

**Amendments to Section V.A Landscaping
Summerlin North Community Association
Design Guidelines and Standards, October 2003.**

Artificial turf in front yards has always been denied by the Design Review Committee based upon Article VIII, Section 8.2 of the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Summerlin North Community Association and recorded on August 14, 1997. The following amendments clarify that artificial turf, artificial plants and artificial trees in front yards are un-approvable conditions.

Below are amendments to the Summerlin North Community Association Design Guidelines and Standards, October 2003, Sections V.A, Landscaping, Subsection 1, Subsection 2, and Subsection 5. Please add these amendments to your current guideline document, p. 7-9.

V. DESIGN GUIDELINES AND STANDARDS

1. Hardscape Materials

e. Artificial turf, artificial plants and artificial trees are considered hardscape materials and are prohibited in front yards and side yards in front of return walls.

2. Softscape Requirement

a. Forty (40) percent of the front and side yards must be planted with groundcover (organic material). Artificial turf, artificial plants and artificial trees are considered hardscape materials and are prohibited in front yards and side yards in front of return walls.

5. Prohibited Landscape Material: The following materials are not permitted in front yards and side yards in front of return walls.

e. Artificial turf, artificial plants and artificial trees.

Adopted May 12, 2004

**Design Review Committee
Amendment to Section V.G
Summerlin North Community Association
Design Guidelines and Standards, December 1, 2001**

Below is an amendment to the Summerlin North Community Association Design Guidelines and Standards, October 2003, Section V. Subsection G, Patio Covers, Shade Structures, Arbors, Trellises, Gazebos, Exterior Fireplaces and Barbeques. Please insert the following into your current guideline document, page 11. (The amended language is in bold).

G. Patio Covers, Shade Structures, Raised Observations Decks, Arbors, Trellises, Gazebos, Exterior Fireplaces and Barbeques:

6. Raised observation decks or patios are allowed in the rear yard only.

(a) On portions of the lot located at grade level of the residence, the minimum set back requirement is five feet (5') from all perimeter walls. The height of the floor surface of the deck may not exceed 30" above the grade of the building pad for the residence located on the lot.

(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 with a minimum setback of 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.

It is important to note that slopes that are disturbed for the installation of any improvements may require engineered drawings and city permits.

Adopted August 10,2004
Design Review Committee