



Desert Shores Community Association
Architectural Policies & Guidelines
Adopted August 25, 2021

DESERT SHORES COMMUNITY ASSOCIATION

ARCHITECTURAL POLICIES AND GUIDELINES

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DESERT SHORES COMMUNITY ASSOCIATION DESIGN GUIDELINES & POLICIES

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 Applications ("ARC") are reviewed by the Community Relations Committee ("CRC") which is made up of Desert Shores Community Association homeowner volunteers. The CRC 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 CRC 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 CRC prior to start of construction or complete plans according to approval is a violation and may subject homeowner to fine of \$100. (Refer to CC&R's, Article IX, Section 9.07 and By-laws, Article XII "Notice and Hearing Procedure".)

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

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

GENERAL CONDITIONS

APPROVAL AFTER THE FACT. Notwithstanding any other provision of the Rules or Architectural Standards, the Community Relations Committee (herein called "CRC" shall have NO duty to consider or decide whether unauthorized improvements made without prior committee approval are approvable after-the-fact. The Association has the right to compel removal of ANY improvements made without prior CRC approval even if such construction or improvement may have been approved by the CRC had an appropriate application been submitted.

Despite the foregoing, at the Board of Directors discretion, it may request that the CRC consider the unauthorized construction or improvements after-the-fact. In such event, the members of the Committee shall inspect the construction or improvement and notify the owner in writing if it could potentially be approved. If the improvement would not be approved, in the sole opinion of the Committee, the owner shall promptly remove the construction or improvement at his/her own cost.

ANY CONDITION OR MATERIAL NOT DEFINED within these Guidelines shall become a matter for the consideration and determination of the CRC. (Section 9.03 CC&Rs).

COMMITTEE 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 Committee 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. It is the Owner's responsibility to obtain all necessary permits and approvals from the City of Las Vegas.** APPROVALS OR VARIANCES GRANTED BY THE CITY OF LAS VEGAS ONLY SUPERSEDE THE CC&R'S OR THESE GUIDELINES IN REGARD 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.

APPROVAL OF PLANS is not authorization to proceed with improvements on any property other than the applicants.

AN OVERSIGHT BY THE CRC regarding the CC&R's or Policies & Guidelines does not constitute a waiver or variance; therefore, any violation must be corrected upon notice.

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.

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.

ALL REPAINTING OF BODY/STUCCO AND TRIM COLORS must be pre-approved. The approved Color Palette is available in the DSCA office.

NEIGHBOR ADVISORY: Approval or denial is granted solely by the CRC. 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.

DSCA APPROVAL EXPIRES 6 months from the date of Original approval. Any revisions/alterations must be resubmitted for approval along with appropriate fees.

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

DIRECTIONS FOR ALL ARCHITECTURAL SUBMITTALS

A complete architectural application must be submitted to the Desert Shores office by 3:00 p.m. on the Wednesday **prior** to the scheduled CRC meeting to be reviewed. The CRC meets on the first Monday of every month excluding January. Below is a listing of items that are required to accompany the application prior to review by the CRC.

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 applicable).
 - 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 ADVISORY** is required and is intended as a courtesy notification for advisory use only. The office staff will send out a notification postcard.

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**

A detailed drawing or picture must be submitted. (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)

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 CRC. An incomplete application may affect the time limits for approval.
6. **FAILURE TO SUBMIT** plans prior to start of construction or improvement may subject the homeowner to a fine of \$100.

ARCHITECTURAL AND MATERIAL STANDARDS

This section describes appropriate materials for use in modifications and specifies which modifications require submittal to the CRC. Any deviation from pre-approved items requires CRC 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 50 sq. ft. (5'x10') 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 CRC approval prior to start of project.
 - 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 approval.

2. **ALL DECORATIVE ROCK** must be of natural (unaltered colors and approved by the CRC. Rock colors NOT permitted include: (This list is not all inclusive.)

| | | |
|-----------------|-------------|------------------------------|
| 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 path/walkway and must be contained with curbing, edging or another approved border. Must be an earth tone color. A path/walkway is defined as a passage or path for walking that is no wider than 3 feet.
4. **ARTIFICIAL TURF** requires CRC 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. EXTERIOR HARDSCAPE, DECORATIONS, YARD ORNAMENTS, OUTDOOR FURNITURE, WATER AND ROCK FEATURES.

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 CRC 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 always maintained in like-new and operational condition, or the CRC 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 B. 1. and 2. may be reviewed on a case-by-case basis. The CRC 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 CRC 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 always maintained in like-new and operational condition, or the CRC 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 CRC approval. Said outdoor furniture shall be maintained in like-new condition at all times, or the CRC 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 CRC.

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 10% plant coverage.
- c) Rock size can be smaller than $\frac{3}{4}$ ".

3. **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.

Decomposed Granite is not allowed in lakefront properties.

4. **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 CRC.
- 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.
- 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, bronze/brown, or painted to match the color of the house.
 4. Decorative arches, double gates and security bars require CRC 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 each neighborhood must be maintained by the homeowner and painted the approved Desert Shores Exterior Wall Color (Dunn Edwards Bone White).

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 (including vinyl) 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

BLOCK WALLS will be a maximum of 6 feet high from the grade pad (level of lot) for side and rear yards. If there is a difference in grade from one side of the wall to the other the height will be 6 feet from the higher grade. Block walls may not extend beyond the living quarters of the house.

- I. COURTYARD WALLS will only be a maximum of 4 feet high and permitted only in the front yard. The top 2 feet must be 50% open masonry block or wrought iron. A courtyard is defined as the distance from the living quarters to the front of the garage. Courtyards must also adhere to the 16 feet setback from structure to property line.

III. STONWORK/TILE

Natural stone - natural stone veneer may be used as an accent or architectural element 4 feet from ground level and must complement the colors, design style, and materials of the home. **All stone/tile requires prior 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. Approved stone palette including samples are available in the management 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. Hardscape-at the front of the house **MUST** have CRC approval before installation.
- D. All driveway and walkway colors shall be natural colors.

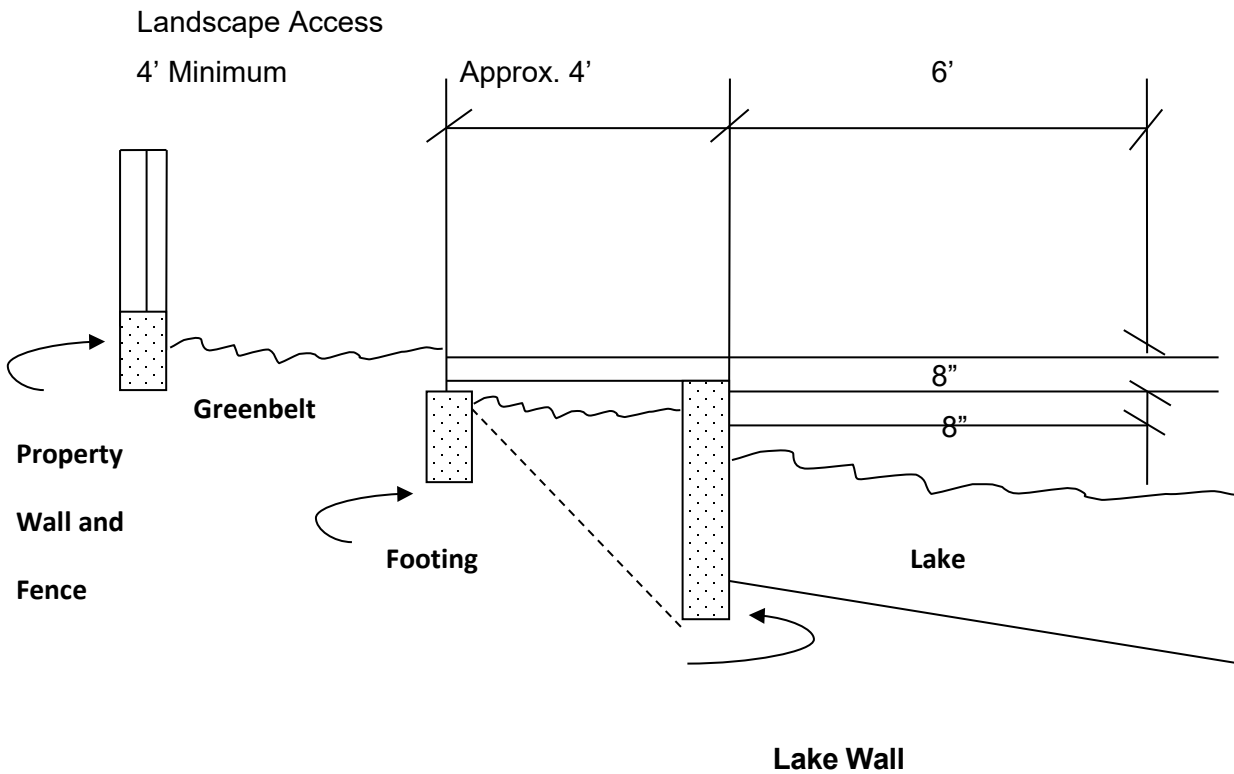
- E. Colors **NOT** permitted include but are not limited to: Black and Red.
 - F. Bumpits (driveway ramps) require CRC approval.
- V. **BOAT DOCKS** must be reviewed by the CRC.
- A. **PRIOR to the start of any new dock construction or addition of pavers between the dock and the wall, an inspection of the irrigation around the dock area is required. Please notify the DSCA office to arrange an appointment with the DSCA irrigation technician.** Any damage to the irrigation system must be reported to the Association immediately and you may be held responsible for any costs incurred to correct the damage.
 - B. 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.
 - C. The minimum cantilever will be four (4) feet over the lake to a maximum of 6 feet over the lake.
 - D. Docks may be no longer than 25 feet parallel to the lake shore.
 - E. Maximum one (1) dock per property.
 - F. A space of four (4) feet must be left between the dock and the homeowner wall to allow room for landscape personnel to maintain the greenbelt.
 - G. A five (5) foot setback is required from the side property boundary.
 - H. Natural wood may be used if stained natural/earth tone colors and water sealed to provide for proper maintenance.
 - I. Pressure treated boards should be used for the support beams for longevity of the dock structure.
 - J. Construction of the dock shall not penetrate the impermeable barrier sealing the lake when digging footings or constructing the dock. Any damage to the lake will be the

responsibility of the owner to repair. Sketches of this barrier seal can be obtained from the DSCA office. Note: the lake seal is of clay material, and it is important to ensure boat hulls or rudders do not penetrate through the seal.

- K.** Docks are for the private use of the individual homeowner only.
- L.** All docks require a City of Las Vegas permit and licensed structural engineer sign off prior to submittal.
- M.** All new docks must include a plan for pavers in the area behind the dock up to the wall. Existing dock owners may apply 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 color). 8” x 8” pavers or the 12” x 12” pavers may be used. The plan may include 12” maximum width of pavers along each side of the dock. A polymer filler (no sand) must be used between the pavers.
- N.** The pavers may not cut into the existing lake liner for any reason.
- O.** DSCA landscapers **MUST** make all irrigation changes at the homeowner’s expense.
- 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.
- Q.** The paver area must be kept clear of any items or debris.

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 on next page.)

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 proper 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 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.
5. Alumawood (or similar product).

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 CRC 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) CRC 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 CRC 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.
 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 CRC for approval.

IX. **OTHER STRUCTURES**

A. **TWO CAR GARAGE CONVERSIONS.** 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 CRC and will only be considered *IF* the developer offered a "Living space in lieu of 3rd stall garage". Third garage conversion applications must include landscaping plans to repair the concrete area in front of the garage to meet current landscaping requirements.

B. ROOM ADDITIONS, EAVES AND BALCONIES or any exterior alterations to any building are major construction items which require prior 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 CRC approval and a City of Las Vegas variance. If you have a smaller lot, consideration may be made to accommodate.
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. GAZEBOS AND PERGOLAS, ETC.

1. Must be in the rear yard only
2. CRC 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 CRC review.
2. Must be in the rear yard only.
3. Must be screened from view with approved plant material.

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

ALL Exterior Lighting requires Committee approval (the one exception is the landscape accent lighting, as listed below).

Depending on the function of your lighting needs there will be the following guidelines: House Lighting (such as coach lights) will have a maximum 800 lumens. Please take into consideration the type of lights being installed. A white/cool light will appear brighter than a yellow/warm light.

All exterior lighting must be installed to limit light encroachment onto adjacent properties and no lights may be directed onto adjacent properties or common areas. Light encroachment or wash over will be subject to Committee interpretation.

1. Security Lighting

- a. Can be up to 1200 lumens and may be on a motion sensor, however, all lighting must be pointed downward and not encroaching onto neighboring properties.

2. Front Yard and Front of House Lighting

- a. **All front of house lighting**, such as coach lighting, may not be brighter than 800 lumens. Style must be consistent with the neighborhood.
- b. **No string or bistro style lighting** may be installed on the front face of the house, in front courtyard or the front yard. (See back yard lighting for additional guidelines.)
- c. **Landscape Accent Lighting** – if 18 inches or less in height, solar or hardwired, neutral in color, does not require Committee approval. **All other landscape accent lighting** requires Committee approval.
- d. Lighting on palm trees may not be brighter than 800 lumens total.





3. Back Yard and Back of House Lighting

- a. All back yard or back of house lighting requires Committee approval.
- b. String or bistro style lighting may be installed in the back yard, however, to ensure proper installation without drooping, a guidewire is suggested.

4. Lakefront Properties Lighting Lighting in your backyard must be treated as if you were installing lighting in your front yard

- a. All lakefront property lighting requires Committee approval.
- b. Lighting on wrought iron railing must be limited to the top rail only.
- c. Lighting on palm trees may not be brighter than 800 lumens.
- d. Lighting may not encroach into neighboring lots or shine across the water.
- e. Lighting on docks requires Committee approval and may not encroach into neighboring lots or shine across the water.
- f. Installation of lighting of the Association Property between the lake and the homeowner’s Lot is permitted if reviewed and approved by the Committee. The lights must comply with the exterior lighting requirements outline in the guidelines and shall be directed downward, and not 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).

5. Holiday Lighting (see Additional Modifications)

| BULB BRIGHTNESS | | 450 LUMENS | 800 LUMENS | 1100 LUMENS | 1600 LUMENS | 2600 LUMENS | 5800 LUMENS |
|-------------------------------------------------------------------------------------|-------------------------|---------------|---------------|----------------|----------------|--------------------------------------------------|----------------|
|  | LED | 6W | 9 - 10W | 13W | 16 - 18W | 24W <small>SPECIAL HIGH VOLTAGE LAMPS</small> | 45W |
|  | CFL | 8 - 9W | 13 - 14W | 18 - 19W | 23W | 40W | 85W |
|  | Regular INCANDESCENT | 40W | 60W | 75W | 100W | 150W | 300W |
|  | Halogen | 29W | 43W | 53W | 72W | 150W | 300W |

XI. ADDITIONAL MODIFICATIONS

- A. WINDOW TINTING** does not require 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 CRC approval.
- C. SOLAR SCREENING** on windows does not require CRC approval if one of the following colors is used:
- | | | |
|-------------|---------------|-------------|
| Silver Gray | Bronze | Dark Bronze |
| Charcoal | Antique White | Gold |
- D. WINDOW COVERINGS** such as rolling shutters must be submitted for approval and must match the house exterior or trim color. Coverings are not allowed on the front door.
- E. PLAY EQUIPMENT**
1. Only allowed in the backyard.
 2. All large play equipment, including but not limited to, large swing set gymnastic and climbing structures, playhouses and trampolines must be approved by the CRC. Specific attention will be placed on location and impacted neighbor notification.
 3. All play equipment must be installed not closer than five (5) feet to any property wall.
 4. All play equipment (to include the surround for a trampoline) must be screened with non-deciduous vegetation if visible above the perimeter walls.
 5. Play equipment which cannot be seen above any surrounding fence does not require approval of CRC.
 6. Inflatable structures such as a “bounce house” are only allowed in the backyard and no more than 24 hours.
- F. BASKETBALL BACKBOARDS** require approval of the CRC. They cannot be affixed to any structure, and 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.
- G. PORTABLE BASKETBALL BACKSTOPS** do not require prior approval and may be used in the front of the residence provided they meet the following criteria:
1. Cannot remain on the sidewalk or street when not in use.

2. Must be stored on out of view when not in use
3. Be aware of the impact this unit has upon your neighbors.

H. SOLAR PANEL INSTALLATIONS. Roof mounted panels should be installed on the side or rear slopes of the roof. If the panels need to be installed elsewhere on the roof a written explanation will need to be included. The wall-mounted equipment and conduits must be painted to match the house, screened from view, or be located out of view of neighboring lots. It is recommended that you include bird mesh in your solar panel installation to prevent birds, rodents, and debris from being trapped between your roof and the panels.

I. SKYLIGHTS require CRC approval.

J. HOUSE NUMBERS are required and must be visible from the street. They must be in harmony with the surrounding community. If the design is different from the rest of the community, must receive approval.

K. AWNINGS, canvas covered frames or similar structures that shelter a window.

1. Awnings require prior approval of the CRC. They must be of canvas or approved fabric and neutral 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.
4. Acceptable colors include solid neutral colors or matching the house color.

L. AIR CONDITIONERS ARE PROHIBITED ON ROOF TOPS. Any exterior air conditioner, other than those installed by the builder, must be submitted to the CRC for approval prior to installation. **WINDOW AIR CONDITIONERS** are **NOT** allowed. Addition of **DUCTLESS SYSTEMS** requires CRC approval with specific attention to the exterior venting.

M. EXTERIOR PAINTING: ALL COLORS MUST BE selected from the current color palette. All exterior painting of dwelling or walls (including fencing) requires prior submittal and CRC approval. Painting of homes or exterior walls without prior approval is subject to fines.

- N. GUTTERS AND DOWNSPOUTS** must be approved by the CRC and must be painted to match the adjacent roof and/or wall material.
- O. SATELLITE DISHES** do not need to be approved by the CRC however, they must meet the following restrictions: May not exceed a diameter of one (1) meter (39.37”).
1. Shrouded “umbrella type” satellite dishes are strictly prohibited.
 2. The wiring/cords shall be painted the color of the house and attached to the house.
 3. Satellite dishes shall not be mounted on the shared property walls, either between houses or on perimeter roads.
 4. 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 and must maintain a 5 foot setback from perimeter walls.
- P. RECREATIONAL VEHICLES** such as motor homes, boats, trailers, campers, and jet skis, etc. may not be parked on the property, 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 CRC. Commercial Vehicles are not permitted.
- Q. INTERIOR WINDOW COVERINGS:** Torn or broken window blinds or coverings must be replaced. Mirror or foil coverings, sheets, or similar are not allowed.
- R. SECURITY BARS** are not permitted on the exterior of windows. Security Film without a mirrored finish is allowed.
- S. PIGEON CONTROL SPIKES** metal or plastic are allowed without CRC approval. No visible chicken wire or mesh is allowed unless painted to match the roof, house, or trim color.

T. HOLIDAY DECORATIONS AND LIGHTING may be displayed for no more than 30 days prior to the holiday and must be removed within 15 days following the holiday.

XII. NOISE RESTRICTIONS – Work hours are from 7:00am to 9:00pm Monday through Saturday. There is no work permitted on Sunday at any time. Exceptions may be considered 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.