



**SUMMERLIN WEST  
COMMUNITY ASSOCIATION  
DESIGN GUIDELINES AND STANDARDS**

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***UPDATED OCTOBER 2009***

***Custom Lot and Subassociation Design Criteria may be more rigid.***

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# INTRODUCTION

The Design Review Committee ("the Committee") has been established to preserve consistency, compliance and equity in the implementation of policies, plans, Covenants, Conditions, and Restrictions, and other documents pertaining to the physical development of the Summerlin West Community Association. Maintaining the Summerlin West Community Association as an attractive community in which to live depends on continuous design excellence and sensitivity to the environment. The Committee serves as the steward of the Association to pursue compliance with protective restrictions, and insure the compatibility of construction, design and maintenance of your homes.

Adoption of Design Guidelines and Standards by the Committee has allowed your Association to (1) implement, review and control procedures, and (2) support those recorded legal documents which serve to bind each individual property owner to the Covenants, Conditions, Restrictions and Declarations of the Summerlin West Community Association.

These Design Guidelines and Standards contain policies and procedures to assist the Committee and property owners through the improvement review process.

You are advised to contact the Design Review Office, 1980 Festival Plaza Drive, Suite 340, Las Vegas, Nevada 89135, (702) 791-4600, prior to submitting any Improvement Request to be sure that you have the most current Design Guidelines and Standards. **Please be reminded that all exterior improvements to your lot or residence, including all landscape, require Design Review Committee review and approval prior to any installation.**

Your Board of Directors and the Design Review Committee seek to insure that the review and control process is effectively administered and that individual property owners are treated equitably, on a case-by-case basis, in the process.

Design Review office hours are: Monday - Friday 9:00 a.m. - 5:00 p.m. Closed Holidays.

# DESIGN GUIDELINES AND STANDARDS

## I. PURPOSE:

In order to promote and maintain the design character and aesthetics of the Summerlin West Community Association, modifications of structures and materials, as well as landscaping, must be compatible with the dwelling and overall design style and theme of each neighborhood. The Design Review Committee sets the standards and applies those standards to all exterior improvements. This process assures the continuity of character which helps preserve or improve the property appearance and seeks to protect the overall value of every property.

## II. GENERAL:

A. Approval by the Design Review Committee is required prior to any excavation, construction, alteration or erection of any Improvement (including landscaping) that consists of any of the following:

1. All exterior alterations or improvements, whether visible from the street or not, in the front, side or rear yards. (Examples: doors, windows, planters, walkways, driveways, lighting, paint color changes, basketball backboards, room additions, screen doors, security doors, flagpoles, pools, spas, sheds, patio covers, balconies, sundecks, fountains, water features, play structures, fireplaces, etc.)
2. All mechanical equipment. (Example: air conditioners, spa/swimming pool equipment, waterfall pumps)
3. All landscaping improvements. (Refer to Section V, A. for more specifics)

B. **Failure to obtain the necessary approvals prior to installation may:**

1. *Constitute a violation of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements (CC&R's).*
2. *Result in a fine being assessed against the property.*
3. *Require modification or removal of unauthorized work at the expense of the homeowner.*

## III. HOME IMPROVEMENT APPLICATION PROCEDURES:

A. Improvement Request Form: All requests for Design and landscaping approval must be made on the Improvement Request Form (refer to Exhibit 2).

B. Required Information: A set of plans or drawings must be submitted with the Improvement Request form. Refer to Exhibit 1 for examples of the information that must be provided.

C. Neighbor Approval: The purpose of the Neighbor Approval area on the Improvement Request Form is to advise the committee that your affected neighbor has approved the proposed modifications to shared property such as party walls, property line headers, etc., by requiring their signatures on the Improvement Request Form. If you share a property line with a builder, a representative of the builder must sign the form. If you share a property line with the Association or the Summerlin Council, the designated representative of the Association or Council must sign the form.

- D. Approval of Design Review Committee vs. City: Approval of any project by the Design Review Committee does not waive the necessity of obtaining the required City permits. In turn, obtaining City permits does not waive the need for approval by the Design Review Committee prior to construction or installation of any improvements.

#### IV. HOME IMPROVEMENT APPLICATION PROCESSING:

- A. Processing Time Period: In accordance with the CC&R's, once a complete application and all supporting documentation have been submitted, the Design Review Committee has a maximum of thirty (30) days to render a decision on a request. All homeowners will be notified by mail of the Committee's decision. A typical submittal requires ten (10) to fifteen (15) working days to process.
- B. Approved Requests: All homeowners will be notified in writing of the Committee's decision. Plans and specifications are not approved for engineering design, and by approving such plans and specifications, neither the Design Review Committee, the members thereof, the Association, the Members, the Board nor Declarant (as defined in Section 1.2.1 of the CC&R's) assumes liability or responsibility therefor, or for any defect in any structure constructed from such plans and specifications. The applicant is responsible to insure the original drainage pattern is not disturbed or altered to adversely affect neighboring property. Additionally, approval by the Committee is not a review of the side yard easement rights between the parties involved, including drainage, or the effect of the proposed improvements on such rights and drainage. The Summerlin West Community Association will notify the homeowner in writing should any noncompliance to approved plans be determined during field reviews.
1. All construction, alteration or other work shall be performed as promptly and as diligently as possible and shall be completed within one hundred eighty (180) days of the date of commencement as represented on the improvement request form. If no date has been provided on the form, the date the approval is granted will be deemed the commencement date.
  2. All construction materials visible from the street must be removed within sixty (60) days of being placed on the lot. Materials must be stored on the lot or driveway apron. Materials placed in the public street are subject to City of Las Vegas ordinances.
  3. The construction site must be in a neat and orderly condition at the close of each workday. Trash, scrap material, and debris must be disposed of daily through placement in a contained receptacle or removed from the site.
- C. Disapproved Requests: All applicants will be notified in writing of the Design Review Committee's decision. In the event plans and specifications submitted to the Design Review Committee are disapproved, the homeowner may appeal the disapproval, in writing, to the Design Review Committee. The applicant may request to meet with the Design Review Committee at a regularly scheduled meeting to review and discuss the plans and application. If the Design Review Committee again disapproves the request based on evidence submitted at the appeal, **the decision of the Design Review Committee is final.**
- D. Stop Work Orders: The commencement of construction of the proposed work prior to approval by the Design Review Committee, or non-adherence to the approved plans, shall be a violation of these rules and the Design Review Committee is empowered to issue a Stop Work Order to the homeowner. Continuing work beyond the issuance of the Stop Work Order shall subject the homeowner to fines and all other legal remedies to which the Association may be entitled pursuant to the CC&R's and the laws of the State of Nevada. The Stop Work Order is issued by the Design Review Committee and will be

signified by the delivering or posting of a notice at the job site and a copy of the order mailed to the homeowner.

E. Access of Common Areas for Construction: **No access is permitted across common areas or through common area walls for installations or construction work.** This includes, but is not limited to, transporting labor and materials, temporary storage of materials, and vehicular construction traffic. The Design Review Committee may consider variances on a case by case basis. All variances are subject to the following:

1. The property owner must complete a variance application form that includes the name, address, and phone numbers of the property owner, the contractor, and any special equipment operator (as an example, a crane operator) who is not an employee of the contractor.
2. Payment of the application fee in the amount of two hundred dollars (\$200.00).
3. Prior to accessing the common areas, the property owner shall deposit with the Association either a cashier's check or bond in the amount of three thousand dollars (\$3,000.00). Said deposit will be held by the Association as security for the repair of any damage to the common areas.
4. Provide the Association with a Certificate of Insurance from the contractor and any special equipment operator who is not an employee of the contractor, in an amount not less than \$1,000,000.
5. All work requiring access of common areas must be completed within a period not to exceed eight (8) hours. [A-9/26/03]

## V. DESIGN GUIDELINES AND STANDARDS:

These Design Guidelines and Standards provide the homeowner with information for typical improvements. **HOWEVER, OTHER EXTERIOR IMPROVEMENTS, ALTERATIONS AND MODIFICATIONS NOT SPECIFICALLY DESCRIBED IN THIS SECTION SHALL ALSO BE SUBJECT TO PRIOR REVIEW AND APPROVAL BY THE DESIGN REVIEW COMMITTEE.**

A. Landscaping: Landscaping components can be defined as (1) hardscape: walkways, driveways, rock ground covers, steps, planters, landscape retaining walls, pilasters, patio slabs, pool decking, etc., and (2) softscape: grass, flowers, shrubs, organic ground cover, trees, etc. The Design Review Committee must approve all landscape components. Landscaping must present an attractive appearance for the property and must include a reasonable combination of grass and/or organic groundcover, shrubs and trees. (See required percentages for softscape.) Bear in mind that drought tolerant landscaping themes are encouraged to conserve water.

1. Hardscape Materials: Horizontal **hardscape** materials may not exceed sixty (60)% of the front and side yard.
  - a. Patio slabs/decks must be installed so as not to alter the type A drainage of the lot.
  - b. Additional sidewalks must be installed so as not to alter the type A drainage of the lot. Only one concrete sidewalk or steps from street to the building setback is allowed in the front yard. Walkway connections beginning at the curb or public sidewalk must have a minimum width of eighteen (18) inches of landscape area separating them from any property line and a minimum twelve (12) inches of landscape area separating them from any driveway.

- c. Landscape retaining walls in the front yard may not exceed thirty-six (36) inches in height and must be setback a minimum of four (4) feet back of curb or two (2) feet back of sidewalk. (For further information on walls, gates, fences, & pilasters for courtyards and other enclosures, refer to Section V, O.)
  - 1) Acceptable materials include stones/rocks, windsor blocks, bricks, flagstone or ledgerstone of natural earth tone colors, or may be stucco in a color that matches the stucco of the house.
  - 2) Unacceptable materials include unfinished concrete or CMU block. However, split faced CMU block or slump stone may be considered by the Design Review Committee on a case by case basis for compatibility with the house and neighborhood.
  - 3) Retaining walls must be properly water sealed on the interior side.
  - 4) The setback area must contain a minimum forty (40) percent softscape or organic groundcover at the ground plane.
- d. Coatings for driveways and sidewalks leading to the building setback are allowed and are considered on a case-by-case basis for material and color compatibility with the neighborhood. **Coatings are not permitted on public access sidewalks.**
- e. **Front yard criteria for artificial turf, artificial plants and artificial trees:**
  - 1) **Artificial plants and trees** are considered hardscape materials and are *prohibited* in front yards and side yards in front of return walls. [A-5/25/04]
  - 2) **Artificial turf** is classified as a hardscape (non-organic) material in the same manner as rock mulch.

The 40% requirement for drought tolerant organic plant materials at the ground level must continue to be met. Artificial turf must be installed in a manner consistent with natural turf installation. **Combinations of grass and artificial turf will not be permitted, nor will any combinations of different types of artificial turf be permitted.**

**All plans to install artificial turf must be submitted for and approved by the Design Review Committee prior to installation.** Each application for installation must be supported by the specifications of the product, the method of installation and a sample measuring six inches by six inches (6"x 6").

- i. **Specifications:** the material/product must meet or exceed the following:
 

Fiber Type:	Polyethylene. ( <u>May include no more than 40% nylon</u> )
Yarn Denier:	10,000 – 11,500 denier/ Texturized monofilament polyethylene
Face Weight:	Minimum 60 oz. per sq. yard
Pile Height:	Minimum 1¼" – 2" maximum
Color:	Natural turf
Tufting Gage:	¾" – ½" maximum
Stitch Rate:	Minimum 14.5 on 3"
Backing:	URETHANE, min. 20 oz. per sq. yd. – <u>adequate drainage required</u>
Product Total Weight:	80 oz. per sq. yard
Infill Type:	<u>No rubber infill. No uncoated silica sand.</u>



Product cannot contain measurable quantities of lead in any capacity or manner.

Product must be first quality goods and manufactured in the USA and must be warranted for a minimum of 8 years for defects in material resulting in premature wear due to ultraviolet radiation from the sun.

ii. **Installation:**

Turf must be placed over sand and other fine aggregate that measures two inches (2") in depth and it must be mechanically compacted. No concrete or reject sand will be permitted under the turf.

Trees and shrubs installed adjacent to or inside the artificial turf areas will be challenged for sufficient irrigation water; therefore deep root or subsurface irrigation techniques should be incorporated into irrigation plans. Trees and shrubs installed inside the artificial turf areas must have tree rings that are a minimum of twelve inches (12") beyond the mature caliper of the tree. The rings must be covered with approved mulch.

Turf must be setback a minimum of three feet (3') from all buildings and property line walls.

Turf must be edged with a hard surface material. (Examples: pavers, flagstone, boulders, decorative or retention walls, mow curbs, steel, etc.) A minimum of twelve inches (12") separation treatment must be provided if artificial turf is adjacent to real grass or artificial turf in a neighboring landscape.

Drainage across the lot cannot be altered nor impact a neighbor's lot.

Entire installation must be by a licensed contractor that has documented artificial turf experience and references.

iii. **Maintenance:**

**Artificial turf must be maintained in like new condition and not allowed to fall into disrepair. During the life of the artificial turf, the Design Review Committee may, in its sole discretion, determine if the turf has deteriorated below acceptable standards of color and/or condition. [A-10/1/09]**

f. Expanding the width of driveways is allowed, but the overall width of the driveway may not exceed the architectural frontage of the garage face itself. [A-9/26/06]

g. All shrubs and ground cover areas shall be covered with a top dressing of rock mulch to a minimum depth of two (2) inches. Bare ground is not permitted. The use of different sizes of one rock mulch color is encouraged. Mulches ranging in size from 3/8" diameters to 3/4" diameter are required in front yards. Larger sizes, as well as occasional boulders, may be used for accent areas. Smaller diameter mulches that are 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 mulch 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 complement the architectural colors. White or light colored rock is not permitted.

[A-10/28/08]

2. Softscape Requirements: The following minimum landscape (**softscape**) requirements are required on all front yards and side yards:
  - a. Forty (40) percent of the front and side yards must be planted with softscape or organic groundcover at the ground plane. Tree canopies are not considered when calculating this area. Artificial turf is considered a hardscape material. [A-10/1/09]
  - b. Two twenty-four (24) inch box shade trees with a minimum one (1) ½ inch caliper are normally required in the front yard. Two additional twenty-four (24)" box trees with a minimum one (1) ½ inch caliper are normally provided in the side yard of all corner lot properties. The trees installed by the builder may be removed or replaced, but only with prior approval of the Design Review Committee. Palm trees (24 inch box) with a minimum trunk height of six (6) feet may be considered appropriate. Properties with a frontage of forty-five (45) feet or less will require at least one twenty-four (24) inch box shade tree with a minimum of a one (1) ½ inch caliper. Palm trees (24 inch box) with a minimum trunk height of six (6) feet may be considered appropriate.
  - c. Corner lot owners must maintain all landscaping back of curb on those portions of the front and side yards of the lot that is subject to view from the abutting public street or streets, in a neat and attractive condition, including all necessary landscaping and gardening, and properly maintain and replace, when necessary, the trees, plants, grass and other vegetation, if any, originally placed on such Lot by Declarant or any Participating Builder.
  - d. Lots with parkway strips between the public sidewalk and the curb must maintain those parkway strips as originally installed by the builder (to include the maintenance of the trees, rocks, and groundcover vegetation). These areas are intended to provide a continuous and harmonious aesthetic appearance along the length of each street. [A-9/26/06]
3. Front and Side Yard Ornaments, Statuary Objects, and Water Features:
  - a. Front and side yard lawn ornaments shall be limited to two (2) and may be a maximum of three (3) feet in height and shall be maintained in like-new condition at all times.
  - b. Any statuary object or water feature forward of the respective building setback may not exceed three (3) feet in height unless located within a courtyard area, in which case statuary objects or water features may not exceed six (6) feet in height. Statuary objects and water features located within the respective building setback may not exceed eight (8) feet in height. In all cases, said objects or features shall be maintained in like-new condition at all times. [A-9/26/03]
4. Prohibited Plant Material: The following landscaping materials are not permitted in private yards:
  - a. Common Bermuda Grass (cynodon dactylon)
  - b. Common Mulberry (morus alba)
  - c. Common Olive (oleo europaea)
  - d. Cottonwood (populus fremontii).

5. Prohibited Landscape Material: 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 plants and artificial trees. [A-5/25/04] [A-10/1/09]
  - f. Pea gravel, rock fines or minus materials. [A-10/28/08]
  
6. Sidewalk Hedges: Hedge type plant material within twelve (12) inches of a public sidewalk:
  - a. May not exceed thirty-six (36) inches in height.
  - b. May not have thorns.
  
7. Turf Setback: Homeowners are required to maintain a minimum three (3) foot separation from perimeter and property line walls to any turf being installed. Only drip lines are allowed in the three (3) foot perimeter areas. Spray heads must remain three (3) feet from all property line walls, and must be directed away from the walls. This helps to reduce, and possibly avoid, water damage to walls shared by neighbors or the Association. **Note: Any owner causing damage to a party wall may be liable to the adjoining property owner for such damage.**
  
8. Improvement Request Form Requirements: An Improvement Request form must be submitted with a complete landscape plan attached. The landscape plan must identify all plant material & location of irrigation and hardscape (refer to Exhibits 3 & 3a).
  
9. *Rear yard landscaping shall be substantially complete within one (1) year following the date of conveyance of the Lot from the Participating Builder to the first owner other than a Participating Builder. This includes all necessary landscaping, and other vegetation, if any, originally placed on such Lot by the Declarant or any Participating Builder. The minimum level of acceptable rear yard landscape is coverage of all bare dirt with landscape rock to a depth of two (2) inches.*  
 [A-5/25/04] [A-9/26/06]
  
- B. Exterior Painting and Stonework/ Veneer: An Improvement Request form is not required for a home or wall which is being repainted using the existing colors in the same locations, provided the colors were originally used on the home or walls by the builder or were colors previously approved by the Design Review Committee.
  1. Proposed Color Change or Color Location: An Improvement Request form is required for any proposed change in exterior paint color(s) or the location of existing colors.
  2. Sample Paint Chips and Elevation: The homeowner must include paint chips and a sample elevation showing the location of the colors on the structure to be painted with the Improvement Request form.
  3. Exterior Color Choices: The Design Review Committee reviews applications for exterior painting to determine that the color choices are consistent with the Design Guidelines and Standards. All color changes are reviewed on a case-by-case basis for compatibility with the home and neighborhood.
  4. Contrasting Colors: The number of contrasting colors on the home, as established by the builder, may be required to be maintained as determined by the Design Review Committee. [A-9/26/03]

5. Stone/veneer: may be used as an accent or architectural element of the structure only and must complement the colors and materials of the home.
  - a. The use of stone/veneer on a column, post, pilaster, turret, or structural component is preferred. The use of stone/veneer as Wainscoting or as decoration on a primary mass wall is discouraged. The use of stone/veneer on a secondary mass wall should continue to the bottom of the roof eave.
  - b. Stone/veneer is to be installed per manufactures specifications and per all local codes & ordinances. A building permit may be required prior to installation. It is the responsibility of the homeowner to inquire and comply.
  - c. Stone/veneer must be installed with a finished top course cap or equal architectural finish & transition to the body of the structure.
  - d. When applying stone/veneer along corners, only the manufacturer’s corner components may be use. No substitutions shall be allowed to the manufacturer’s specifications. [A-9/26/06]

C. Room Additions, First and Second Story Additions, Balconies/Sundecks, Patio Enclosures/Sunrooms, Auxiliary Structures, and Casitas: The Design Review Committee will review these improvements for adequacy of site dimensions, the aesthetic suitability of the design and materials with the home and neighboring residences, the effect of the requested modification on neighboring properties and streets, and the conformity of the plans and specifications with the purpose and general plan of the community. The homeowner is responsible for obtaining a **Building Permit** from the City and ensuring all such matters of construction are in compliance with the local government requirements. However, a Building Permit does not alleviate the homeowner's responsibility for obtaining Design Review Committee approval. The following sections outline the information necessary in order to provide a thorough review of your proposed plans (refer to Exhibit 2a).

1. Advisory Opinion: Homeowners are encouraged to obtain an advisory opinion from the Design Review Committee prior to the preparation of detail drawings for such improvements as room additions/first and second story additions. Such drawings should contain the following:
  - a. Site Plan: Showing existing and proposed structures and all setbacks
  - b. Floor Plan: Indicate all walls, columns, openings, and any condition or feature that will affect the exterior design of the addition/structure.
  - c. Roof Plan
  - d. Elevation:
    - 1) Provide exterior elevation drawings of all proposed additions/structures.
    - 2) Note all exterior materials and colors and their locations on the structure.

The advisory opinion provided by the Committee, while not required, is strongly recommended. **Any comments, written or oral, made by the Committee shall not be construed as its approval. Approval or disapproval by the Committee is rendered only upon submission of a formal Improvement Request form and accompanying plans.** It is also recommended that the applicant consult with their neighbors to inform them of the proposed addition/structure and provide them with an opportunity to review the plans.

2. Formal Submittal: A completed Improvement Request form must accompany the plan submittal. All items discussed in item (1), a through d above, **must** be included. Refer to Exhibit 2a for clarification of how information should be presented on the plan.
3. Mass: New additions or remodels must be planned to minimize mass on all elevations to integrate more appropriately with the dwelling and other adjacent homes. Homeowners of corner lot dwellings shall incorporate design elements and materials along the side lot line to reduce the impact on open space and adjacent homes.
4. Roof: The Committee will limit the overall height of all new additions to the maximum height of existing homes in the same neighborhood. Roof pitch and design shall not deviate from that which exists in the neighborhood. Any change in materials will require that a sample of the product and color be submitted with the request. [A-9/26/06]
5. Rear Yard Setbacks: Room additions, two (2) story casitas, balconies, and sundecks shall extend no closer than fifteen (15) feet from the rear property line. Balconies and sundecks that face an open common area may encroach 50% percent (seven feet six inches) into the minimum setback. Patio covers, auxiliary structures, and single story casitas may extend no closer than five (5) feet from the rear property line. [A-9/26/06]
6. Side Yard Setbacks: Room additions, balconies, sundecks, auxiliary structures, casitas, and attached patio covers shall be no closer than five (5) feet from the side property lines. Patio cover overhangs may extend ½ the distance (two feet six inches) from the supporting column to the side property line. Greater setback distances may be required depending on the improvement and/or neighborhood. These may be placed on the zero lot line (zoned SFZL) provided they remain ten (10) feet away from the neighboring home. Townhouse patio covers have a minimum setback of three (3) feet from the side property line. [A-9/26/06]
7. Balconies/Sundecks: Balconies and sundecks are multi-story features and are not allowed on one (1) 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. [A-9/26/06] [A-5/3/07]
  - a. A balcony, by definition, includes a roof and shall be designed to continue and/or complement the architectural features and projections of the house. Balcony roofs must match the original architectural style, pitch and materials of the house.
  - b. A sundeck, by definition, has no vertical projections in excess of the required handrail height per IRC. In general, any architectural embellishments or decorative pilasters are not to exceed a total height of forty-eight (48) inches. [A-9/26/06]
8. Patio Enclosure/Sunroom:
  - a. Patio enclosure- Existing covered patios may be enclosed only with glass or screening material from the bottom of the header to finish floor of the patio.

- b. Sunroom- Is a non-habital room addition with fixed glass from the bottom of the header to finish floor.
- c. All other enclosures are considered room additions.

D. Windows & Garage Door Windows:

- 1. Windows: Window style, design and materials shall match all other windows on the dwelling. Window style may not be acceptable if the proposed changes alter the character of the window elements already existing in the neighborhood. Windows are not permitted on the zero lot line side of a home.
- 2. Garage Door Windows: All garage door windows must maintain a uniform appearance. Garage door window coverings, with the exception of un-mirrored or non-reflective tint, are prohibited. (Refer to Section K for more information on garage doors.) [A-9/26/06]

E. Skylights: Skylights will be considered based upon location and number of skylights. Skylight domes may be bronze, clear or white. All visible manufacturer labels shall be removed prior to installation.

F. Exterior Lighting: Subtle, low-level lighting of facades and front yard landscaping is encouraged. The lighting of address plaques is required. Lighting shall be located, directed, and shielded so that light rays and glare, to the greatest extent practicable, do not extend beyond Lot boundaries. Lighting may be mounted on poles, the home, or accessory structures at a height not to exceed ten (10) feet.

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 painted or 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, and must be submitted for review. [A-9/26/06]

- 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
  - 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.
- 4. Exterior fireplaces, fire pits and permanent barbecues must be set back a minimum of five (5) feet from all property line walls.
- 5. Patio/Balcony covers on condominiums require the approval of the sub-association Board of Directors and must be constructed of the same materials and colors of existing buildings and be of the same architectural design.

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). [A-5/27/08]
  - 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  $\frac{2}{3}$  (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.

**It is important to note that slopes that are disturbed for the installation of any improvements may require engineered drawings and city permits.** [A-9/26/03] [A-6/22/04]

7. Storage sheds are allowed in the rear yard only.
  - a. Storage sheds that exceed the height of the property line wall must be setback a minimum of five (5) feet from all perimeter walls. [A-9/26/06]
  - b. Storage sheds must match the architectural design, materials and color of the home if visible above the perimeter walls or visible through an open viewfence. [A-9/26/06]
8. Canvas Shade Structures, which are temporary in nature, 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 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. [A-8/26/08]

H. Bahama Shutters, Fabric Awnings, and Retractable Awnings: Bahama shutters and fabric awnings are subject to review and approval according to location, color and design. Acceptable colors would be those that match the trim on your home or roof tile. See Exhibits 4 and 5 for further standards and acceptable styles. Bahama shutters and awning material must always be maintained in like-new condition. [A-9/26/06]

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. [A-5/27/08]

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 West 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. [A-9/26/03]

J. Solar and Wind Energy Equipment:

1. Rooftop solar energy equipment (for home or pool/spa) is permitted but must be submitted for approval. The solar energy equipment must be kept in like new condition at all times. All piping below the roof line must be painted to match the color of the home.
2. Wind energy equipment and turbines will only be considered if they meet the provisions of NRS 116.2111 as follows:
  - a. The lot must be two (2) acres or greater in size.
  - b. The written consent of all owners within three hundred (300) feet of any boundary of the lot must first be obtained. [A-9/26/06]

K. Garage Doors: All changes to existing garage doors must be submitted for approval. Any proposed windows must be installed in the top section/panel of the garage door. (Refer to Section T for information on window coverings and other window alterations.)

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.
3. They shall not be ornate or massive in design unless the architectural style or features of the residence suggest a design variation.



4. 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 face a street or common area. [A-9/26/06] [A-8/26/08]
- M. Security Doors and Windows: Exterior security door and window bars, grills and rolling coverings are not permitted if they face the street or a common area. All other locations are subject to review by the Design Review Committee.
- N. French Doors, Bay Windows, Architectural Appendages, Interior Fireplaces: These improvements must be painted to match the trim or stucco of the home. These improvements may encroach no more than two (2) feet into any setback limit, provided they remain at least three (3) feet from the side property lines. These improvements may not increase the living space within the home at the floor line.
- 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. (See Section V, A.1.c for landscape retaining walls). [A-9/26/06]
1. The Committee and all co-owners of the wall must approve any modifications to existing party walls.
  2. Any wall surface facing the street must be finished in one of the following manners:
    - a. Painted and stuccoed to match the residence;
    - b. Finished with stone to match existing stonework on the residence;
    - c. Painted and stuccoed a neutral color that complements both adjacent residences, if such situation exists; or
    - d. Finished in a manner consistent with the builder-installed walls for the neighborhood. [A-9/26/06]
  3. **Unacceptable materials** (not all inclusive) for fencing, walls and gates are: sheet metal, chicken wire or mesh, metal or plastic chain link, plastic webbing, reeded or straw-like materials, corrugated or flat plastic and fiberglass panels, glass block, rope or other fibrous strand materials or unfinished wood.
  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. [A-8/26/08]
  5. Return walls must be setback a minimum of four (4) feet from the face of the portion of the structure to which they are attached.
  6. Front yard fences, walls, and pilasters that are located **forward** of the respective building setback shall not exceed a maximum height of thirty-six (36) inches.
  7. Front yard fences, walls, and pilasters that are located **within** the respective building setback shall not exceed a maximum height of seventy-two (72) inches.

8. Decorative features on top of pilasters (i.e., lights, planters, statuary objects, etc.) shall not exceed eighteen (18) inches in height and may not be used on any pilasters that exceed thirty-six (36) inches in height, regardless of their location within the yard. [A-9/26/06]
- P. Playhouses, Play Structures, and Trampolines: These improvements will be approved on a case-by-case basis with respect to design considerations which the Committee, in its discretion will deem appropriate, as well as lot layout:
1. These structures must be constructed, located and screened to minimize the impact on the adjacent neighbors' privacy and any existing structure or common area.
  2. If the playhouse, play structure, or trampoline (or the surround for the trampoline) exceeds the height of the property line wall, then the minimum setback requirement is five (5) feet from all perimeter walls.
  3. Playhouses, play structures, and trampolines should be screened with dense non-deciduous vegetation if visible above the perimeter walls. [A-9/26/03] [A-9/26/06]
- Q. Antennas, Internet Access Antenna, and Satellite Dishes: All antenna and satellite dishes visible from any public or private street, sidewalk, open space, adjacent lot or condominium must be submitted for review and are subject to all federal regulations currently in effect. On internet access antenna, all non-receiving surfaces, including but not limited to equipment boxes, poles and wire cables, must be painted the color of the structure to which the equipment, pole or wiring is attached. [A-9/26/03] [A-9/26/06]
- R. Mechanical Equipment: Installation of mechanical equipment, including but not limited to air conditioners, swimming pool and spa equipment, water softeners, waterfall pumps, etc. shall be screened from public view and shall adhere to the following guidelines:
1. Equipment Location: Location of all equipment shall be in compliance with city ordinances.
    - a. Plan drawings must indicate the location of the equipment and, if exposed to view of street or open space, a method of screening that is of a non-organic nature and which is architecturally compatible with other walls and fences located on the lot. [A-9/26/06]
    - b. The Committee may require reasonable measures to aid in the mitigation of noise from pumps and blowers. [A-9/26/03]
  2. Pool Construction, Drainage, and Fencing is required to conform to all City or County building codes and health ordinances.
  3. Exterior Air Conditioning Equipment: Any exterior air conditioning equipment, other than the equipment installed as a part of the original residence, must be approved by the Design Review Committee and must be mounted below the perimeter fence line and back of the side return wall and must be screened from public view.
- S. Basketball Backboards and Equipment: The Committee utilizing the following guidelines will consider basketball backboards and equipment as follows:
1. All permanent in-ground basketball equipment must be submitted to the Design Review Committee for approval.
  2. Use of mobile basketball equipment is permitted, but must be stored at least forty (40) feet from back of curb or out of view from street and/or neighboring property when not in use.

3. Permanently located basketball equipment, whether installed in-ground or mobile, must be placed a minimum of forty (40) feet from back of curb and set back a minimum of seven and one-half (7 ½) feet from all other property lines.
4. Basketball equipment may not be attached to any part of the residence, accessory building or structure.
5. Chain nets, fluorescent colors, excessive graphics or highly-stylized colors are not allowed.
6. The base of mobile basketball equipment must be weighted in the manner specified by the manufacturer. External weighting by use of sandbags (or other means) is not permitted.
7. All equipment must be properly maintained.
8. Reasonable steps shall be taken to ensure that residents of neighboring properties are not disturbed when the basketball equipment is in use, including (i) proper care to ensure that basketballs do not strike any adjoining structures or damage adjoining landscape, and (ii) reasonable hours of use. [A-3/11/03]

T. Window Coverings:

1. Temporary Coverings: Any window coverings appearing as temporary covering shall be removed a maximum of six (6) months after close of escrow on a sale of the property to a new owner. Those coverings, which are considered temporary and acceptable include, but are not limited to: butcher paper, plain sheets, plain paper products. **Aluminum foil and newspapers are strictly prohibited.**
2. Reflective Window Tints: **Reflective window tint materials**, which create a “mirror” effect on windows from the outside, **are strictly prohibited.** After market window tinting that is not from the factory may invalidate your manufacturer’s warranty.
3. Garage Door Window Coverings: Garage door window coverings, with the exception of un-mirrored or non-reflective tint, are prohibited. In all cases, garage door windows must maintain a uniform appearance. [A-9/26/06]

U. Additions Within Garages: Additions within garages are permitted but will be reviewed on a case by case basis. [A-9/26/06]

V. Pools and Spas: The water's edge must remain a minimum of three (3) feet from all property lines. Above ground pools are subject to review. Refer to Section R for pool equipment guidelines. Pool construction access is not permitted through Association or Summerlin Council common walls or property.

W. Decorative landscape and/or Water features, such as waterfalls, rock outcroppings, slides or structures are allowed in the rear yard under the following conditions:

1. Natural and artificial rock features may have a zero setback from the property line provided they remain below the height of all solid property line walls and are not structurally supported by such walls.
2. Natural and artificial rock features which are higher than any property line wall, **or located along an open view fence**, must be set back a minimum of seven and one-half (7½) feet from all property line walls. Such features are limited to a maximum height of eight (8) feet.
3. Permanent in-ground water features may not be appropriate for front yards; however, the Committee will consider requests for these improvements on a case by case basis. (refer to Section V, A. Paragraph 3 for additional guidelines on front yard water features and fountains). [A-9/26/06]

X. Real Estate Signs and Election Signs:

1. Real estate for sale signs will be limited to **one sign** with a maximum allowable size of two (2)' x two (2)' and the industry standard height. For sale signs will be limited to being placed in the **front yard only**.
2. Election signs may not exceed two feet by three feet (2' x 3') and are subject to the provisions of NRS 116.325. [A-9/26/06]

Y. Security Signs: A security sign bearing the name of the company which installed your security system may be placed in your front yard, provided it is no further than twenty-four (24) inches from your home. The sign face may be no larger than one hundred (100) square inches and the overall height of the sign, to include the post, may be no more than eighteen (18) inches. [A-9/26/06]

Z. Flagpoles: Flagpoles shall be a maximum height of fifteen (15) feet. The flag shall be a maximum size of three (3) feet x five (5) feet and shall be limited to a State of Nevada flag or the United States flag. If located in the front yard the pole shall be located a minimum of fifteen (15) feet back of curb or sidewalk, if one exists, and fifteen (15) feet from side property lines. If located in the rear yard, the pole shall be situated a minimum of five (5) feet from rear wall and centered between sidewalls. The flagpole's finish and color must be approved by the Committee.

AA. Exterior Ornamental Objects: The placement of exterior ornamental objects (i.e. name plates, bullhorns, decorative flags, etc.) may be reviewed on a case by case basis. The Committee will consider the proposed location of such objects relevant to their visibility from neighboring properties, common areas, and public or private sidewalks or streets. In general, those external ornamental objects that present a mirror-like or reflective surface are not permitted.

**VI. VARIANCES:**

The Design Review Committee retains the right and privilege to permit any homeowner a variance to deviate from any of the Design Standards provided that such deviation is warranted, in the opinion of the Design Review Committee. Any such permission of the Design Review Committee shall be in writing and shall not constitute a waiver of said Committee or Association's powers of enforcement.

**VII. NO WAIVER OF FUTURE APPROVALS:**

The approval of the Design Review Committee of any proposals, plans and specifications or drawings for any work done or proposed or in connection with any other matter requiring the approval and consent of the Design Review Committee shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matters subsequently or additionally submitted for approval or consent. These Guidelines and Standards are an attempt to inform each homeowner of the requirements of the Design Review Committee and the Summerlin West Community Association as it pertains to exterior improvements to each lot. These guidelines may be amended from time to time as the Committee deems necessary. Each submittal is subject to review on a case-by-case basis and requests for additional information, other than outlined in these pages, may be required by the Committee. Please refer to the Master and Supplemental Declarations for further requirements.

Please contact the Summerlin West Community Association Design Review Department office at (702) 791-4600 if you have any questions.

# EXHIBIT 1

## Instructions for Submitting a Home Improvement Request

### What needs to be submitted for approval?

*All exterior alterations or improvements, whether visible from the street or not, in the front, side or rear yards.*

### Improvement Request Form

- a) An Improvement Request form has been provided in this package. It may be duplicated for use with future submittals.
- b) Complete the form with your name, address and subdivision, together with a daytime phone number.
- c) Explain the improvement you wish to make.
- d) Sign and date the form.
- e) If you are proposing a shared property improvement you must have your impacted neighbors sign and date the form. *All submittals pertaining to shared property improvements must have neighboring owner approval.*

### Provide a Sketch

- a) Make a simple drawing of the improvement you wish to make. Sample Exhibits (which may be duplicated) have been provided in the *Summerlin West Community Association Design Guidelines and Standards*.
- b) Include a completed Exhibit 2a form for room additions, patio covers, balconies, etc. Provide a side and rear elevation drawing.
- c) Exhibit 3 is an example for landscape improvements.
  - 1) list type of sod (keep sod 3 feet minimum distance from property line walls).
  - 2) give color and size of decorative rock to be used.
  - 3) list plants and show where they will be placed.
  - 4) if you are placing plants around perimeter walls, indicate drip irrigation locations.
  - 5) pools: give dimensions of pool and distance of water from property line, location of pool equipment and method of screening from view, and the location of your construction access.
  - 6) indicate the elevation of any improvements that are above the grade of the residence, as well as any excessive grades or escarpments.

### Submitting the Request

- a) Your Improvement Request submittal may be mailed or faxed to:

**Design Review Committee**  
**1980 Festival Plaza Drive, Suite 340**  
**Las Vegas, NV 89135**  
**Telephone: (702) 791-4600**  
**Facsimile: (702) 791-4660**

or brought to our office which is located at the above address. Our office hours are **9:00 a.m. to 5:00 p.m. Monday - Friday, Closed Holidays.**

- b) The CC&R's provide the Association thirty (30) days in which to respond to your complete submittal request, however, the **average time** to process submittals is **ten to fifteen business days.**



# SUMMERLIN WEST

COMMUNITY ASSOCIATION

## *Improvement Request*

NAME \_\_\_\_\_ DATE OF APPLICATION \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

BUSINESS PHONE \_\_\_\_\_ HOME PHONE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_ GATE CODE \_\_\_\_\_

I WOULD LIKE TO REQUEST APPROVAL FOR THE FOLLOWING EXTERIOR CHANGES:

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

(TYPE OF IMPROVEMENT AS PER ATTACHED DRAWING)

HOMEOWNERS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NEIGHBOR ACKNOWLEDGEMENT: (Required only for property line and/or wall improvements and modifications) All impacted owners must sign.

NEIGHBOR'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NEIGHBOR'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NEIGHBOR'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**MAIL TO:**

**Summerlin West Association Managemnt  
Design Review Committee  
1980 Festival Plaza Drive, Suite 340  
Las Vegas, NV 89135  
TEL (702) 791-4600 FAX (702) 791-4660**