

COPPER CREEK HOMEOWNERS ASSOCIATION ARCHITECTURAL STANDARDS AND GUIDELINES

Architectural Submittal Checklist

Below is a list of items that are required to accompany the application prior to review by the Architectural and Landscape Control Committee.

ONE COPY OF ITEMS 1 - 3 BELOW IS REQUIRED EITHER IN PAPER OR ELECTRONIC FORMAT

1. Application

- A) Complete homeowner information (address and telephone number).
- B) Homeowner signature.
- C) Approximate start and completion dates.
- D) Projects being submitted.

2. Signed Neighbor Awareness Statement

This statement is to be signed by the “front facing” neighbors--directly across the street; the “side” neighbors-- to the right and to the left; and the “rear” neighbors-- those at the rear of the Property, who would be affected by the construction.

3. Plans Showing the Scope of Work

Provide detailed drawings showing the height, length, width, color and what the improvement will look like when it is completed.

4. Landscape Plans

These plans show a diagram of your house and where the landscaping improvements will be. Indication of plant and tree types and location are required.

5. Material Samples

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

6. Bond Requirements

The ARC Committee can require a Designated Bond or Cash Bond. The ARC Committee will determine the designated bond or cash bond amount at the time of reviewing the submittal. If a bond is required, it will need to be received by the HOA Manager prior to commencement of any installation or other work pertaining to landscaping, swimming pools or spas or other improvements on any lot. The bond is to be held in the name of the Association, not PRO HOA MANAGERS. The bond can be used to make repairs to any damage to any sidewalks, curb, street, party wall, Common Element, or other areas. If the bond is insufficient to repair all such damage, then any and any related costs shall be assessed against the Homeowner as a Special Assessment.

*Failure to follow these requirements and procedures may cause your request to be delayed pending submission of additional information and documentation to the Architectural Committee. An incomplete application may affect the time limits for approval.

*Please Read Articles 5 & 9 of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for more information about exterior modifications.

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Home Improvement Application

Name: _____ Best Phone: _____
Address: _____ Email: _____
Start Date: _____ Finish Date: _____

Project being submitted (select all that apply)

Landscaping _____ Walls _____ Patio Cover _____ Basketball Hoop _____
Painting _____ Air Conditioner _____ Playground _____ Pool & spa _____
Gazebo _____ Awnings _____ Green House _____ Shed _____
Deck _____ Room Addition _____ Gutters/Drains _____ Doors _____
Windows _____ Cameras _____ Solar Panels _____ Dish/Antennae _____
Driveway _____ Sidewalk _____ Roof _____

Other: _____

Location: Front _____ Rear _____ Sides _____

PLEASE FILL IN DETAILS IF NOT SHOWN ON PLANS

Are all existing improvements shown on plans? _____

Names of plants: _____

Type of materials used: _____

Type of wood surfaces: _____

Color scheme: _____

Impacted neighbor statement attached? _____

* Plans that are approved are not to be considered authorization to change the drainage plan as installed by the developer and approved by Clark County. The review is intended to consider aesthetic appearance of the drains, pipes and coring and other applicable aspects of drainage. Owner may also need to acquire approval from the Clark County for permission to encroach within County easement.

Homeowners Signature

Date

For COPPER CREEK Homeowners Association: Architectural Committee Use Only

Approved as submitted Denied Conditional Approval

Bonded Required: _____

Comments: _____

Signature and Date: _____

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Neighbor Awareness Statement

On _____, the attached plans for were made available to all neighbors as required and noted below for their review. They have been notified that I am submitting these plans for Architectural and Landscape Control Committee approval.

Signature of front facing neighbor: _____
Address: _____
Phone Number: _____
SUPPORT: _____ OBJECT TO: _____

Signature of front facing neighbor: _____
Address: _____
Phone Number: _____
SUPPORT: _____ OBJECT TO: _____

Signature of side neighbor: _____
Address: _____
Phone Number: _____
SUPPORT: _____ OBJECT TO: _____

Signature of side neighbor: _____
Address: _____
Phone Number: _____
SUPPORT: _____ OBJECT TO: _____

Signature of rear neighbor: _____
Address: _____
Phone Number: _____
SUPPORT: _____ OBJECT TO: _____

Signature of rear neighbor: _____
Address: _____
Phone Number: _____
SUPPORT: _____ OBJECT TO: _____

HOMEOWNER SIGNATURE

DATE

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Breaching Community Wall

If a homeowner requests approval to gain entrance to their property through one of the community perimeter walls to install a pool or other structures on the homeowner's property, the homeowner shall abide by the following:

* SUBMIT APPLICATION (All four pages)

*OWNER SHALL POST A BOND OR DEPOSIT IN CERTIFIED FUNDS, A SUM DETERMINED BY THE ARC COMMITTEE, TO BE HELD BY THE ASSOCIATION'S MANAGEMENT FIRM UNTIL THE ARC COMMITTEE HAS APPROVED THE COMPLETED WORK.

* SUBMIT FULLY EXECUTED INDEMNIFICATION AGREEMENT.

* THE WALL SHALL NOT BE DOWN LONGER THAN 45 DAYS.

*ASSOCIATION'S MANAGEMENT FIRM WILL RETURN THE DEPOSIT AT THE DIRECTION OF THE ARC COMMITTEE AT THE TIME OF COMPLETION LESS ANY EXPENSES OR REPAIRS INCURRED BY THE ASSOCIATION IN RELATION TO THE IMPROVEMENTS.

* WALL SHALL BE REMOVED AND REPLACED BY ORIGINAL CONTRACTOR OR CONTRACTOR OF ASSOCIATION'S CHOICE AND LANDSCAPING SHALL BE REMOVED & RESTORED BY COMMUNITY ASSOCIATION LANDSCAPING COMPANY.

* UPON APPROVAL OF SUBMITTAL, ALL CONSTRUCTION SHALL BE SCHEDULED THROUGH THE ASSOCIATION FOR COORDINATION.

*THESE RULES SHALL ALSO APPLY FOR CONSTRUCTION ACCESS OVER THE PERIMETER WALL.

* PERMISSION TO BREACH THE PERIMETER WALL WILL NOT BE GRANTED IF BACKYARD CAN BE ACCESSED THROUGH SIDE RETURN WALL.

Homeowners Name

Homeowners Address

APPROVED NOT APPROVED

Comments: _____

Signature

Date

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Rules & Regulations (Updated Nov. 2016)

VIII. EXTERIOR MODIFICATIONS

All exterior modifications require prior approval from the Board of Directors and/or the Architectural Review Committee. Requests should be submitted to the Association's business address.

- A. **SECURITY AND SCREEN DOORS:** The design must be submitted to the Board of Directors, which includes color, location on the house and design. Doors and screens must be complementary in color to the house.
- B. **ANTENNAS:** Television, radio and satellite dish antennas/receivers must not be installed or constructed without prior approval of the Board. Upon written approval from the Board or the Architectural Review Committee, dishes must be placed on the back of the house first or the side but set back so as to minimize the ability to see the receiver from the street. No such device may be installed on the front of the house. All wires on the outside of the house must be bound together and secured to the building. Wires are to be painted to match the base color of the home.
- C. **PAINT:** Colors for the trim elements (all shutters, metal railings and the front door) must be the same color. The Board has selected some colors that are pre-approved and don't require ARC forms. The accepted colors are from Dunn-Edwards and they have a store at the corner of Tropicana and US 95 North. The base color of the house (the primary color comprising the majority of the exterior) may be painted any color similar to any existing base color so long as it complements the community. Owners must provide a color swatch to the Board prior to painting the base.

IX. LANDSCAPE MAINTENANCE (CC&R 9.12)

- A. It is the responsibility of the Association to maintain the front yards of the individual units. This shall include the trimming of bushes and trees up to 12 feet from the ground, weed removal, and trash and plant debris removal.
- B. It is the responsibility of the homeowner to maintain the minimum plant count that was installed by the developer – this is five plants in the front yard. The Board may grant variances for considerations such as lot size and size of existing plants or other unique elements. Homeowners are responsible to replace plants and/or trees and the irrigation system. It is the responsibility of the homeowner to ensure that the vegetation receives the proper amount of water and is in compliance with Las Vegas Valley Water District regulations. Homeowners shall landscape their backyards and maintain all plants so as to not be a nuisance to neighbors or common areas.
- C. Owners are responsible for replenishing the rock in their front, side and back yards. If Owners use ¾" red or gold granite decorative rock in the front or side yards, no Architectural Review is required. Any variations will require Board or Committee approval.

XXIII. ARCHITECTURAL GUIDELINES (CC&R Article 5)

The goal of the Architectural Review Committee (ARC) is to evaluate each project to ensure that any improvements are harmonious to adjacent neighbors and add to the community as a whole. ARC does not provide engineering or architectural approval. The ARC is comprised of the Board of Directors. They delegate the authority to approve/reject applications to the Community Manager so long as the proposed changes meet the general guidelines stated herein. This section does not supersede any other section of this document and is intended to provide an overview of the review process.

ARC doesn't want to specify to homeowners exactly how to improve their property, but we have developed general rules for the mutual benefit of Copper Creek:

The ARC can require a Designated Bond or Cash Bond. The ARC will determine the bond amount at the time of reviewing the submittal. If a bond is required, it will need to be received by the Community Manager prior to commencement of any installation or other work pertaining to landscaping, swimming pools or spas or other improvements on any lot. The bond is to be held in the name of the Association, not PRO HOA MANAGERS. The bond can be used to make repairs to any damage to any sidewalks, curb, street, party wall, Common Element, or other areas. If the bond is insufficient to repair all such damage, then any and any related costs shall be assessed against the Homeowner as a Special Assessment.

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Please provide a rough sketch of improvement locations and dimensions and include all materials to be used. If you're using a vendor to perform the work, it's recommended you check out their credentials and references, and make sure they are licensed and insured to perform the specified work.

ARC may require such detail in plans and specifications as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevation drawings and description or samples of exterior material and colors.

Please keep trees at least 2-3 feet from the block walls, retaining walls and structures - preferably 5-feet if you have a large backyard. Homeowners are liable for wall damage due to trees etc. in their backyard. You should show your neighbors this sketch so they know what you are planting next to their yard, particularly if the tree litters or blocks a view.

Owners must provide plant names. You can make a big list of plant names you like - if you don't plant all of them that's fine. Please don't plant olive, mulberry, or other high pollen plants. No poisonous plants (this includes oleander) in the front yard. The preference is for desert-style landscaping in the front yards.

Plants shall be installed with proper drip/sprinkler irrigation. Please keep all emitters about 2-3 feet away from the block walls. Homeowners shall maintain all landscaping once installed or another application is submitted. Water barriers are recommended to prevent damage to block walls.

No new turf is allowed in front yards. Fifty percent of turf in side and rear yard or 100 square feet, whichever is greater, may be grass (max. 5,000 square feet), per the Las Vegas Valley Water District.

Backyard patios should be no larger than half of the total backyard. You may use landscaping rock for your entire backyard; however, every backyard must have some sort of vegetation (not weeds!). Hard surfaces like concrete patios do not absorb noise, leading to an echo problem in our community. Vegetation absorbs noise, so we encourage you to plant as much as possible. Please try to creatively fill your backyard. Dirt areas are not permitted in backyards as part of the homeowner's obligation to landscape within 1 year (with the exception of an active garden).

Front yards must have at least five healthy plants (this is what the developer installed). The HOA is obligated to enforce this but variances may be made depending on lot size and size of plants. The homeowner is responsible for developing the proper watering schedule, as the irrigation clocks are inside the garage and not accessible by the community groundskeeper.

Anything that is exterior to the walls of the home and intended as a permanent part of the home/yard should be included in the application. Neutral colors, or colors which match the scheme of your home are required. Spas and pools shall have self-contained pumping mechanisms to reduce noise.

The Board has the right to fine and/or require that something be removed if it has not been approved by application. The ARC and the Board have the right to establish special working hours and limit durations. All proper building permits are required before final approval on spas, pools, walls, and additions, for example. Please contact the Clark County Building Department for permitting info.

If it is necessary to use part of the Common Element for temporary storage of rock mulch, garbage bins, or for any other reason, you must include this in your ARC form. The maximum duration shall be approved by the Board. This shall not interfere with ordinary ingress and egress of any other unit in the community.

Owners must make a sincere attempt to have their neighbors sign off on the proposed plans. If the neighbor is not home or the house is vacant, state the day and time you attempted to reach them. This is a courtesy to your neighbors and does not imply the proposal is approved or denied. Please make sure the signer is the homeowner and not a family member, guest or tenant.

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Any application submitted pursuant to Section 5.3 shall be deemed rejected and disapproved unless written approval or a request for additional information or materials by ARC shall have been transmitted to the applicant within forty-five (45) days after the date of receipt by ARC of all required materials.

The homeowner shall do a utility investigation before any construction activity that involves digging or moving soil. The homeowner is responsible for knowing where any utility easements exist on his/her property and for all damage associated to any utility that is inadvertently damaged. Residents along Nickel Ridge and La Perla should be aware that a sewer line lies underneath their backyards.

IMPORTANT! CALL BEFORE YOU DIG! Dial 811 or 1-800-227-2600 at least two days prior to digging. This is a free utility location service provided by companies so that you don't hit their lines, and anybody landscaping is required by law to call it before starting. It might save you a major headache.

Suggested drought-tolerant plants that are acceptable for front yards:

Shrubs

Rosemary, Sage, Hawthorn, Desert Bird of Paradise, Arborvitae, Lantana, Bush Daisy, Cotoneaster, Cassia, Pyracantha, Grapes, Lavender, Bottlebrush, Rosewood, Sugar bush, Xylosma, Yucca, Perky Sue, Desert Spoon, Agave, Ornamental Grasses

Trees

Chaste Tree, Chitalpa Tree, California Pepper Tree, African Sumac, * Fan Ash, * Desert Willow, Palo Verde, Locust, Elm, Live Oak, Mesquite, Mondell Pine, Pistache/Pistachio, Strawberry Guava, Chilopsis, * Texas Umbrella, Fan Palms, Golden rain Tree, Silk Tree, Pomegranate, Almond

***These trees you should plant at least 5 feet from any structure because of the size**