



Architectural Policies & Guidelines (2023)

As approved by the Los Prados Board of Directors

The ARCHITECTURAL POLICIES and GUIDELINES (2023) was approved by a majority vote of the Los Prados Board of Directors at a regularly scheduled Board of Directors Meeting on May 16, 2023. These guidelines are effective as of July 1, 2023.

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I. INTRODUCTION

These guidelines are intended to supplement information contained in Articles VII and XII of the Master Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Los Prados Community Association and the Los Prados Community Association Rules and Regulations Section XI. They do not cover the entirety of those documents; therefore, it is advantageous to read the applicable CC&Rs and Rules and Regulations (R&Rs) thoroughly prior to commencing any project covered by this document. The Architectural Control Committee and management staff can assist with the submittal process and interpretation of the CC&Rs and these Guidelines.

- A. The Architectural Control Committee (ACC): Constituted to ensure continuity in design that will preserve and improve the appearance of the community and the property values therein. The ACC reviews all plans for exterior major maintenance (Maintenance projects expected to take longer than one day to complete.), renovations, improvements, and additions to residential lots and dwellings in Los Prados. The ACC shall exercise its best judgment to the end that all external changes to properties conform to and harmonize with the existing surroundings and structures. Reviews are conducted objectively under the policy guidelines of the governing documents. Failure to submit plans to the ACC or to complete projects according to approved plans is a violation of the Association's governing documents and may result in sanctions on the homeowner in accordance with the governing documents.
 - 1. The ACC is comprised of three members from the Los Prados Board of Directors. The ACC's role is to review ACC submissions to assure plans and projects comply with this guide. Plans or projects that deviate from this guide are considered for variance approval by the entire Board of Directors. Requests for variance approval will be addressed at the first available executive session following the receipt of the request.
 - 2. No member of the ACC can recommend a specific contractor to an applicant, become personally involved in the completion of a project applied for through the ACC, or receive any compensation from an applicant or contractor relative to any project applied for through the ACC.
 - 3. The ACC meets twice monthly; normally on the second and fourth Wednesday of each month. Submit applications not later than the close of business on the Monday prior to a planned meeting. For projects other than maintenance, a \$250.00 deposit must accompany all submittals. The deposit is returned after project completion and review (project completed as approved and the area has been cleared of tools, equipment, and debris).
- B. Maintenance versus Renovation: The Association acknowledges the need for homeowners to perform outside maintenance tasks to their property and that these tasks are different than renovations the Association, in compliance with its governing documents, rightly regulates. Maintenance tasks generally are actions taken to return your property, or its associated equipment, to its original condition. Some examples of maintenance tasks (not a complete list):

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- Repainting your house, doors, or trim its existing color(s)
- Replacing your outdoor air conditioning compressor
- Repairing your installed irrigation system
- Repairing outside water or sewer lines
- Repairing your existing fence

Accordingly, if you as the homeowner, believe your requested project to be maintenance versus an alteration to your property, follow these procedures:

1. Complete the normal ACC Application, mark the Maintenance checkbox, describe your maintenance project, and complete the RECITALS PAGE.
 1. There is no deposit requirement for maintenance tasks.
 2. You will receive approval to proceed within two business days. The ACC is the final determining authority regarding questions of maintenance versus renovation.
 3. Submit a project completion form when your project has been completed.

Approved maintenance tasks that are not completed within 90 calendar days of approval become an issue for review by the ACC. In such a case, the ACC may refer the issue to the Los Prados Community Association Board of Directors (Board) for review and determination regarding a homeowner's failure to maintain their property in a clean and sightly manner.

- C. EMERGENCY ACC APPROVAL: The Board of Directors and the ACC understand that certain incidents may occur whereby immediate repairs need to be made. In the event of an emergency, the homeowner is authorized to temporarily repair the property - Items such as, but not limited to, broken HVAC equipment, roof leaks, broken garage doors, any temporary fix to prevent further damage and ensure the safety of the home, plumbing issues et al. If under normal conditions the emergency repair requires ACC approval, the homeowner must notify the front desk within two business days. (e.g., replacement of a garage door of a different style or color).
- D. Project Suspense: Approved projects should be completed within six (6) months of approval. Upon approval, a tag will be attached to the residence lamppost indicating an approved project is in progress. At completion of the work, a representative of the Architectural Committee will inspect improvements for adherence to approved plans. The ACC cannot give final release of any project or part of a project that requires City of Las Vegas final inspection. Such inspection must be obtained prior to notifying the ACC of project completion. The ACC tag may only be removed by an ACC member once completion is verified by the ACC. Approved projects not started by the end of the six-month period will be voided, and the applicants deposit will be refunded. A new application must be submitted by the homeowner to reinstate the project.
- E. Records: The ACC and Association staff maintain written records of all applications submitted and actions taken thereon.
- F. Guideline Administration: These ACC Policies & Guidelines may be administratively amended at any regular legally constituted meeting of the Board of Directors by simple

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majority vote the Board quorum present, provided that no rule or amendment is contrary to the Association's governing documents. Changes become effective 30 days after posting of said rule or amendment on the bulletin board located at the Homeowner's Association office, 5150 Los Prados Circle, Las Vegas, NV 89130 and notifying homeowners of the amendment in the Association Newsletter or by separate mailing.

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II. PURPOSE

It is the intention of the Master Association to maintain the integrity of the planned development and the architectural appearance for the benefit of all homeowners. Therefore, the following ACC Guidelines have been established governing any proposed additions, alterations, or construction relating to any homeowner's property.

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III. GENERAL CONDITIONS

- A. Scope: Any condition or material not specifically addressed within these guidelines shall become a matter for consideration and determination by the ACC. Review and approval by the ACC of any such condition or material is therefore required.
 - 1. Projects completed without ACC approval may be considered a violation. DO NOT assume your project is approved (or has a waiver) because you see your project at another residence in the community. Any project completed without ACC approval must be corrected upon notification. Failure to take corrective action could result in a violation imposed upon the homeowner and a subsequent call to a hearing with the Board of Directors.
- B. Permits and Property Lines: The ACC is NOT intended nor qualified to act to ensure your property maintenance, alterations, renovations, etc. comply with government-imposed standards or codes of construction. It is the responsibility of the homeowner to ensure work on their property complies with any government-imposed standards of construction and attain building permits as required by law. Further, any requested modifications, alterations, improvements, or maintenance approved by the ACC, or the Association, does not constitute endorsement for a product, contractor, or method of construction. Additionally, the Association or the ACC are not qualified or capable of assuring approved projects comply with property line requirements. It is the sole responsibility of the homeowner to assure their work remains on their property. Projects approved by the Association, or the ACC DO NOT constitute or substitute for any government required approvals, inspections, or standards.
 - 1. ACC and/or City of Las Vegas approval of plans is not authorization to proceed with improvements on any property other than the applicant(s).
- C. Access: Access for equipment used in construction should be through the applicant's property. No access through common property will be allowed without prior written authorization from the Los Prados General Manager. When construction requires use of an adjoining property, the applicant must obtain written permission from the adjoining property owner and submit it with the plan and deposit. Projects do not require adjacent property owners' approval. However, the Association recommends that as a matter of courtesy, applicants make adjacent residents aware of the scope of projects, their start date and expected duration.
- D. Project Objections: Any homeowner who believes an approved project will adversely affect his/her property should immediately notify the Los Prados General Manager in writing explaining his/her concerns. The General Manager will review the complaint, attempt to resolve it, and if unable to do so, bring it to the attention of the ACC Committee and the Board of Directors.
- E. Street Obstructions: Streets must not be obstructed with equipment or building materials that could be hazardous to pedestrians, vehicles, etc. Materials temporarily placed on a street will be adequately barricaded, lighted, and marked to ensure safety.

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- F. Community Standards: All work must be performed in a manner consistent with the standards of the general dwelling construction, appearance of the village and the Los Prados community. All work considered 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.
- G. Height Restriction: No structures shall be erected to a finished height greater than thirty feet. Height to be measured from the lowest finished grade adjacent to the foundation of the structure to the uppermost point of the structure. Chimneys shall be excluded in determining height of a structure.

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IV. ARCHITECTURAL AND MATERIAL STANDARDS

This section of the Guidelines delineates appropriate materials for use in modifications and specifies which modifications require prior submittal to the ACC. Any deviation from pre-approved items requires ACC approval.

- A. LANDSCAPING. Landscaping can be effectively used to accent entryways, define space, and create “soft” privacy screens. Since landscaping is a design element, consideration should be given to the relationship to adjacent homes and surrounding areas.
1. All new landscaping work, planting, and installation of permanent irrigation systems by an owner shall remain aesthetically consistent with the design and plan of the community. Periodic plant replacement or landscape irrigation system repairs do not require ACC approval. However, if the work being performed has the potential to cause a need for clean-up, it should be submitted to the ACC for approval (e.g., rock or equipment being dumped or stored in the street). Any material being placed or stored in the street while the work is being performed should be marked with safety cones.
 2. No owner shall further landscape or otherwise improve any property owned and maintained by the Los Prados Community Association without prior written authorization from the Los Prados General Manager after consultation with the Board of Directors.
 3. Front and back yard landscaping consisting of trees and bushes must be maintained so as not to encroach upon or be a nuisance or detriment to adjacent properties. If plants or trees are found to be detrimental to the community, e.g., causing damage to common or private property, homeowners will be required to abate the problem.
 4. The following trees are not suitable for home landscapes and will not be approved by the ACC: Cottonwood, Mulberry, Fruit Bearing Olive, Poplar, and Willow.
 5. Any material to be used by the homeowner in landscaping or backyard projects must be approved by the ACC. The use of a screening material in landscaping will be approved or disapproved on the following factors:
 - a) Use: Structures are considered on a case-by-case basis, e.g., gazebos, pool equipment screens, decks.
 - b) Design: Compatibility with Community appearance, visibility from common grounds and neighboring properties.
 - c) Quality: Construction and material, e.g., the use of PVC pipe for trellises or lattice for privacy screens is prohibited.
- B. LANDSCAPE REQUIREMENTS. Below is the guideline to be used for all front and side yard landscaping.
1. Artificial plants and trees are considered hardscape materials and are prohibited in front yards and side yards. Artificial flowers to be used in flowerpots, etc. will be considered and approved on a case-by-case basis.

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2. Artificial turf is classified as a hardscape material in the same manner as rock and mulch. 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 ACC 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").
3. Installation: Artificial turf must be placed over sand or other fine aggregate that measures two inches (2") in depth and it must be compacted. No concrete or reject sand will be permitted under the artificial 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 trunk of the expected size of the tree at maturity. The rings must be covered with approved mulch. 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. The ACC recommends the installation be completed by a licensed contractor that has documented artificial turf experience.
4. 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 Compliance Committee may, at its sole discretion, determine if the turf has deteriorated below acceptable standards. Homeowners must maintain all landscaping back of the curb, on the front and side yards of the lot that is subject to view from the street, 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.
5. Minimum Plant Coverage: Fifty (50) percent (calculated at plant maturity) of the front and side yards must be planted with softscape. Softscape is defined as elements that are living, fluid and changing as they mature. When calculating the softscape percentage, tree(s) may only account for a maximum of twenty (20) percent of the total softscape. The ideal landscape is a balance of both hardscape and softscape. Artificial turf is considered a hardscape material.
6. Recommended Tree Requirements: One shade tree with a minimum 1 ½" trunk diameter is suggested in the front yard. One shade tree with a minimum 1 ½" trunk diameter is suggested in the side yard of all corner lot properties. The trees listed in section IV - A - 4 above will not be approved by the ACC. All tree removals require approval of the ACC, and all stumps must be removed or ground to the surrounding surface level.

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C. DESERT LANDSCAPING

1. Homeowners must take appropriate measures to ensure a healthy, beautiful desert landscape. The Committee recommends the removal of sod to a depth of 2-3 inches, use of proper weed barrier material under the desert rock or decomposed granite that surrounds the plants and bedding areas, and an efficient irrigation system that applies water to the plants without watering the entire area. Use of plastic sheeting is not permitted due to the possibility it will affect drainage.
2. Homeowners are encouraged to coordinate any desert landscape project with the Las Vegas Valley Water District prior to submitting plans to the ACC. The Water District can provide a contractor and/or plant recommendations and may have an ongoing program of homeowner compensation for which a homeowner may be eligible. If a homeowner takes advantage of a Water District program, a copy of the Water District's acceptance form must be included with the ACC application for the record. Water District approval of a landscape plan applies only to water conservation requirements. The ACC retains approval authority for design and aesthetic consistency with the plan of the community.
3. Before commencement of installation of desert landscaping, an owner must submit a landscaping design displaying plot dimensions, plant type and placement to the ACC, and receive written approval of the landscaping design from the ACC. Commencement of installation without said written approval will be considered a violation of this provision. The Board of Directors interprets "desert landscaping" to mean a desert garden, not a yard of concrete and rock. Water-efficient plants and planting areas must be included. A minimum of ¾" size stone/rock is required from the curb to three feet into the property.

D. FENCING

1. GENERAL GUIDELINES:

- a) All fence and gate construction and/or replacement require review and approval of the Architectural Control Committee (ACC).
- b) Property line location is the sole responsibility of the Homeowner. Los Prados ACC and/or the Association is not responsible for fencing placed outside of the Homeowner's property.
- c) Side-yard fencing may not project further than the front of the homeowner's house.

2. ACCEPTABLE MATERIALS:

- a) One-half inch square tubular metal 4" to 4.5" centers attached to 1" square tubular top and bottom rails. Variance may be granted to add supplemental pickets to contain small pets. The addition of chicken wire, bamboo, lattice, fabric, or netting is not permitted.
- b) Tan slump stone block base and pilasters (base blocks not to exceed three rows) or 2" square tubular metal posts set in concrete.
- c) Metal fencing must be painted to match the common area fences. The Los Prados beige fence color paint can be color-matched by any paint supply store. Painting colors other than Los Prados beige are prohibited.

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3. **DOUBLE FENCES:** Double fences are prohibited. Only one fence is permitted between residences.
4. **FENCE HEIGHT:** Fencing shall be no lower than 3 feet high and no higher than 6 feet high. Height is measured from the finished grade at the base where posts are embedded at ground level to the highest point of the fence.
5. **PRIVACY FENCING:**
 - a) All fencing must be constructed in adherence to the specifications outlined in Paragraph D.2. No additions, coverings or materials designed to obstruct visibility or contain pets or children may be applied to fencing without ACC approval.
 - b) Installation of screening on fencing and gates requires ACC approval. Upon approval, perforated metal sheets or panels may be applied to an existing fence to provide privacy. The screening material must be painted to match Los Prados beige.
 - c) Privacy screening is not permitted on common area fencing. Screening of any kind is not permitted on fencing which lines the golf course or Los Prados Circle.
6. **DOG RUNS and ENCLOSURES:** Plans for a fenced-in dog/pet run must be submitted to the ACC for approval.
7. **MAINTENANCE:**
 - a) Common area fencing (bordering the golf course or Los Prados Circle or any common area) is the responsibility of the HOA. However, damage to a common area fence caused by a homeowner, including a homeowner's trees, landscaping, or apparatus will, with a minimum of thirty days' notice and a right to request a board hearing, be repaired by the Association at the causing party's expense. All homeowner installed fencing must be maintained by the homeowner. Conditions requiring maintenance include, but are not limited to rusting metal, missing paint, failing uprights, or bent fencing.
 - b) Failure to maintain fencing may result in a fine.
8. **PERIMETER BLOCK WALL:** Alterations or additions to the Los Prados perimeter concrete block & stucco wall are prohibited.
- E. **PROTECTIVE SCREENING DEVICES:** Owners of lots bordering the golf course may erect suitable fencing to protect the home's outdoor living areas from errant golf balls. Such fencing must be as unobtrusive as possible to neighbors and golfers. 1¼" galvanized metal mesh, which is commercially available, has proven to be the most effective, durable, and least visible of the various mesh screens. Posts should be galvanized steel and must be set in concrete. Post and eye caps, top and bottom rails, tension bars and post straps must be used and have a galvanized metal finish. Fencing should be of the minimum height and width commensurate with safety. When submitting plans, show a diagram of the house, lot lines, and location of the proposed fencing. Provide dimensions of fencing, maximum height above ground, distances from lot lines and house, and materials to be used. It is preferred that the posts and fencing be located three (3) feet inside the owner's property line to reduce the chance of a ricochet into a neighbor's yard or house. However, for homes with current landscaping or lots whose

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size renders this not feasible, the ACC may approve fencing 6" inside the property line of the applicant on a case-by-case basis.

F. PATIO COVERS AND GAZEBOS:

1. Complete submittal forms, including the Patio Cover Checklist (Exhibit B). Las Vegas requires permit approval prior to the commencement of construction of any patio cover or gazebo. Minimum finished size for wood, Alumawood, or a stucco post is 6" x 6".
2. Structures may be of wood, Alumawood, or stucco construction. All natural wood surfaces must be finished and weatherproofed, and stucco painted to match the house.
3. Metal and wood gazebos must be anchored to concrete piers or a concrete slab and be able to resist winds in accordance with City of Las Vegas building codes. ACC review and approval is required. Gazebos built of block or wood and stucco must conform architecturally to the residence. Construction requires ACC review and approval and must meet City Code requirements.
4. Patio covers in the front of residences are prohibited.
5. Exposed gutters and downspouts will be painted to match adjacent roof, post, and/or wall material.

G. RETRACTABLE PATIO COVERS:

1. Canvas covers must be a color that is compatible with the home.
2. Covers must be inspected periodically by the homeowner and damaged canvas replaced or the patio covers must be removed.

H. POOLS, SPAS AND RELATED EQUIPMENT: These items may require specific permits and inspections by the City of Las Vegas. At a minimum the ACC requires the following:

1. Submittal of complete proposed construction plans showing placement of pool and equipment.
2. Proposed location of additional gates and fencing. Any gates and/or fencing must match Los Prados common area wrought iron in construction and color in addition to meeting city codes.
3. Equipment must be screened and located so as not to be a nuisance to adjacent properties. The ACC recommends that the applicant consult with neighbors regarding the proposed location.
4. The rear or side yard minimum setback for a pool or spa is 3 feet from the water line to the property line or fence or as required by any applicable government-imposed building code/requirement, whichever is greater.
5. Any Jacuzzi or spa will be considered the same as a pool and must be fenced or completely enclosed by a gazebo or lockable cover.

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- I. **GARAGES:** Garage door replacements must be approved by the ACC prior to installation. Door style must match existing Los Prados garage doors. Garages may not be converted into living space
- J. **ROOM ADDITIONS, EAVES, BALCONIES, and OTHER EXTERIOR ALTERATIONS:** Any other exterior alterations to any buildings are major construction items that require prior approval by the ACC. They shall be constructed with materials that conform to type, quality, character and detailing established in the existing dwelling.
- K. **CONCRETE PROJECTS:** Any project, to include initial installation, expanding an existing pad, walkway, or driveway require prior approval. Expanding the width of driveways is allowed, but the overall width of the driveway may not exceed the architectural frontage of the garage face (foundation) itself.
- L. **GOLF CART PADS:** They may be constructed on the side of a home if approved by the ACC and the property allows ample space for a golf cart pad. The decision and approval will be made by the ACC on a case-by-case basis.
- M. **STORAGE SHEDS:** No sheds of any kind shall be constructed on any lot. However, storage boxes and/or containers are allowed but must not be greater than 45 cubic feet, may not exceed 5' in height and may not be visible from the street. The color of the storage box should complement the existing color scheme of the residence.
- N. **OUTBUILDINGS:** The addition of permanent outbuildings to a homeowner's property will be considered on an individual basis. All applications must include a detailed description of proposed use, architectural drawings, site plan and contractor's licensing documentation. Outbuildings to be used as dwellings are strictly forbidden.

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V. ADDITIONAL MODIFICATIONS

- A. SOLAR SCREEN installation on windows requires prior approval of the ACC. They must complement the existing color scheme of the residence.
- B. PATIO SHADES OR SCREENS are considered permanent in nature and must be approved by the ACC prior to installation. Screens should be a neutral color solar screen type material that is capable of being rolled up and down and should accommodate a tie down to avoid excessive flapping. Suggested mounting is inside of the eaves or header and of sufficient width to span the distance between patio posts. If mounted on the outside, mechanisms should be boxed in.
- C. LIGHTING: Low voltage illumination landscape lighting does not require ACC approval. Higher voltage illumination landscape or exterior lighting does require ACC review and approval. Lighting on porches, garage exterior, or for security of homes is approved if it is placed so that it does not create an annoyance to neighbors.
- D. Holiday decoration lighting, such as Christmas, Hanukah, or any other lighting the Board of Directors deems to be holiday or seasonal lighting, may only be placed on a homeowner's property 30 days before the holidays and must be removed within 20 days after the holiday. However, the Board of Directors may ask and require a homeowner to remove any light it deems an annoyance or nuisance at any time with a minimum notice of 15 days.
- E. PLAY EQUIPMENT, including but not limited to, swing sets, portable and permanent sports equipment, basketball backboards, including temporary and/or portable basketball equipment, gymnastic and climbing structures and playhouses require prior approval of the ACC. All portable basketball equipment must be removed and stored out of sight at the end of the day.
- F. SOLAR ENERGY EQUIPMENT: The installation of any system to accommodate solar energy must be submitted to the ACC for review of placement. Examples are attic fans, solar panels, and skylights.
- G. EXTERIOR PAINTING and COLOR COATING: Minor repairs (e.g., water damage, patched golf ball divots, etc.) do not require ACC approval. All other exterior painting requires approval. Applications must include a selection from the approved color schemes. The selection of colors within a scheme are interchangeable. Repainting your home its existing color is considered maintenance and will be approved IAW maintenance request procedures (see Section I, paragraph A). Fully acceptable color schemes are posted in the clubhouse by the front desk and are available on-line at www.losprados-golf.com. Using different colors for your exterior painting requires approval of the ACC. Other colors submitted for ACC consideration should be compatible and harmonious with the neighborhood's color palette. Color coating of driveways and walkways in front of a home requires ACC review and approval.
- H. WINDOW AWNINGS: No window awnings are permitted.

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- I. SECURITY SHUTTERS AND DOORS: Installation of security rolling shutters on windows and security doors requires ACC approval. Color must complement existing residence colors. The Association requires that homeowners ensure that proper emergency egress is incorporated in the design. Security bars on windows are prohibited.
- J. MAILBOXES: Current mailboxes are mounted on stone posts consisting of slump stone measuring 15½”x11½x 6 inches. Attempt to attain slump stone closely matching the existing neighborhood mailbox posts. Other stone-based mailbox posts are acceptable and will be approved on a case-by-case basis with the general guideline objective of maintaining a harmonious appearance throughout the neighborhood.
- K. LAMPPOSTS: Lampposts in front of residences will be black in color and maintained as required. The light must be white and, as a minimum, be equivalent to 60 watts. Replacement lampposts must be a minimum of 6 feet above the surrounding surface grade. Solar powered lampposts require ACC Approval.
- L. YARD DECORATIONS: Decorations placed in front yards, e.g., fountains, statues, floral containers, shall measure no more than 42 inches in any dimension. Decorations are to be consistent with the design of the landscaping and maintained in a like-new condition. Excessive decorations and items considered to have fallen into disrepair are subject to the final say of the Board of Directors.
- M. HANDICAP INSTALLATION(S): Handicap installation or removal thereof must be reported to the ACC prior to installation or removal.
- N. FLAGPOLES: One (1) freestanding flagpole may be permitted on a homeowner’s lot. The height of the flagpole may not exceed 25 feet. The flagpole must be commercial grade and in accordance with rules of the City of Las Vegas code requirements. A flagpole may not be attached to common area walls or fencing. We encourage the United States Flag be properly illuminated from darkness to dawn. Submit an ACC application prior to installing a flagpole (record purposes). The Committee will consider larger flagpoles and flags on common areas when requested.

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VI. ADDITIONAL INFORMATION REGARDING CONTRACTORS' WORK TIME AND ENTRANCE INTO LOS PRADOS

Contractors (or service providers) are allowed to enter a guard gate from 7:00 a.m. to 6:00 p.m., excluding holidays. No exterior work may be performed by a contractor on Sunday. Entry for emergency repairs must be coordinated with gate Security – phone 702-645-8360.

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VII. ARCHITECTURAL COMMITTEE SUBMITTAL PROCESS

- A. Submit your application NLT the close of business the Monday prior to an ACC meeting. You can request the necessary form(s) from the Clubhouse Receptionist or print them from the community website. Incomplete applications will be denied by the ACC and returned to the applicant with an explanation.
- B. FORMS: Follow the submittal checklist on page 1 of the application and include the signed RECTITAL with your application. Add the appropriate page(s) when submitting application(s) for PAINTING, LANDSCAPING, FENCING or PATIO projects.
- C. MATERIAL SAMPLES: Submit a sample of artificial grass when appropriate, otherwise, there is no requirement to submit sample materials. Although, if you believe sample submission would be helpful to the approval process, you are free to include them. The ACC Committee may request samples when necessary.
- D. PROJECT COMPLETION: Upon completing your project, submit the NOTICE OF PROJECT COMPLETION. The project will be reviewed to assure it has been completed as approved and the worksite has been properly cleaned. Your deposit will be promptly returned once the project review has been completed.
- E. PLANS OF WORK TO BE DONE: Submit detailed drawings showing height, length, width, color, and what the improvement(s) will look like when finished. Please make sure all dimensions are shown, including house footprint and measurements to property lines. There is no need to submit required city permits. Any city permits required are the sole responsibility of the homeowner.
- F. DEPOSIT: A \$250.00 check deposit is required for all non-maintenance projects. Your deposit check will be cashed upon project approval. The deposit will be refunded upon satisfactory review of your completed project.



Architectural Control Committee Application

Property Owner Name _____ Phone _____

Property Address _____ Email _____

This application is for the following change(s) to my residence. Material samples, brochures, paint scheme selections, etc. illustrating the proposed work should be submitted with this request. Incomplete submittals will be returned to the applicant for clarification. Approval is for Association purpose only and does not constitute approvals as to compliance with applicable state, county, or city law, building and safety requirements or zoning ordinances.

Type of Project:

- PAINTING* SOLAR PANELS PATIO COVER* FENCE/GATE* CONCRETE/PAVERS
- WINDOWS POOL/SPA ROOFING SECURITY DOOR FLAGPOLE
- GAZEBO ADDITION LANDSCAPING – FRONT/SIDE YARD* LANDSCAPING – BACKYARD*
- MAINTENANCE PROJECT (Describe below and complete the RECITALS PAGE – deposit not required)

Project Description:

APPLICATION CHECKLIST:

- I have included a \$250 Refundable Deposit (Check or Money Order Only) – N/A for maintenance.
- I have included the signed RECITALS page.
- I have included a plan showing the location of the existing dwelling and all improvements showing overall design/placement of project to include the following:
 - Types of material
 - Dimensions- Sizes, Heights, setbacks, etc.
 - Samples, brochures, colors, etc.
- I have included the appropriate page for PAINTING, LANDSCAPING, FENCING or PATIO projects.

A copy of the CC&R's, ACC Guidelines, and Rules and Regulations are available to me and

I HAVE or HAVE NOT read the sections pertaining to this application. I understand I must construct all improvements in accordance with those guidelines and other governing documents of the Association.

This project is planned in compliance within the Los Prados ACC Guide

This project DOES NOT comply with the ACC Guidelines. I am requesting a VARIANCE APPROVAL

Homeowner Signature _____ Date _____

All applications require the inclusion of the RECITALS PAGE

RECITALS

- A. The undersigned Applicant is the owner of a lot or house located in Los Prados ("Owned") and wishes to commence construction of the improvements (the "Improvements") set forth on Exhibit "A" attached hereto. (Note: If the applicant is not the homeowner, a notarized letter of authorization for the applicant to submit the project application must be included. The letter must state that the applicant has full authority to act for the owner.)
- B. The undersigned Contractor has been hired by the Applicant to affect the improvements ("Contractor").
- C. Construction of the improvements is subject to the Master Declaration of Covenants, Conditions, and Restrictions of Los Prados (CC&Rs) and a Declaration of Restrictions of a sub-association at Los Prados, as well as certain Rules and Regulations of the Architectural Control Committee (ACC).
- D. The Los Prados Community Association (the "Master Association") and the ACC may, but are not obligated to, exercise supervisory responsibility with respect to ascertaining that project operations and improvements comply with the Rules and Regulations, The ACC Policy and Guidelines and the CC& Rs.
- E. Certain indemnities are required of the Applicant/Owner, as follows, prior to commencement of construction of the improvements or maintenance projects. The Applicant/Owner is solely responsible for their actions, and the actions of those they may employ, and the results of the execution of their requested project.

ACCORDINGLY:

- A. Applicant hereby agrees to construct the Improvements in accordance with the CC&Rs and the Declaration of any sub-association having jurisdiction over the Improvements, the Master Association's ACC Policy and Guidelines, the Rules and Regulations of the Master Association, and any other governing document that may coincide with the property and its improvements.
- B. Applicant shall be fully responsible for, at minimum, the conduct, and legalities as it relates to the Contractor and/or employees, sub-contractors, etc. within the Master Association. Applicant understands and agrees that any violation of the Master/Sub-Association's Governing Documents may be met with a Cease-and-Desist Notice or a Stop Work Order, and/or the revocation of the Contractor/Sub-Contractors etc. right to enter the Master Association. It is the sole responsibility of the Applicant/Owner to make any Contractor/Sub-Contractor, or their agents aware of this clause.
- C. Applicant hereby indemnifies the Master Association, and all sub-associations, and the Architectural Control Committee, including but not limited to, their agents, assigns, employees, directors et al. The Applicant/Owner hold harmless against and from all liabilities, claims, losses, damages, and expenses, including but not limited to and attorney(s) fees arising from or in any way connected with the Improvements or construction of the Improvements, now or at a future date. The Applicant/Owner assumes all responsibility for the actions of, and effects to, any Contractor/Sub-Contractor, or their agents.

APPLICANT NAME:

SIGNATURE:

DATE:

NOTICE OF COMPLETION OF HOME IMPROVEMENTS

When the project is finished, to include any final release by the City of Las Vegas, please complete and return this form to the front desk at the Clubhouse or mail to:

Los Prados Community Association
 5150 Los Prados Circle
 Las Vegas NV 89130

NAME:	PHONE:
ADDRESS:	EMAIL:
Type of Project:	VILLAGE:
	Date of Completion

HOMEOWNER SIGNATURE _____ **Date** _____

DO NOT WRITE BELOW THIS LINE - FOR LOS PRADOS ASSOCIATION ONLY

DATE OF INSPECTION:	LOS PRADOS STAFF SIGNATURE:
PROJECT IS COMPLETE: YES_____ NO_____	DATE REFUND CHECK REQUEST SUBMITTED: DATE REFUND CHECK ISSUED/MAILED:
PROJECT REQUIRES FURTHER WORK: YES_____ NO_____	
*If yes please detail below:	

Complete and include this page for PAINTING PROJECTS

Please see the following ACC Guidelines:

- **SECTION V ADDITIONAL MODIFICATIONS**
 - **PARAGRAPH F - EXTERIOR PAINTING AND COLOR COATING**

*ALL PAINT SELECTIONS MUST BE FROM THE LOS PRADOS APPROVED COLOR SCHEMES

- **PAINT COLOR SCHEME:** _____

List where each color from within the selected scheme will be placed on the home.

HOUSE	TRIM
ROOF	FRONT DOOR
GARAGE DOOR	POPOUTS

Complete and include this page for **LANDSCAPING PROJECTS**

Please see the following ACC Guidelines:

- **SECTION IV - Architectural & Material Standards**
 - PARAGRAPH A - Landscaping**
 - PARAGRAPH B - Landscaping Requirements**
 - PARAGRAPH C - Desert Landscaping**



Approximate Lot Size:	Dimensions of Area to be Landscaped:
Removing Sod: YES _____ NO _____ Herbicide: YES _____ NO _____ Removing Tree: YES _____ NO _____	NEW Rock & Stone Type: Size _____ Color _____ Depth of Rock/Stone _____ Note: A Minimum size of ¾" size stone/rock is required from curb to 3 feet into the property
EXISTING Plant Types: 1. _____ 2. _____ 3. _____ 4. _____	NEW Plant Types: 1. _____ 2. _____ 3. _____ 4. _____

Complete and include this page for FENCING PROJECTS



Please see the following ACC Guidelines:

- **SECTION IV - ARCHITECTURAL AND MATERIAL STANDARDS**
 - **D. Fencing**

All fence and gate construction must meet the following requirements:

- ½ inch square tubular wrought iron pickets on 4 to 4 ½ inch center attached to 1-inch square tubular top and bottom rails.
- With tan slump stone block base and pilasters (base blocks not to exceed three rows) or 2-inch square tubular top and bottom rails
- Fencing will not be constructed lower than three feet and no higher than six feet. Metal fencing must be painted to match the common area fences. The Los Prados beige fence color paint can be color-matched by any paint supply store. Paint colors other than Los Prados beige are prohibited.

LOCATION OF FENCE: SIDE___ FRONT___ REAR___ GATE___	PROPOSED DIMENSIONS:
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Complete and include this page for PATIO, PATIO COVER OR GAZEBO PROJECTS

Please see the following ACC Guidelines:

- **SECTION IV - ARCHITECTURAL AND MATERIAL STANDARDS**
 - **PARAGRAPH F - Patio Covers and Gazebos**



PATIO

TYPE OF PATIO CONCRETE ____ WOOD ____ PAVERS ____	PROPOSED DIMENSIONS
--	---------------------

PATIO COVER

Height _____ Width _____ Slope _____ Overhang _____ Type of Roof Alumawood Slats ____ Wood Slats ____ Solid Alumawood _____ Tile _____	Post Distance: From right property line _____ From left property line _____ From rear property line _____ Will patio be PAINTED ____ or STUCCOED ____ to match residence?
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