

DESERT SHORES COMMUNITY ASSOCIATION
ARCHITECTURAL POLICIES AND GUIDELINES

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**DESERT SHORES
ARCHITECTURAL POLICIES & GUIDELINES**

INTRODUCTION

These guidelines are intended as a supplement to Article IX of the Master Declaration of Covenants, Conditions and Restrictions (CC&R's) of the Desert Shores Community Association. They do not cover the entirety of the legal documents.

IT IS TO YOUR ADVANTAGE TO READ THE CC&R'S THOROUGHLY

The Architectural Review ARC ("ARC"), made up of Desert Shores Community Association homeowner volunteers, does not seek to restrict individual creativity or personal preferences, but rather to assure continuity in design which will preserve and improve the appearance of our Community and the property values therein.

The ARC meets as required and reviews all plans for exterior improvements and additions to residential lots and dwellings in Desert Shores. These improvements include without limitation, additions, modifications and alterations to residential dwellings such as fences, walls, room additions, patio covers, gazebos, pools and spas and pouring of all concrete; planting of trees as well as certain other landscaping, including all lakefront landscaping.

Failure to submit plans to the ARC prior to start of construction or complete plans according to approval is a violation and may subject homeowner to additional fees or a minimum special assessment of \$40 which may be progressive. (Refer to CC&R's, Article IX, Section 9.07 and By-laws, Article XII "Notice and Hearing Procedure".)

*****IN REGARDS TO BUILDING PERMITS, CITY REQUIREMENTS SUPERCEDE
DSCA RULES AND REGULATIONS*****

*****THANK YOU IN ADVANCE FOR YOUR COOPERATION*****

GENERAL CONDITIONS

1. ANY CONDITION OR MATERIAL NOT DEFINED within these Guidelines shall become a matter for the consideration and determination of the ARC. (Section 9.03 CC&Rs).
2. ARC APPROVAL OF PLANS does not constitute acceptance of any technical or engineering specifications, or requirements of the City of Las Vegas, and Desert Shores assumes no responsibility for such. The function of the ARC is to review submittals for conformity to the Master Plan for the community. All technical and engineering matters as well as applicable permits are the responsibility of the owner. APPROVALS OR VARIANCES GRANTED BY THE CITY OF LAS VEGAS ONLY SUPERSEDE THE CC&R'S OR THESE GUIDELINES IN REGARDS TO THE EXTENT OF REQUIRING PERMITS. Desert Shores Community Association must receive copies of building plans, pool plans, engineering plans (if required) and City approved permits/variances prior to any/all construction.
3. APPROVAL OF PLANS is not authorization to proceed with improvements on any property other than the applicant's.
4. AN OVERSIGHT BY THE ARC regarding the CC&R's or Policies & Guidelines does not constitute a waiver or variance; therefore any violation must be corrected upon notice.
5. ACCESS FOR EQUIPMENT used in construction must be through your property. NO ACCESS THROUGH DESERT SHORES COMMUNITY ASSOCIATION PROPERTY WILL BE ALLOWED. Building equipment and materials must be contained on the applicant's property. Streets may not be obstructed with equipment or building materials. Contractor signs may not be displayed on your property.
6. USE OF ADJOINING PROPERTY may be allowed if written permission from the adjoining property owner is obtained.
7. ALL WORK MUST BE performed in a manner consistent with the standards of the general dwelling construction and appearance of the community. All work considered to be of an unsightly finished nature or of lesser quality than the prevailing community standards shall be reworked to an acceptable appearance at the owner's expense.
8. ALL REPAINTING OF BODY/STUCCO AND TRIM COLORS must be pre-approved. The approved Color Palette is available in the DSCA office.
9. NEIGHBOR NOTIFICATION: Approval or denial is granted solely by the ARC. The required DSCA Neighbor Advisory form is intended as a courtesy notification and to allow opportunity for input from neighbors regarding any improvements which may impact their use and enjoyment of their property. It is intended for informational use only.
10. DSCA ARC APPROVAL EXPIRES 6 months from the date of Original approval. Any revisions/alterations must be resubmitted for approval along with appropriate fees.

DIRECTIONS FOR ARCHITECTURAL SUBMITTAL

Below is a listing of items that are required to accompany the application prior to review by the Architectural Review ARC.

1. **APPLICATION** (Will be returned un-approved if submitted without the following)
 - a) Completed application form.
 - b) Approximate start and completion dates.
 - c) Projects being submitted.
 - d) Approval from sub association (if there is one).
 - e) \$10.50 submittal fee in the form of a credit/debit card or if paying by check or money order \$10.00.

2. **NEIGHBOR IMPACT ADVISORY** is required and is intended as a courtesy notification and to allow input from neighbors regarding any improvements which may impact their use and enjoyment of their property. It is intended as advisory use only.

3. **PLANS**
 - a) Detailed drawings showing the height, length, width, color, and what the improvement will look like when it is completed or manufacturer's brochure, or flyer or picture.
 - b) Complete site plan showing property walls, fences, diagram of house, location of improvement and setbacks.
 - c) Patio Cover checklist if pertinent.
 - d) Landscape Plans if pertinent. Site plan showing measurements of areas being converted, property walls, fences, diagram of house, location of landscaping improvements, existing foliage, plant list and setbacks.
 - e) Construction Plans if pertinent.

4. **MATERIAL SAMPLES**

(Example: Color name and size of rock to be used, color chip of paint, pictures of gazebo, pools, patio cover and spa should accompany the plans for the same) A detailed drawing or picture must be submitted.

5. **FAILURE TO COMPLY** with these requirements and procedures may cause your request to be delayed pending submission of additional information and documentation to the ARC. An incomplete application may affect the time limits for approval.

- 6) **FAILURE TO SUBMIT** plans prior to start of construction may subject the homeowner to additional fees or special assessments.

ARCHITECTURAL AND MATERIAL STANDARDS

This section describes appropriate materials for use in modifications and specifies which modifications require submittal to the ARC. Any deviation from pre-approved items requires ARC approval.

I. LANDSCAPING (Refer to Section 8.03 of the CC&Rs)

A. **ALL LANDSCAPING WORK** (front, side and back yards), PLANTINGS AND INSTALLATION of permanent irrigation systems by an owner shall remain aesthetically consistent with the design and plan of the community and climatically and culturally appropriate to Southern Nevada. Install and maintain landscaping in conformance with the Rules and Regulations and shall not allow his landscaping to deteriorate to a dangerous, unsafe, unsightly or unattractive condition. If plantings are found detrimental to the community by the Board, homeowners may be required to abate the problem.

1. The following plants are prohibited:

Mulberry, Cottonwood and Poplar Trees

Oleander Bushes & Trees (except Dwarf Oleander which is acceptable)

Weeping Willow Trees (except the Desert Willow which is acceptable)

Olive Trees (except the Olive Swan and Wilson Olive Trees which are acceptable)

2. Xeriscape – grass/turf alternative which features drought tolerant plants and water conservation. Please note that Xeriscape does not mean “zero” scape.

B. FRONT YARD LANDSCAPING

1. When changing out existing landscaping to Xeriscape, the following rule should apply:

a) Every 25 sq ft (5'x5') of Xeriscaped area should be comprised of either one five (5) gallon or two one (1) gallon shrubs or plants that provide ground coverage.

b) Adding, removing or replacing trees requires ARC approval.

c) All trees must be planted a minimum of 3' from any wall or structure.

d) With Xeriscape, if a plant or shrubs dies, it **MUST** be replaced with a non-prohibited plant, but does not need ARC approval.

2. ALL DECORATIVE ROCK must be of natural (unaltered colors and approved by the ARC. Rock colors NOT permitted include: (This list is not all inclusive.) (Revised 3/23/2011)

White

Green

Black

Black and White

Gray Gravel

Artificially Painted Rock(s)

Caliche

All rock must be at least ¾ inch or larger in size.

3. No bare ground/dirt allowed.

a) Mulch or wood chips may only be used in contained planter areas around trees and must be maintained in good condition. Mulch may not be used as a yard border, perimeter or as all over ground cover.

b) No rubber mulch.

c) Decomposed granite (DG) may only be used as a pathway and must be contained with curbing, edging or other approved border. Must be an earth tone color.

4. **ARTIFICIAL TURF** requires ARC approval.
 - a) The height of the artificial turf should be no less than 1 ½ inches.
 - b) The homeowner accepts responsibility for maintaining the appearance of the artificial turf free of weeds, debris, discolorations, stains, tears and odors.
5. **LANDSCAPE LIGHTING** requires ARC approval. (See X.)
6. **EXTERIOR HARDSCAPE, DECORATIONS, YARD ORNAMENTS, OUTDOOR FURNITURE, WATER AND ROCK FEATURES.** (Approved by Board of Directors July 25, 2012)
 - a) **Artificial plants, flowers and trees** are considered hardscape materials and are prohibited in front yards, side yards and in front of return walls, and where visible from the street or neighboring lots.
 - b) **Front and Side Yard and Wall Ornaments, Statuary Objects and Water Features:** **Require** ARC approval and are limited to two (2) ornamental objects, in total, in front of return walls, and where visible from the street or neighboring lots. Said objects or features shall be maintained in like-new and operational condition at all times, or the ARC reserves the right to require removal.
 - i) Front and side yard lawn ornamental objects (i.e. name plates, bull's horns, etc.) shall be limited to two (2) in total and may be a reasonable size of no larger than one foot in height and shall be maintained in like-new condition at all times.
 - ii) Ornamental flags are permitted to one (1), no larger than 2' x 3'.
 - iii) The placement of front and side yard ornamental objects described in F. 1. and F. 2. 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 lots, 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 in the front or side yards where visible from the street.
 - iv) **Wall Ornaments**, including but not limited to wood or ironwork decorations, hanging pots, decorative flags, and wall fountains, that are attached to the exterior of the residence or on the gates, and visible from the street or neighboring lots. Wall ornaments are limited to two (2) in total for the front and sides of the residence, and limited to two (2) for the rear yard that are visible from the street or neighboring lots and not larger than 2'x 2'. Sizes greater than 2'x 2' may be considered by the ARC on a case by case basis.
 - v) **Statuary objects or water features** are limited to one (1) in total in the front or side yards. Any statuary object or water feature forward of the respective building setback may not exceed four (4) feet in height. Decorative objects on top of the walls are not permitted.
 - vi) **Permanent in-ground water features** will be considered on a case by case basis.
 - c) **Natural and artificial rock features**, including but not limited to raised waterfall features, which are higher than any property line wall, or located along an open view fence, require ARC approval, must be set back a minimum of five (5) feet from all property line walls and must be screened with non-deciduous landscaping. Such features are limited to the maximum height of eight (8) feet. Said features shall be maintained in like-new and operations condition at all times, or the ARC reserves the right to require removal.
 - d) **Outdoor Furniture** (i.e. benches, chairs, bistro and small tables, etc.) are permitted on a case by case basis and are subject to ARC approval. Said outdoor furniture shall be maintained in like-new condition at all times, or the ARC reserves the right to

require removal. Indoor furniture is not allowed in the front of the home (i.e. recliners, sofas, office chairs, bookcases, etc.)

C. BACK YARD LANDSCAPING

1. **All Back Yard Landscaping** changes must be approved by the ARC.
2. **Non-Lakefront Properties Back Yard Landscaping** follows front Yard Landscaping guidelines except for the following:
 - a) All Back Yard Landscaping must be finished and is NOT allowed to be dirt, bare rocks or dead grass and dead foliage.
 - b) Must have at least 25% plant coverage.
 - c) Rock size can be smaller than ¾”.
 - d) Decomposed Granite is allowed in non-lakefront properties.

D. **LAKEFRONT PROPERTIES**, due to their special location, Back Yard must meet Front Yard Landscaping Guidelines. Each Owner shall be responsible for periodic trimming, pruning and thinning of all hedges, shrubs and trees located on their Lot, so as not to unreasonably obstruct the view of Adjacent Owners.

E. **DSCA COMMON AREA** may not be maintained, landscaped or otherwise improved by any Owner.

II. BLOCK WALLS, FENCING AND GATES

A. ALL BLOCK WALL AND FENCE CONSTRUCTION, extensions and stuccoing require prior submittal and approval of the ARC.

B. ONE TYPE OF BLOCK WALL OR FENCE will be approved for the entire district if the Participating Builder did not provide block walls or fencing.

C. NO DOUBLE PROPERTY LINE block walls or fences shall be constructed. Should a block wall or fence be installed by a neighbor adjacent to the property line, said wall or fence shall be the only wall or fence.

D. FENCE ROLLERS (also known as wildlife rollers) are not allowed on top of any private, shared or common walls, fences and/or gates within any Desert Shores gated or un-gated community. (Added 5/27/2015)

E. **INSTALLATION OF WROUGHT IRON GATES** does not require approval if they meet the following specifications:

1. Gates must be wrought iron, matching the Desert Shores square tubular type structure with spacing per City code and without sharp spikes.
2. Gates may not exceed the height of the wall.
3. Colors can be white, black, or match the residence colors.
4. Decorative arches, double gates and security bars require ARC approval.

F. **GATE SCREENING** must be perforated metal or solid metal. All gate screening must be painted to match the gate color.

- G. **MATERIALS FOR BLOCK WALL AND FENCING** construction, extension or repair must be:
1. Accent banding of tile is allowed.
 2. Stucco walls with wrought-iron grilles between pilasters.
 3. Stucco or plaster materials must conform to type, quality and color consistent with the character of the community.
 4. Heavy texture, swirl or heavy trowel are unacceptable.
 5. Stucco must be water sealed and maintained to the satisfaction of the Association.
 6. All block walls must be water sealed below grade level.
 7. Exterior facing block walls within a District must be maintained by the homeowner and painted the approved Desert Shores Exterior Wall Color. (Added 2007)
- H. **UNACCEPTABLE MATERIALS FOR FENCING** are:
1. Aluminum or sheet metal
 2. Chicken wire
 3. Metal or plastic chain link
 4. Barbed Wire
 5. Plastic or fiberglass panels
 6. Plastic webbing, reed or straw like materials
 7. Wood grape stake
 8. Glass block and panels
 9. Woven bender board
 10. Wood
- I. **BLOCK WALLS** can be a maximum of 6 feet high from the grade pad (level of lot) for side and rear yards.
- J. A 6 FOOT BLOCK WALL may not extend beyond the living quarters of the house.
- K. A MAXIMUM OF 4 FEET HIGH will be allowed in the front court yard. The top 2 feet must be 50% open masonry block or wrought iron. The front court yard is the distance from the living quarters to the front of the garage. Court yard wall cannot encroach on the front yard setback past the face of the garage. **The front yard setback is 16 feet from the structure to the front property line. Please note, there may be some homes/lots that have an unusual configuration which will be reviewed on a case by case basis.** (Revised 5/27/2015)

III. **STONEWORK** (Added 3/23/2011)

Natural stone/natural stone veneer may be used as an accent or architectural element on the front façade of the residential structure only and must complement the colors and materials of the home. **All stonework requires ARC approval.**

- A. The use of natural stone/natural stone veneer on a column, post, pilaster, turret, or structural component is permitted.
- B. Natural stone/natural stone veneer is to be installed per manufacturer's specifications and per all local codes and ordinances. A building permit may be required prior to installation. It is the responsibility of the homeowner to inquire and comply.

- C. Natural stone/natural stone veneer must be installed with a finished top course cap or equal architectural finish and transition to the body of the structure.
- D. When applying natural stone/natural stone veneer along corners, only the manufacturer's corner components may be used. No substitutions shall be allowed to the manufacturer's specifications.
- E. Samples of natural stone/natural stone veneer that are approved for use in Desert Shores are available in the DSCA office.

IV. PATIO SLABS, WALKWAYS AND CONCRETE

- A. **ARC REVIEW IS REQUIRED PRIOR TO THE POURING OF ANY CONCRETE.**
- B. **DRIVEWAY EXTENSIONS** require prior approval. They shall be allowed on the condition that in front yards a minimum 18 inch strip of landscaping be parallel and contiguous to the property line and that drainage is not hampered. Excessive concrete (hard scape) is not allowed (i.e. wide extensions on both sides of the driveway).
- C. Stamped (pattern type) and colored concrete located at the front of a Desert Shores Residence **MUST** have prior approval before installation on driveway and/or sidewalk.
- D. All driveway and walkway colors shall be natural colors.
- E. Colors **NOT** permitted include but are not limited to: Black and Red.

V. BOAT DOCKS must be reviewed by the ARC.

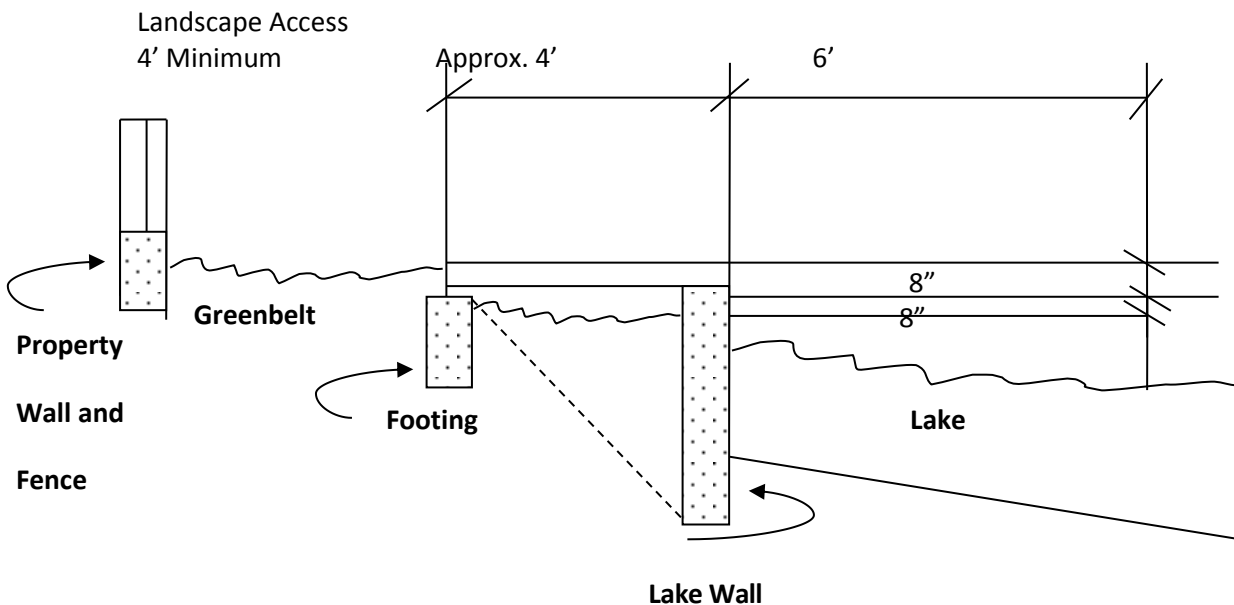
- A. Docks must conform to the cantilever design due to variances in lake depth along the shoreline and to avoid penetration of the impermeable barrier that seals the lake or may be floating.
- B. The minimum cantilever should be 4 feet with a maximum of 6 feet over the lake.
- C. Docks may be no longer than 25 feet parallel to the lake shore. (Revised 9/25/2013)
- D. A space of **4** feet must be left between the dock and the homeowner wall to allow room for landscape personnel to maintain the greenbelt.
- E. A 5 foot setback is required from the side property boundary.
- F. Natural wood may be used if stained and water sealed to provide for proper maintenance.
- G. It is recommended to use pressure treated boards for the support beams.
- H. Care must be taken during construction so as to not penetrate the impermeable barrier sealing the lake when digging footings or constructing the dock. Sketches of this seal can be obtained from the DSCA Architectural office. The lake seal is of clay material and it is important to insure boat hulls or rudders do not penetrate through the seal.
- I. Docks are intended for the use of the individual homeowner only.
- J. All docks require a City of Las Vegas permit and licensed structural engineer sign off prior to submittal.
- K. The irrigation system along the lake edge is the responsibility of DSCA. Do not attempt any adjustments. Call the office at 254-0628 and the DSCA landscaper will work with you or your contractor to adjust the irrigation at your expense. Any damage to the irrigation

system must be reported to DSCA immediately and you may be held responsible for any costs incurred to correct the damage.

- L. All new docks must include a plan for pavers in the area behind the dock up to the wall. Existing dock owners may submit an application to add pavers between their existing dock and the property wall. The allowed paver color is Sierra Blend (available in most nurseries and box stores – see office for sample of color). 8" x 8" pavers or the 12" x 12" pavers may be used. The plan may include a 12" maximum width of pavers along each side of the dock. A polymer filler (no sand) must be used between the pavers. (Revised 2/18/15)
- M. The pavers may not cut into the existing lake liner for any reason.
- N. PRIOR to the start of any new dock construction or addition of pavers between the dock and the wall, an inspection of the irrigation around the dock area is required. Please notify the DSCA office to arrange an appointment with the DSCA irrigation technician.
- O. DSCA landscapers MUST make any and all irrigation changes at the homeowner's expense. (Revised 2/18/15)
- P. If the greenbelt is sloped or you have a small retaining wall along the back of your dock, a drainage pipe will be required to be installed along the top of the dock. (Revised 2/18/15)
- Q. The paver area must be kept clear of any items or debris. (Revised 2/18/15).

DOCKS must be five feet from the side property walls and maintain the four feet required easement between the view wall and the edge of the dock. (See sample drawing below)

Example of Cantilever Dock
Indicating Min/Max Dimensions



VI. PATIO COVERS (Attached to the rear of house)

- A. A COMPLETED PATIO COVER CHECKLIST must accompany all submittals
- B. A VERTICAL PATIO COVER STRUCTURE may be made of:
 - 1. Natural wood which must be stained and water sealed to provide for property maintenance or painted to match the residence or painted white.
 - 2. Stucco painted to match the residence or white.
 - 3. Aluminum must be a highly embossed, wood grained, heavy gauged manufactured product, factory painted to meet DSCA specifications.
- C. ACCEPTABLE ROOFING MATERIALS are:
 - 1. Open parallel slats. Minimum slat size, 2' x 2'.
 - 2. White or red rolled roofing with tile border or stucco border on all exposed sides.
 - 3. Match the roof of existing dwelling.
 - 4. Solid aluminum must be heavy gauged manufactured product painted to meet DSCA specifications and not corrugated or coffered.
- D. ALL EXPOSED SURFACES shall match or harmonize with the existing colors and materials of the main dwelling.
- E. GUTTERS AND DOWNSPOUTS being added to Patio Covers require ARC approval and must match the patio cover.
- F. THIN POSTS such as single 4x4 wood or metal pipe supports are PROHIBITED.
 - 1. Minimum post size for lakefront properties is 8" x 8". Two 4x4s and two 2x8 or one 4x4 and two 2x4s and two 2x8s may be used to meet the 8x8 requirement.
 - 2. Minimum post size for all other properties is 6" x 6". Posts may be made up of a combination of 4x4s with 2x6s and 2x4s.
- G. SETBACK REQUIREMENTS
 - 1. Ten feet from posts to rear property line.
 - 2. Five feet from the posts to the side property line.
 - 3. A maximum overhang of 18 inches will be allowed to encroach into these setbacks.
 - 4. Submittals for less than the ten foot minimum rear setback will be considered with the following requirements:
 - a) An absolute minimum setback of five feet from the rear property line, including any overhang.
 - b) Compliance with all other ARC Guidelines.
 - c) ARC approval prior to construction.
 - d) Must comply with City of Las Vegas setbacks and rules.
 - e) Verification of impacted neighbor notification of variance.
- H. UNACCEPTABLE MATERIALS for patio covers are:
 - 1. Metal structures
 - 2. Corrugated plastic and fiberglass
 - 3. Plastic webbing, shade cloth, canvas reed or straw like materials
 - 4. Composition shingles

- 5. Prefabricated wood lattice.
- I. PATIO COVERS attached to sides of house will be reviewed on an individual basis and must meet the same guidelines as the rear patio covers.
- VII. **ALL BALCONIES & DECKS** are subject to Desert Shores ARC review.
- VIII. **INGROUND POOLS, SPAS AND RELATED EQUIPMENT**
 - A. COMPLETE CONSTRUCTION PLANS showing placement of pool and equipment on property is required. Each will be considered on an individual basis.
 - B. ALL EQUIPMENT must be in the rear yard and screened from view and may not be placed to cause noise issues with neighboring homes.
 - C. SETBACK REQUIREMENTS ARE 3' from water line to the surrounding structures and walls or per City Code.
 - D. No above ground swimming pools are allowed except as provided below.(Revised 3/23/2011)
 - 1. Inflatable pool or any pool of temporary structure will be permitted in the back yard only, from May 1 through September 30.
 - 2. Inflatable pools must be removed from the back yard and stored from October 1 through April 30.
 - E. **ABOVE GROUND PORTABLE SPAS WITH OR WITHOUT GAZEBOS** must be submitted to the ARC.
- IX. **OTHER STRUCTURES**
 - A. **TWO CAR GARAGE CONVERSIONS** will not be permitted – the purpose of garages is to store vehicles and belongings. Garages may not be converted into living or commercial space or incur any structural changes. Conversion of the third garage is subject to review by the ARC and will only be considered IF the neighborhood/housing development offered a “Living space ILO (in lieu of) 3rd stall garage”. Third garage conversion applications must include landscaping plans to repair the yard to meet current landscaping requirements.
 - B. **ROOM ADDITIONS, EAVES AND BALCONIES** or any exterior alterations to any building are major construction items which require ARC approval.
 - 1. Shall be constructed with materials that conform to type, quality, character and detailing established in the existing dwelling and neighborhood community.
 - 2. Any addition to the existing dwelling must meet the minimum setback requirements of ten feet (10') to the rear property line and five feet (5') to the side property line. Any deviation to the rule requires a City of Las Vegas “Variance”.
 - 3. Construction Plans to be included with the application are: Elevation Plans with exterior details to include lighting; Floor Plans with setbacks; Exterior Color Palette; and any Landscape Changes.

C. ACCESSORY BUILDINGS, FREE STANDING BUILDINGS, GAZEBOS AND PERGOLAS, ETC.

1. Must be in the rear yard and screened from view.
2. ARC approval must be obtained prior to construction or installation.
3. The design and exterior of the building and/or gazebo must be in harmony with the residence and the surrounding area.
4. Setback requirements are:
 - a) Five feet (5') from both side and rear property lines.
 - b) Six feet from the existing house/structure (attached patio cover is considered part of the house).

D. FREESTANDING CANVAS CANOPY STRUCTURE, including **CANVAS TOPPED GAZEBOS** and **SAIL SHADES** must be in the rear yard and screened from view. Canvas must be maintained in good condition, support posts or frame shall be bolted or securely fastened with concrete footings and must not be attached to any shared wall or fencing. Three feet (3') minimum setbacks are required to any property wall or residence.

E. STORAGE SHEDS AND UTILITY BUILDINGS:

1. Are subject to ARC review.
2. Must be in the rear yard only.
3. Must be screened from view with foliage.
4. The design and exterior finish of the storage shed must be in harmony with the residence and the surrounding area.
5. Must meet the minimum setback requirements of five feet (5') to the side walls and five feet (5') to the rear wall.

F. TEMPORARY STRUCTURES for holidays are allowed for 30 days prior to the holiday and must be removed within 15 days after the holiday.

X. EXTERIOR LIGHTING

- A. Exterior lamps may be gas, electric or solar with light given off not to exceed that given off by a total of 450 Lumens (or a single 40 watt bulb) and not be an annoyance to the neighbors, as determined by the ARC.
- B. Higher lumen/wattage lighting may be approved if it is not directed to, or if it is placed so as not to annoy the neighbors as determined by the ARC and with neighbor notification.
- C. **HOLIDAY LIGHTING AND DECORATIONS** may be displayed for 30 days prior to the holiday and must be removed within 15 days following the holiday.
- D. Installation of lighting of the Association Property between the lake and the homeowner's Lot is permitted if reviewed and approved by the ARC. The lights must be no more than 450 Lumens total, directed downward and may be placed on the wall/fencing between Lot and the Association Property. The lighting must not be offensive or a nuisance to adjacent neighbors (including across the lake).

- E. Back yard lighting on lakefront properties must not be an annoyance to the neighbors, as determined by the ARC.
- F. **ALL LANDSCAPING LIGHTING** requires ARC approval.

XI. ADDITIONAL MODIFICATIONS

- A. **WINDOW TINTING** does not require ARC approval. Mirror or foil finishes are NOT allowed.
- B. Modification to or replacing of the **FRONT ENTRY DOOR** or adding **SCREEN DOORS, SECURITY DOORS OR WROUGHT IRON ENTRY FENCING AND GATE** requires ARC approval.
- C. **SOLAR SCREENING** on windows does not require ARC approval if one of the following colors is used:

Silver Gray	Bronze	Dark Bronze
Charcoal	Antique White	Gold
- D. **WINDOW COVERINGS** such as Rolladen rolling coverings must be submitted to the ARC and must match the house exterior or trim color and are not allowed on the front door.
- E. **PLAY EQUIPMENT** (Revised 9/29/2010)
 1. All large play equipment, including but not limited to, large swing set gymnastic and climbing structures, playhouses and trampolines must be approved by the ARC. Specific attention will be placed on location and impacted neighbor notification.
 2. All play equipment must be installed not closer than five (5) feet to any property wall.
 3. All play equipment (to include the surround for a trampoline) must be screened with non-deciduous vegetation if visible above the perimeter walls.
 4. Play equipment which cannot be seen above any surrounding fence does not require approval of the ARC.
- F. **BASKETBALL BACKBOARDS** require approval of the ARC. They cannot be affixed to any structure. They may be mounted on a free-standing pole which can be permanent or movable. Permanent poles are to be installed in the rear yards only. They may not be installed in the front of the property.
- G. **PORTABLE BASKETBALL BACKSTOPS** do not require approval by the ARC and may be used in the front of the residence provided they meet the following criteria:
 1. They cannot remain on the sidewalk or street when not in use.
 2. They should be stored on the side of the house or behind the gate when applicable or in the garage.
 3. Be aware of the impact this unit has upon your neighbors.
- H. **PHOTOVOLTAIC SOLAR PANEL INSTALLATIONS** will generally be approved. Roof mounted panels should be installed on the side or rear slopes of the roof when possible. The additional wall-mounted equipment and conduits should be painted to match the house, screened from view or be located out of view of neighboring lots.
- I. **SKYLIGHTS** require ARC approval.

- J. **HOUSE NUMBERS** are required, should be visible and must be in harmony with the surrounding community. If the design is different from the rest of the community, must receive ARC approval.
- K. **AWNINGS**, canvas covered frames or similar structures that shelter a window.
1. Awnings require prior approval of the ARC. They must be of canvas or approved fabric and of solid colors. Awnings must be properly maintained to the satisfaction of the ARC and may not be kept where frayed, split, torn or faded.
 2. Awnings must be attached to the structure with no outside ground supports.
 3. Awnings on the side of the house will be considered on a case by case basis.
- L. **AIR CONDITIONERS ARE PROHIBITED ON ROOF TOPS.** Any exterior air conditioner, other than those installed by the builder, must be submitted to the ARC for approval prior to installation. **WINDOW AIR CONDITIONERS** are **NOT** allowed. Addition of **DUCTLESS SYSTEMS** requires ARC approval with specific attention to the exterior venting.
- M. **EXTERIOR PAINTING: ALL COLORS MUST BE** selected from the color palette located in the DSCA Office. All exterior painting of dwelling or walls (including fencing) requires prior submittal and ARC approval. Painting of homes or exterior walls without prior approval is subject to fines and possibly non-compliance liens. (Paint Color Palette updated and approved 6/22/2016).
- N. **GUTTERS AND DOWNSPOUTS** must be approved by the ARC and must be painted to match the adjacent roof and/or wall material.
- O. **SATELLITE DISHES** do not need to be approved by the ARC, however they must meet the following restrictions: (Revised 3/25/2015)
1. May not exceed a diameter of one (1) meter (39.37”).
 2. Shrouded “umbrella type” satellite dishes are strictly prohibited.
 3. The wiring/cords shall be painted the color of the house and attached to the house.
 4. Satellite dishes shall not be mounted on the shared property walls, either between houses or on perimeter roads.
 5. The following are preferred placement locations:
 - a) On the rear of the home,
 - b) On either side of the home, at least 10’ back from the front.
 - c) Behind the front facing wall to the back yard.
 - d) On a post in the back yard with the post and satellite dish height not to exceed the height of the wall enclosing the back yard.
- P. **RECREATIONAL VEHICLES** such as motor homes, boats, trailers, campers, and jet skis, etc. may not be parked in the community except within an enclosed structure. The Association does recognize the need for members to prepare such vehicles for use and as such will allow vehicles to be temporarily parked for a period not to exceed 24 hours in preparation for use. All recreational vehicles stored on any property must be located behind screened gates or in the garage. Any construction for concrete parking slab, cover, gates or screening must be reviewed by the ARC.

- Q. **INTERIOR WINDOW COVERINGS** : Permanent interior window coverings must be installed within 90 days after close of escrow. Torn or broken window blinds or coverings must be replaced. Mirror or foil coverings are not allowed. When using temporary window coverings, please refer to Article VIII, Section 8.07, Unsightly Articles of the CC&Rs.
 - R. **BARS** are not allowed on the exterior of windows. Security Film is allowed without a mirrored finish.
 - S. **PIGEON CONTROL SPIKES** metal or plastic are allowed without ARC approval. No visible chicken wire or mesh is allowed unless painted to match the roof, house or trim color.
- XII. **NOISE RESTRICTIONS** – Work hours are from 7:00am to 9:00pm Monday through Saturday. Exceptions may be allowed during summer due to weather. Please be considerate of your neighbors.

If you have any questions about these Architectural Guidelines please contact the Desert Shores Community Association office for assistance.