

**Amendment to Section V.A.
Summerlin South Community Association
Design Guidelines and Standards**

Below is an amendment to the Summerlin South Community Association Design Guidelines and Standards, Section V. Subsection A., Landscaping, Paragraph 1 (g) and Paragraph 5 (f). Please insert the following into your current guideline document, page 8. ***(The amended language is in bold italics).***

V. DESIGN GUIDELINES AND STANDARDS

A. Landscaping

1. Hardscape Materials

- g. All planters and ground cover areas shall be covered with a top dressing of rock to a minimum depth of (2") two inches. Bare ground is not permitted. The use of different sizes of one rock color is encouraged. Rock ranging in size from 3/8" diameter to 3/4" diameter is required in front yards. Larger sizes, as well as occasional boulders, may be used for accent areas. Smaller diameter rock that is less than 3/8" diameter, pea gravel, fines, or minus materials are prohibited as they are more likely to erode, particularly on slopes.***

A maximum of two rock colors may be used in a front yard. The two colors must be closely related and create a harmonious ground plane when used adjacent to each other and must also compliment the architectural colors. White or light color rock is not permitted.

5. Prohibited Landscape Materials: The following landscape materials are not permitted in front yards and side yards:
- a. White edging
 - b. White rock or artificially painted rocks
 - c. Caliche
 - d. Wooden materials (such as railroad ties and wood chips/bark except within small bedding areas).
 - e. Artificial turf, artificial plants and artificial trees.
 - f. Pea gravel, rock fines or minus materials.***

Adopted January 5, 2009
Design Review Committee

**Amendment to the Design Guidelines and Standards
of the Summerlin South Community Association
Section V. A.
Landscaping**

Below are amendments to the Summerlin South Community Association Design Guidelines and Standards, Article V., Section A., Landscaping, Sub-section 2, Paragraph d, and Sub-section 6. Please insert the following into your current guideline document, page 9. **(The amended language is in bold)**.

V. DESIGN GUIDELINES AND STANDARDS

2. Softscape Requirement

- d. **Certain neighborhoods were originally constructed with a uniformly landscaped parkway strip adjacent to the curb in the front yard. In those neighborhoods where such improvements were installed, the parkway landscape materials must either be maintained as originally installed by the builder, or, may be changed and incorporated into the overall front yard landscaping, provided that all original trees in the parkway strip are maintained. If the parkway strip is incorporated into the overall front yard landscaping, then the same color & size of groundcover rock must be used in both areas. Also, the parkway strip itself must contain a minimum forty (40) percent softscape groundcover at the ground plane. The plant materials in the parkway strip may not exceed thirty-six (36) inches in height at maturity and may not have thorns. In all cases, the trees installed by the builder must be maintained. Should one of the original trees need to be replaced, it must be replaced with the same species.**

- 6. Sidewalk Hedges: Hedge type plant material **within a streetside parkway strip or extending** within twelve (12) inches of a public sidewalk:
 - a. May not exceed thirty-six (36) inches in height.
 - b. May not have thorns.

Adopted May 8, 2007
Design Review Committee

**Amendment to Section V.G.
Summerlin South Community Association
Design Guidelines and Standards**

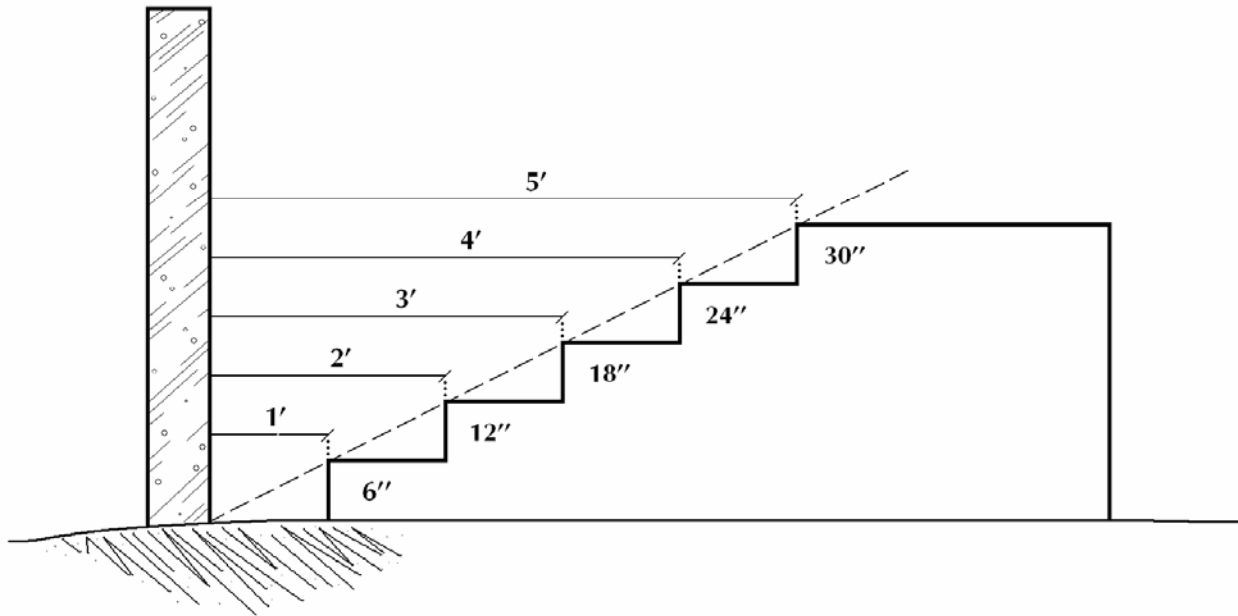
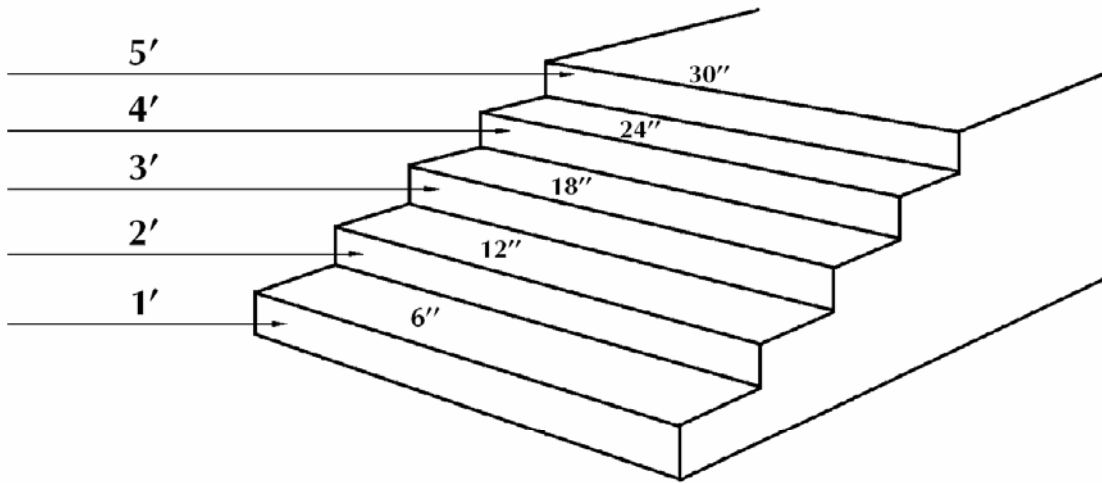
Below is an amendment to the Summerlin South Community Association Design Guidelines and Standards, Section V. Subsection G., Patio Covers, Shade Structures, Storage Sheds, Raised Observation Decks, Arbors, Trellises, Gazebos, Exterior Fireplaces, and Barbecues. Please insert the following into your current guideline document, page 12. **(The amended language is in bold)**.

- G. Patio Covers, Shade Structures, Storage Sheds, Raised Observation Decks, Arbors, Trellises, Gazebos, Exterior Fireplaces, and Barbecues: These structures should be of materials and colors, which match or complement the existing residence. Size and design must be compatible with the lot and the immediate neighborhood and, unless constructed of redwood, shall be white or painted/stained to match the color of the home or the trim color of the home. (Refer to C.8. for patio enclosures.) A Palapa greater than eight (8) feet in diameter is defined as a shade structure, and therefore, is subject to Section G, Sub-sections 1-3 below. A single pole Palapa less than eight (8) feet in diameter may be considered an umbrella; quantity is limited to a maximum of two (2) per residence with reasonable separation between canopies, and the canopy must be setback a minimum of five (5) feet from all property lines.
6. Raised observation decks or patios are allowed in the rear yard only.
- a. **Raised decks originating at grade level of the residence must be setback from all perimeter walls a minimum distance of twice the total height of the deck above the grade of the building pad. Except as noted in item “b” below, no deck may exceed thirty inches (30”) in height above the grade of the building pad. (refer to Exhibit 7).**
- b. Patios, decks, landings, walks, paths, waterslides/features, statuary and other hardscape improvements are allowed on the upward slope of rear and side yards, but the finished surface of the improvements shall be no higher than 2/3 (66%) of the difference in elevation between the top and the toe of the slope. The minimum setback is 10’ from all perimeter walls. Structures (including but not limited to gazebos, sheds, play equipment, fireplaces, barbeques, shade structures, etc.) on slopes are allowed, but the top of such structure may not exceed the elevation height of the top of the slope and must be set back a minimum of 10’ from all perimeter walls.

Adopted May 5, 2008
Design Review Committee

EXHIBIT 7

RAISED DECKS/ OBSERVATION DECKS



**Amendment to Section V.C.
Summerlin South Community Association
Design Guidelines and Standards**

Below is an amendment to the Summerlin South Community Association Design Guidelines and Standards, Section V. Subsection C., Room Additions, First and Second Story Additions, Balconies/ Sundecks, Patio Enclosures/ Sunrooms, Auxiliary Structures, and Casitas. Please insert the following into your current guideline document, page 12. **(The amended language is in bold).**

C. Room Additions, First and Second Story Additions, Balconies/Sundecks, Patio Enclosures/Sunrooms, Auxiliary Structures, and Casitas:

7. Balconies/Sundecks: Balconies and sundecks are **multi-story** features and are not allowed on one (1) story homes.

For multi-story homes, the finished floor of a balcony or sundeck is not to exceed the height of the adjacent finished floor of the existing structure, unless a balcony or sundeck exceeding the height of the adjacent finish floor was offered as an option by the original builder and the balcony or sundeck is aesthetically incorporated into the original architecture of the structure in a similar manner. All balconies and sundecks must match the architectural design, materials, and color of the house and should incorporate an area of open rail, and other architectural features, to resemble or complement the **builder installed features in the surrounding neighborhood.**

Adopted January 5, 2009
Design Review Committee

**Amendment to Section V.G.
Summerlin South Community Association
Design Guidelines and Standards**

Below is an amendment to the Summerlin South Community Association Design Guidelines and Standards, Section V. Subsection G., Patio Covers, Shade Structures, Storage Sheds, Raised Observation Decks, Arbors, Trellises, Gazebos, Exterior Fireplaces, and Barbecues. Please insert the following into your current guideline document, page 13. **(The amended language is in bold)**.

- G. Patio Covers, Shade Structures, Storage Sheds, Raised Observation Decks, Arbors, Trellises, Gazebos, Exterior Fireplaces, and Barbecues: These structures should be of materials and colors, which match or complement the existing residence. Size and design must be compatible with the lot and the immediate neighborhood and, unless constructed of redwood, shall be white or painted/stained to match the color of the home or the trim color of the home. (Refer to C.8. for patio enclosures.) A Palapa greater than eight (8) feet in diameter is defined as a shade structure, and therefore, is subject to Section G, Sub-sections 1-3 below. A single pole Palapa less than eight (8) feet in diameter may be considered an umbrella; quantity is limited to a maximum of two (2) per residence with reasonable separation between canopies, and the canopy must be setback a minimum of five (5) feet from all property lines.
1. Front yard shade structures, arbors, trellises and gazebos may not be appropriate; however, the Committee will consider requests on a case-by-case basis.
 2. The following materials are not acceptable: (This material list is not all-inclusive.)
 - a. Corrugated plastic or corrugated metal
 - b. Plastic webbing, split bamboo, reeded or straw-like material with the exception of an umbrella eight (8) feet or less in diameter
 - c. Asphalt shingles
 - d. Rolled roofing unless on a flat roof with a tile wrap
 3. These improvements may encroach no closer than five (5) feet from all property lines. Greater setback distances may be required depending on the improvement.
 8. **Canvas Shade Structures are subject to review and approval according to location, color, and design. They are subject to Section G, Sub-sections 1-3 above. Acceptable colors, including architectural supports, would be those that match or blend with the colors of the residence or the roof tile. Only solid colors are acceptable. No stripes, prints, etc. are permitted. The total area covered may not exceed one-hundred (100) square feet and the height of the structure may not exceed twelve (12) feet above the grade of the building pad. These structures must be maintained in like-new condition at all times.**

Adopted January 5, 2009
Design Review Committee

**Amendment to Section V.I.
Summerlin South Community Association
Design Guidelines and Standards**

Below is an amendment to the Summerlin South Community Association Design Guidelines and Standards, Section V. Subsection I., Fixed Solar Screens, Rolling Solar Screens and Rolling Shutters. Please insert the following into your current guideline document, page 14. **(The amended language is in bold)**.

I. Fixed Solar Screens, Rolling Solar Screens and Rolling Shutters:

1. Fixed solar screens shall provide a contrast to the home. The following solar screen colors are acceptable, depending on the color of the home:

- | | | |
|---------------|--------------|---------|
| a. Dark brown | b. Dark gray | c. Sand |
| d. Light gray | e. Charcoal | |

Window screen frames shall be made of roll formed aluminum of at least .025 gauge or extruded aluminum of .055 gauge. Frame design shall match window design including layout of mullions. Mullions shall be of a contrasting color consistent with the trim colors of the home. Color of frames shall match existing window frames. You must submit a color sample of the solar screen you wish to install with the Improvement Request form.

2. **Rolling solar screens that face a street or a common area must be designed to the maximum extent practicable to be compatible with the style of the common-interest community. They must be of a contrasting color consistent with the color palette on the home and must be mounted in a manner that does not conflict with or hide the architectural features of the home, including but not limited to door or window trim and pop-outs, arches, mullions, etc.**

Rolling solar screens must be maintained in like-new condition at all times.

3. Rolling Shutters: In accordance with NRS 116.2111, Subsection 3, the requests for the installation of roll-up shutters must be submitted to the Design Review Committee in accordance with the procedures set forth in the governing documents (see the Amended Covenants, Conditions, Restrictions and Reservation of Easements for the Summerlin South Community Association, Article 4, Sections 4.3 and the Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements, Article I, Section 1.12).

Rolling shutters that face a street or a common area must be designed to the maximum extent practicable to be compatible with the style of the common-interest community. They must be of a contrasting color consistent with the color palette on the home and must be mounted in a manner that does not conflict with or hide the architectural features of the home, including but not limited to door or window trim and pop-outs, arches, mullions, etc.

Rolling shutters must be maintained in like-new condition at all times.

Adopted January 5, 2009
Design Review Committee

**Amendment to Section V.L. and V.O.
Summerlin South Community Association
Design Guidelines and Standards**

Below is an amendment to the Summerlin South Community Association Design Guidelines and Standards, Section V. Subsection L., Security Screen Doors, and Section O., Fences, Walls, Pilasters, and Gates for Enclosures and Courtyards. Please insert the following into your current guideline document, page 15. **(The amended language is in bold).**

- L. **Screen Doors**: The Committee shall consider approval of **screen doors** or security screen doors with the following guidelines:
1. They must be maintained in like-new condition at all times.
 2. Color must match an exterior trim color on the home, **other decorative iron on the residence**, or the color of the front door itself, or may be white.
 3. The Committee shall **take into consideration the architectural style of the residence and the visibility of the door** from public or private sidewalks or streets, trails, walkways, greenbelts and parks. Rolling door coverings are not permitted if they are visible from any street or common area.
- O. **Fences, Walls, Pilasters, and Gates for Enclosures and Courtyards**: Fences, walls, pilasters, and gates shall be reviewed on a case-by-case basis with respect to their placement in relationship to the existing residence. These improvements shall not exceed the maximum allowable height as described in items six (6) and seven (7) below. All fencing and walls shall be placed at a minimum of four (4) feet from back of curb or two (2) feet back of sidewalk, whichever is applicable. Freestanding or decorative pilasters shall be setback a minimum of two (2) feet from back of curb or, if there is a sidewalk, two (2) feet from the back of the sidewalk. (See Section V, A.1.c for landscape retaining walls).
4. Gates and/or decorative iron work will be considered for compatibility with the **residence** in terms of design and color. **They should take into consideration prominent architectural features of the residence (i.e. archways, door heights, etc.) and should not exceed six (6) feet in height unless the architectural features of the residence suggest a design variation.**

Adopted January 5, 2009
Design Review Committee