the appeal request.

The HOA Management Company staff will be available to assist with the application submittal process and interpretation of the governing documents and these Architectural Guidelines. Application submittal forms are available on the ROA website or at the HOA Management Company office

**PLEASE REMEMBER THAT ALL PROJECTS AND MODIFICATIONS MUST BE APPROVED BY THE SUMMERLIN SOUTH ARC AND THE ROSEMONT ARC PRIOR TO THE COMMENCEMENT OF ANY MODIFICATION OR CONSTRUCTION.**

### III. GENERAL CONDITIONS

- A. Any condition or materials not specifically addressed in these Architectural Guidelines shall be a matter for consideration and determination by the ARC.
- B. ARC approval of projects does not constitute acceptance of any technical or engineering specifications or requirements of the City of Las Vegas and/or Clark County, and the ROA assumes no responsibility for such. All technical and engineering matters as well as applicable permits are the Owner's responsibility (CC&Rs Section 5.7).

**APPROVALS OR VARIANCES GRANTED BY THE CITY OF LAS VEGAS AND/OR CLARK COUNTY DO NOT SUPERSEDE THE ROA CC&RS, BY-LAWS, DEVELOPMENT GUIDELINES, RULES & REGULATIONS, OR THESE ARCHITECTURAL GUIDELINES, NOR DO THEY REMOVE THE REQUIREMENTS OF ROA ARC REVIEW AND APPROVAL.**

- C. An oversight by the ARC does not constitute a waiver. Any violation must be corrected upon notice to the Owner.
- D. Approval of plans does not constitute authorization to proceed with improvements on any property other than that of the Owner. When work requires use of adjoining property, the Owner/Applicant must obtain written permission from the adjoining property Owner and submit a copy of the written permission with the application package.
- E. Access for any equipment to be used in the project must be through the Owner's property unless the Owner specifically requests and the ARC approves in writing access through any ROA common area. The ARC may require cash deposits or other completion bonds prior to commencement of the project to ensure that all damages or other degradation to common areas resulting from the project shall be repaired or otherwise returned to their original condition prior to the commencement of the project.
- F. The ARC may condition its approval of certain plans or proposals on the agreement of the owner to furnish a bond or other acceptable security too assure completion of the project (CC&R Section 5.2). Projects normally requiring such consideration include
  - 1. All projects in which walls or parts thereof must be removed to provide access for the work,
  - 2. All swimming pool/spa projects, and
  - 3. All projects that involve use of ROA common areas.

Deposits shall be returned in full only after the project is completed to the satisfaction of the ARC; required inspections have been completed, signed off, and submitted to the ARC; and all necessary repairs/replacements have been made. If the ARC finds it necessary to finish repairs/replacement of any areas affected by the work, the costs to do so shall be filed as a claim against the bond or deducted from the deposit, and any remaining funds will be returned to the Owner after completion.

- G. Construction equipment and materials must be confined to the Owner's property unless otherwise approved by the ARC. Owners may be held responsible for any damage to streets, sidewalks, and/or common areas resulting from the construction of improvements on the Owner's property. A deposit or bond may be required if, in the opinion of the ARC, damage is likely to occur as a result of equipment used and / or materials stored outside the Owner's property.

- H. The use of dumpsters, drop boxes, and/or storage containers (e.g., PODS™) must be approved by the ARC prior to use. The use of dumpsters, etc. is initially limited to no more than 7 calendar days. Extensions must be applied for and approved in advance. Owners will be held responsible for any damage to streets, sidewalks, and/or common areas resulting from the placement of dumpsters, drop boxes, and/or storage containers. A construction bond or deposit of \$2,000 will be required in advance of use. (Rosemont Temporary Storage of Dumpsters and PODS Resolution dated 1.14.2019)
- I. All approved improvement project work is restricted to Monday through Saturday, not including work done by the owners themselves.
- J. All project work that generates noise that would be considered disruptive to the community or a nuisance to neighbors must be limited to the hours between 7:00 A.M. and 5:00 P.M.
- K. All work must be performed in a manner consistent with the Community -Wide standards of the original residence construction and the appearance of the community. The Association shall require the Owner to rework to an acceptable appearance and at the Owner's expense any and all work of an unsightly finished nature or of lesser quality than the prevailing community standards (CC&R Section 7.7).
- L. Requests for exterior paint colors must be from the list of approved community color schemes. A listing of these approved color schemes can be found on the Rosemont portal of our management company's website <http://hoa.cpm.lv.com/>. Hard copies of approved color schemes can also be requested by contacting the management company directly. No ARC approval is required if the home / wall is being repainted using the home's existing color scheme provided the colors were originally approved by the ARC. If repainting is in the existing and approved color scheme the ARC should be advised in advance to avoid confusion.
- M. Impacted Neighbor Statements are optional, unless required by the ARC and intended to ensure neighbors are aware of any improvement which may impact their properties. **The ARC will typically require Impacted Neighbor Statements for improvements that require access through neighboring property, will generate ongoing noise, include trees that may extend over neighbor properties, or any other structure / landscaping that significantly obstructs views from neighboring properties.**  
  
"Facing" refers to neighbors directly across the street. "Adjacent" refers to adjoining (side) properties. "Rear" refers to neighbors directly behind the site of the improvement.
- N. Application packages for all proposed projects for which a City of Las Vegas Building Permit is required must include a copy of the Permit.

#### **IV. RESIDENTIAL AND MATERIAL STANDARDS**

This section of these Architectural Guidelines describes residential use guidelines as well as materials guidelines for use in any improvement projects.

Each owner is responsible for ensuring that their property does not fall in disrepair and is maintained in a clean, safe, and attractive condition. Each owner is responsible for maintaining, repairing, or replacing as necessary any improvements including trees, landscaping and sidewalks constructed or planted on their property consistent with the Community-Wide Standard (CC&R Section 7.7).

**A. RESIDENTIAL USE**

1. All lots and residences shall be improved and used solely for single family residential use (CC&R Section 7.1).
2. No garage shall be used for a living area or used for purposes other than those uses normally attendant to a garage. (CC&R Section 7.17) Garage conversions are prohibited.

**B. OTHER STRUCTURES**

1. Utility and storage sheds must be completely covered and concealed from view (CC&R section 7.2(b)) that:
2. Additions, including balconies/elevated decks, and any exterior alterations to any dwelling require ARC approval (CC&R Section 7.14). Such improvements must be constructed with materials that conform to the type, quality, and detailing established in the construction of the original dwelling and be designed as an integral component of the residence and surrounding landscaping. Clark County permitting, inspection, and setback requirements must be met.
3. Consideration to location, impact on adjacent neighbors' privacy, architectural compatibility, and landscape screening will be considered in reviewing plans for storage sheds and/or additions, including balconies/elevated decks.
4. Temporary items and structures such as sheds, shacks, or other portable buildings visible for more than seven (7) days are not permitted unless approved by the ARC (CC&R Section 7.12).

**C. LANDSCAPING – General**

1. All landscaping work, plantings, and installations of irrigation systems shall remain aesthetically consistent with the design and plan of the community-wide standard and climatically and culturally appropriate to Southern Nevada (CC&R Section 7.16).
2. No owner of a property within Rosemont shall further landscape or otherwise improve any common property owned by the ROA.,
3. Landscaping and decorative rock are permitted upon approval of the ARC. White rock / stone is prohibited. All rock / stone materials must be a minimum of ¾" in size. Xeriscaping is permissible, but the areas must include grass, trees, and/or shrubs in a quantity that will provide 50% "coverage" by living vegetation. A recommended plant list is included in the Rosemont CC&Rs and is also attached (Exhibit I). The Southern Nevada Water Authority (SNWA) also has list of plant cover materials that can be used as a guide and can be found on their website at snwa.com.
  - a. Trees with a canopy that starts at higher than ten (10) feet from the ground will not count in the calculation of 50% "coverage" by living vegetation.
  - b. Artificial grass may be approved by the ARC, but does not count as "living vegetation." See specifications for use of artificial grass in # 7 below.

4. All improvements or alterations that may alter the exterior appearance of the residence will require prior approval of the ARC. This requirement does not prohibit minor repairs or replanting for the purpose of maintaining or restoring the original appearance of the property (CC&R Section 7.14).
5. Each Owner shall install and maintain landscaping or other improvements in the back of their lot. Bare soil is not permitted. No garbage, refuse, discards, debris, or unsightly objects, shall be permitted to accumulate on any portion of the Owner's property unless stored within a structure approved by the ARC or screened from view in a manner approved by the ARC (CC&R Section 7.6). Backyards must be maintained free of debris and conform to the City of Las Vegas fire codes.
6. All **natural grass** must be fescue blend, hybridized Bermuda blend, or annual rye grass developed for use in the desert. **COMMON BERMUDA GRASS IS NOT PERMITTED. Artificial grass** will be permitted upon approval by the ARC. Owners who wish to install artificial turf should reference the Summerlin South specifications which can be found in their Design Guidelines and Standards (updated February 2019). Any front yard installation of artificial turf requires the approval of the ARC.
7. Owners are required to maintain their landscaping in good condition at all times. This includes regular lawn mowing, pruning of trees and shrubs, fertilizing, watering, replacement of dead plants, and removal of weeds and debris. Owners are responsible for regular trimming, pruning, and thinning of all landscape material located on their property to not unreasonably intrude upon or obstruct the view of adjacent owners. Structures and landscaping near intersections shall be subject to sight visibility restriction zone provisions of the Las Vegas Municipal Code. (CC&R Section 7.7)

**D. LANDSCAPE AND DECORATIVE LIGHTING**

1. Owners are encouraged to use landscape and walkway lighting to enhance their residence and yard. Only indirect low-level lighting is permitted. No lighting which causes glare, creates a nuisance, or disrupts the visual environment of neighboring residences and community are permitted. Lights mounted higher than six (6) feet above grade must be directed downward and away from neighboring residences and streets. No light may be located higher than the eaves of the house (CC&R Section 7.16(i)). Lighting improvements require ARC approval.

**E. DECORATIVE LANDSCAPE ELEMENTS** (CC&Rs Section 7.15)

1. Statues, outdoor art, furniture (including tables and chairs, benches, and patio sets), fountains, bird baths, and all other decorative landscape elements **shall be discouraged** in the front yard areas unless they are enclosed within a front courtyard or patio area and out of view from the street or common area. All such elements require ARC approval. The ARC decision will be based on how the requested element complements the home's existing color pallet and overall design. Furniture used for one time neighborhood events is excluded.
2. Flagpoles not exceeding six (6) feet in length mounted on the front side of a dwelling do not require ARC approval. All other flagpoles, including free-standing flagpoles require ARC approval.

**F. LOT GRADING AND DRAINAGE** (CC&R section 7.8)

1. Any changes to existing lot grading or drainage patterns must be approved by the ARC. When considering any changes to grade or drainage patterns, owners should respect existing topography with techniques which are safe, aesthetically pleasing, and suitable for soil stabilization. Changes in grading or drainage patterns that affect any other lot will not be approved without alternative provisions being made.

2. Grading must be maintained in a gradual contouring. Turf areas should not exceed a 4:1 slope with a minimum of 1.5%. Planted areas should not exceed a 3:1 slope with a minimum of 1.5%.
3. Drainage must be maintained in a way that directs flow away from the inside or backside of all perimeter and common area walls.

**G. RETAINING WALLS (CC&R section 7.8)**

1. Any new retaining walls must be approved by the ARC.
2. Retaining walls must be constructed of materials that visually match and are compatible with the exterior of existing buildings or that is an integral material of the landscape.
3. Retaining walls visible from the street or common areas shall not exceed four (4) feet in height.

**H. POOLS, SPAS, AND RELATED EQUIPMENT**

1. The installation of any in-ground pool and/or spa requires ARC approval.
2. Permanent above-ground pools that include a pump/filter are not permitted. Small temporary portable above-ground "kiddie" pools that do not include a pump/filter are permitted without ARC approval.
3. Above-ground spas must be placed on a concrete slab or other suitable hard surface and must be approved by the ARC.
4. The installation of roof-mounted solar pool/spa heating systems requires ARC approval. Conduit associated with a roof-mounted solar pool/spa heating system must be painted to match the colors of the dwelling.
5. Waterfalls and other water features may not be built against or attached to a property line wall and may not exceed the height of walls.
6. All projects that include a pool and / or spa will be subject to a deposit or bond in an amount set by the ARC.

**I. WALLS, FENCES, GATES, AND HARDSCAPE**

1. Perimeter Walls
  - a. Owners of lots that abut a perimeter wall are responsible for any necessary maintenance, repair, and/or replacement of the wall at the Owner's expense.
  - b. No changes or alterations shall be made to any perimeter wall without ARC approval.
2. Adjoining (Wing) Walls/Fences
  - a. No fence or wall shall be erected or altered without ARC approval.
  - b. All walls or fences constructed on an Owner's lot must be maintained, repaired, restored, and replaced at the Owner's expense.
  - c. Walls that can be seen from the street or public view must be textured and painted the same color of the adjoining walls of the residence (CC&R Section 7.14) or a neutral color approved by the board – Sherwin Williams 6148 Wool Skein. Any new walls require the approval of the ARC.

### 3. Gates

- a. No gates shall be erected or altered without ARC approval.
- b. All gates shall be made of wrought iron. Gates made of any other materials, including wood, are not allowed.
- c. Courtyard gates must be painted black or bronze or the color of the front door.
- d. Yard gates must be painted black and not exceed the height of the wall without approval of the ARC.
- e. Security gates at front doors or entry ways must be black, bronze, or painted to match the color of the front door. These gates may have metal mesh screens only if located within six (6) inches of the front door.
- f. All gates on an Owner's lot must be maintained, repaired, restored, and replaced at the Owner's expense.

### 4. Hardscapes (Driveways, sidewalks, patios, etc.)

- a. All walks, driveways, patios, and courtyards must be designed as an integral part of the residence and surrounding landscape. Textured surfaces such as brick, stone, pavers, and patterned concrete are encouraged and are permitted upon ARC approval. (CC&R Section 7.14)

## J. WINDOW COVERINGS, AWNINGS, AND SHUTTERS

1. Interior window coverings must be installed but do not require ARC approval. Sheets shall not be considered a permissible window covering. Aluminum foil, newspaper, and similar materials are prohibited. Paper blinds / shades are permissible on a temporary basis not to exceed thirty (30) days. All window coverings must be maintained in good repair.
2. All existing shutters must be in good condition, painted and maintained properly.
3. Installation of new (additional) exterior shutters requires ARC approval.
4. Exterior security bars on windows are prohibited.
5. Roll-up type security shutters are permitted with ARC approval. Color must match the exterior of the home.
6. Solar screens may be installed on windows with ARC approval but must be properly maintained and be of a color that blends with the exterior color scheme of the home.
7. Window tinting does not require ARC approval if the color is light, medium, or dark Smoke Grey. All other colors require ARC approval. Mirror or reflective finishes on windows are prohibited.
8. Fixed awnings over windows/doors are not permitted. Retractable awnings are permitted with ARC approval. Color and design of retractable awnings must be compatible with the existing

residence and not detract from the continuity and visual quality of the neighborhood.

**K. ADDITIONAL MODIFICATIONS**

1. The installation or replacement of any type of exterior door, including garage doors, screen doors, security doors, roll-up shutters, storm doors, etc., requires ARC approval. Replacement doors must be of equal or greater quality than the original. If the replacement door is the same (style and color) as the old door, no ARC approval is required, however the owner is required to notify the ARC of the work in advance.
2. The installation of photovoltaic solar panels requires ARC approval. The application package must include a complete set of plans and specifications from a licensed installer showing the location of all panels and must also include all required permits if applicable. Conduit or cabling associated with these devices must be painted to match the color of the dwelling.
3. Any exterior air conditioning equipment other than the equipment installed as part of the original dwelling (or their replacement units) requires ARC approval. Evaporative coolers and window air conditioning units are prohibited.
4. Coach lights, street address number signs and any similar items shall either be the same as originally provided by the builder or replacements approved by the ARC.
5. Playground equipment that cannot be seen above any surrounding wall does not require ARC approval. All other playground equipment requires ARC approval. Playground equipment of any kind is not permitted in the front yard.
6. Basketball backboards and hoops may not be attached to a dwelling. Basketball backboards and hoops attached to a free-standing pole require ARC approval (CC&Rs Section 7.2.a). **PORTABLE BASKETBALL HOOPS AND/OR OTHER SPORTS APPARATUS MUST BE STORED OUT OF PUBLIC VIEW WHEN NOT IN USE.**
7. The location of satellite dishes or any other antenna or device for the transmission or reception of television or any other form of electromagnetic radiation requires ARC approval. Approval will be based on the size, placement, screening, and appearance of the device(s) (CC&R Section 7.3). In general, these devices should not be located on the front half of the dwelling unless there is no other reasonable location available. Conduit or cabling associated with these devices must be painted to match the color of the dwelling.
8. Security cameras and doorbells may be installed without ARC approval unless such systems/devices include exterior conduit or cabling. Any exterior conduit or cabling associated with these systems/devices must be properly secured, must be painted to match the color of the dwelling, and requires ARC approval.
9. Holiday decorations and lighting may be installed on a property without ARC approval provided they are maintained in good condition. All holiday lighting and exterior decorations must be removed within thirty (30) calendar days of the end of the holiday season.
10. Seasonal decorations, not decorations for a specific holiday, are allowed without ARC approval provided they are maintained in good repair, are used for no more than four (4) months at a time, and maintain and enhance the character of the neighborhood.

11. No sign, poster, advertising device, or other display of any kind shall be installed or displayed without approval of the ARC except for the following:
  - a. One sign per lot of customary and reasonable dimensions advertising the property for sale or lease;
  - b. One sign per lot indicating the property is protected by a security system and/or service;
  - c. One political sign per lot not larger than 24 inches by 36 inches for each candidate, political party, or ballot question per NRS 116.325. Political signs must be removed within 10 days of the election in which the office, issue, or ballot question is decided.

# Rosemont Owners Association Architectural Design Review Application

Prior to the commencement of any construction, landscaping or alteration activity governed by the ARC on any residential lot or dwelling, the property Owner must submit an application package fully describing the requested project (CC&Rs Section 5.2) and obtain approval prior to beginning any improvements. **NOTE: Submitted applications MUST include evidence of project approval by Summerlin South (our Master Association).**

## Application Process Flow

1. Complete application package.
2. Submit application package to Summerlin South
3. Upon Summerlin South approval, submit application package (including evidence of Summerlin South approval) to Rosemont Owners Association ARC.  
**Note:** Applications submitted to Rosemont Owners Association ARC without evidence of Summerlin South approval, will be returned without review or approval.
4. Upon Rosemont Owners Association approval, you may begin the project.

EXHIBIT A	ARCHITECTURAL SUBMITTAL CHECKLIST
EXHIBIT B	ARCHITECTURAL DESIGN REVIEW APPLICATION
EXHIBIT C	IMPACTED NEIGHBOR STATEMENT FORM
EXHIBIT D	SAMPLE PLOT PLAN
EXHIBIT E	PATIO COVER DETAILS
EXHIBIT F	DUMPSTER / POD PLACEMENT REQUEST
EXHIBIT G	NOTICE OF COMPLETION & INSPECTION

**Exhibit A**  
**Architectural Submittal Checklist**  
**Rosemont Owners' Association**

Below is a listing of items that are required for a complete Architectural Review Committee application package for exterior improvements and additions to residential lots and dwellings:

- 1. Completed Application Form (Exhibit A)
  
- 2. Signed Impacted Neighbor Statements if required (Exhibit B)
  
- 3. Plans and Specifications Describing the Work to be Done (Exhibit C plot plan or professional rendering)  

Detailed drawings and specifications must indicate the height, length, width, setbacks, materials to be used, color and finished appearance of the improvement when it is completed. Landscape plans require a diagram of the area to be improved, including all structures, walls, fences, and the landscape improvements proposed, including locations, types, and quantities of all plants and trees.
  
- 4. Copy of approved City of Clark County Building Permit (if required).
  
- 5. Patio Cover Details (Exhibit D) must be included for all patio cover projects.
  
- 6. Material Samples (type of rock to be used; color chip of paint; pictures of gazebo, pool, patio cover, or spa, should accompany the plans for the same).
  
- 7. Dumpster / POD request form if necessary (Exhibit E)
  
- 8. Notice of Completion Form (Exhibit F)

Email complete application packages to [general@epicamlv.com](mailto:general@epicamlv.com) or mail to:  
Rosemont Owners' Association  
8712 Spanish Ridge Ave  
Las Vegas, NV 89148

## Architectural Design Review Application Rosemont Owners Association

Homeowner: \_\_\_\_\_ Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

BRIEF DESCRIPTION AND LOCATION OF PROJECT (supporting documents attached): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is dumpster / POD required? Yes  No  If yes complete Dumpster / POD Placement Request form

Homeowner Signature \_\_\_\_\_

**Application must be complete to be reviewed by the Architectural Review Committee. If the application is not complete, it will be returned for completion without action.**

**DO NOT WRITE BELOW THIS LINE**

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Architectural Review Committee Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Approved \_\_\_\_\_ Conditional Approval \_\_\_\_\_ Denied \_\_\_\_\_ Date

Received: \_\_\_\_\_  
(date)

To Homeowner: \_\_\_\_\_  
(date)

## Impacted Neighbor Statement Rosemont Owners' Association

\_\_\_\_\_, at \_\_\_\_\_  
(Name of Applicant) (Address of Applicant)

intends to submit to the Rosemont Property Owners' Association Architectural Review Committee (ARC) an application for the following exterior improvement and/or addition to the aforementioned residential lot and/or dwelling in the Association: \_\_\_\_\_

Your signature below indicates your **NOTIFICATION ONLY** of the proposed project. Your signature below does **NOT** constitute or indicate your **APPROVAL** or **DISAPPROVAL** of the proposed project. If you have concerns you are encouraged to submit your comments in writing to the ARC for consideration.

Name of **Side facing** neighbor: \_\_\_\_\_

Address of neighbor: \_\_\_\_\_

I have reviewed and understand the proposed project described above.

Date: \_\_\_\_\_ Signature of facing neighbor: \_\_\_\_\_

\_\_\_\_\_

Name of **Side facing** neighbor: \_\_\_\_\_

Address of neighbor: \_\_\_\_\_

I have reviewed and understand the proposed project described above.

Date: \_\_\_\_\_ Signature of facing neighbor: \_\_\_\_\_

\_\_\_\_\_

Name of **Rear facing** neighbor: \_\_\_\_\_

Address of neighbor: \_\_\_\_\_

I have reviewed and understand the proposed project described above.

Date: \_\_\_\_\_ Signature of facing neighbor: \_\_\_\_\_

Exhibit C

**Impacted Neighbor Statement  
Rosemont Owners' Association  
Page 2**

Name of **Rear facing** neighbor: \_\_\_\_\_

Address of neighbor: \_\_\_\_\_

I have reviewed and understand the proposed project described above.

Date: \_\_\_\_\_ Signature of facing neighbor: \_\_\_\_\_



Name of **Front facing** neighbor: \_\_\_\_\_

Address of neighbor: \_\_\_\_\_

I have reviewed and understand the proposed project described above.

Date: \_\_\_\_\_ Signature of facing neighbor: \_\_\_\_\_



Name of **Front facing** neighbor: \_\_\_\_\_

Address of neighbor: \_\_\_\_\_

I have reviewed and understand the proposed project described above.

Date: \_\_\_\_\_ Signature of facing neighbor: \_\_\_\_\_

Exhibit D

## PLOT PLAN

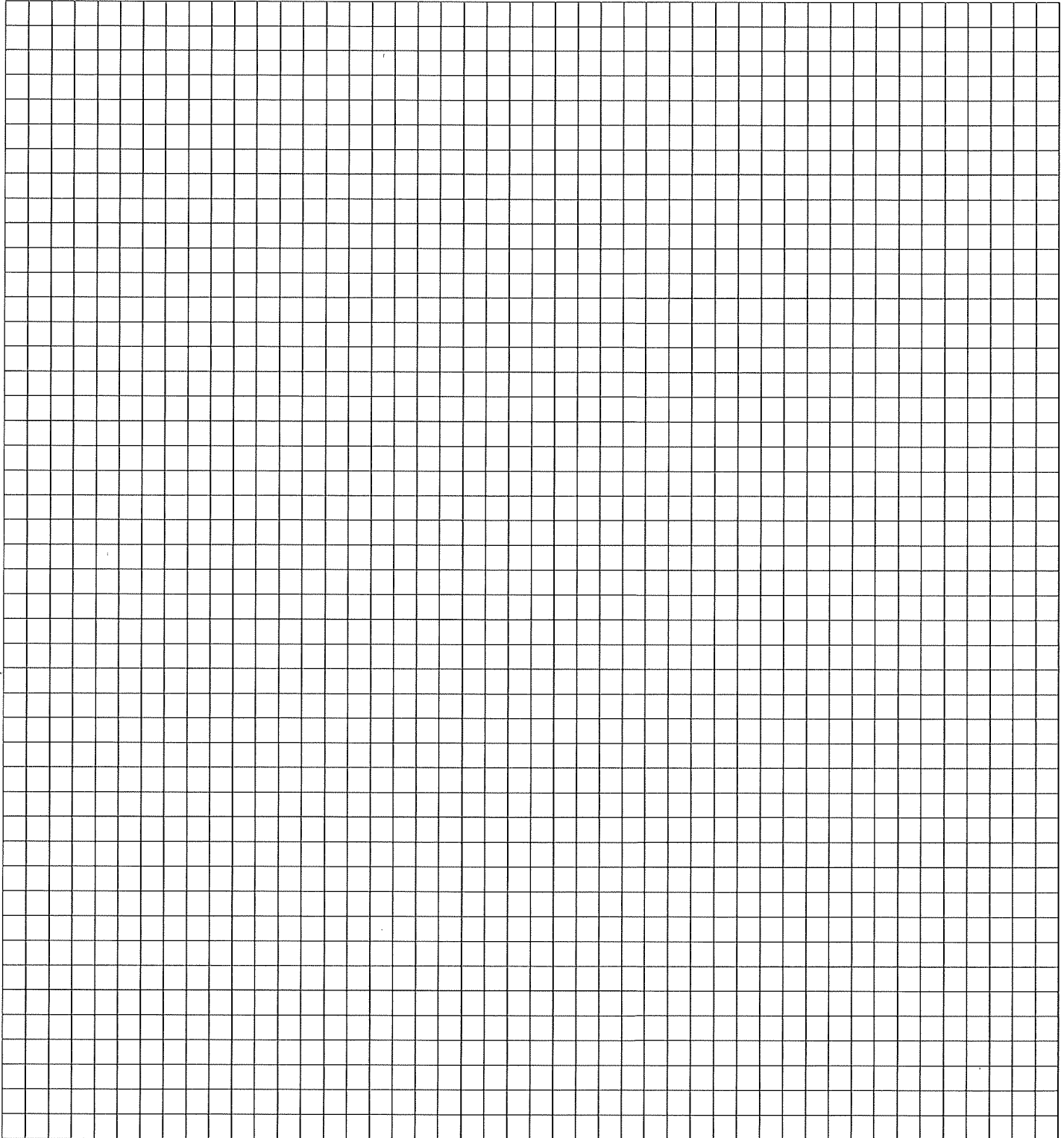


Exhibit E

## Rosemont Owners' Association Patio Cover Details

The following information is needed for all patio cover applications. This application accompanied by plans which show all the listed details, dimensions, and a sketch of the intended finished appearance of the completed cover.

1. Height: \_\_\_\_\_ Slope: \_\_\_\_\_ Width: \_\_\_\_\_ Overhang: \_\_\_\_\_

2. Setbacks meeting all code requirements must be clearly indicated on the site plan.

From posts to the rear wall: minimum 10 ft.

From posts to the right wall: minimum 5 ft.

From posts to the left wall: minimum 5 ft.

3. Roof type: \_\_\_\_\_

a. Flat with space slats? \_\_\_\_\_ (Yes or No).

i. If yes, what is the spacing of the slats? \_\_\_\_\_

ii. If yes, will roof have exposed rafter tails? \_\_\_\_\_ (Yes or No).

b. Does the roof match existing roof type? \_\_\_\_\_ (Yes or No).

4. Material type: \_\_\_\_\_

5. Post size: \_\_\_\_\_ (Must be minimum 4" x 6").

6. Color: \_\_\_\_\_

a. Will structure be painted to match the color of the dwelling? \_\_\_\_\_ (Yes or No).

7. Stucco: Will patio cover and/or posts be stuccoed? \_\_\_\_\_ (Yes or No).

a. If yes, stucco must match stucco texture and color of residence.

Exhibit F

**Rosemont Owners Association  
Dumpster / POD Placement  
Request Form**

Contact name: \_\_\_\_\_

Contact E-mail / Fax: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Address: \_\_\_\_\_

Are you an owner or a tenant: \_\_\_\_\_

Is the request for a dumpster or a POD \_\_\_\_\_

Location of dumpster / POD (street / driveway): \_\_\_\_\_

**A construction bond or deposit of \$2,000 will be required in advance of use.** (Rosemont Temporary Storage of Dumpsters and PODS Resolution dated 1.14.2019). Please attach bond information or check to this request. Requests will not be reviewed without deposit.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Approved: \_\_\_\_\_ Conditionally Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Board / ARC / Community Manager Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Exhibit G

## Rosemont Owners' Association Notice of Completion

This form must be completed and returned to the ARC within 15 calendar days of completion of the project. The ARC may inspect the project within 60 days of receipt of this notice and approve it or require corrections. If such inspection is not made within the 60-calendar day period, the project is automatically approved as built. However, this automatic approval does not constitute approval of improvements that are not completed in accordance with the approved application or any of its associated materials.

Email completed form and pictures of the completed work to [general@epicamlv.com](mailto:general@epicamlv.com) or mail to:  
Rosemont Owners' Association  
8712 Spanish Ridge Ave  
Las Vegas, NV 89148

Homeowner: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

DESCRIPTION AND LOCATION OF PROJECT:

\_\_\_\_\_  
\_\_\_\_\_

Homeowner Signature \_\_\_\_\_

**DO NOT WRITE BELOW THIS LINE**

Architectural Review Committee Comments: \_\_\_\_\_

\_\_\_\_\_ Approved \_\_\_\_\_ Conditional Approval \_\_\_\_\_ Denied \_\_\_\_\_ Date

Received: \_\_\_\_\_  
(date)

To Homeowner: \_\_\_\_\_  
(date)