

COUNTRY CLUB HILLS COMMUNITY ASSOCIATION

Design Guidelines and Standards	April 19, 1998
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Over the years, the Board of Directors of the Country Club Hills Community Association (“the Board”) has had to make decisions concerning the maintenance, repair and modification of community and private property. The following compilation has been prepared in an attempt to maintain consistency in the decisions of the Board, and to follow the guidelines set forth by the master association, Summerlin North. While the list is not all inclusive, it hopefully covers most of the problems that have been encountered and for which decisions have been reached.

- A. **Exterior Improvements.** A homeowner may make improvements to the exterior of the home but must submit an application for approval to the Architectural Review Committee.

All construction, alteration, or other work (to include inside renovations) shall be performed as promptly and as diligently as possible and shall be completed within one hundred eighty (180) days of the date on which the work commenced. If a time extension is required, there must be a written request to the Board of Directors for a 30-day variance.

The following represents a list (not all inclusive) of the types of items for which applications must be submitted for approval by the ARC.

- A.1. **Exterior House Paint** - New color books (March 2008) have been updated by the ARC for new colors for the community. To review a color book, homeowners may visit the management office or the Dunn Edwards paint store.

The primary exterior house color may be changed as long as the new colors are consistent with the palette of the Association’s current color schemes, and the color chosen is not already used on an adjacent house or the three (3) houses directly across the street from the house being painted. Accent colors must be consistent with the pallet of accent colors in the Association’s current color scheme.

The purpose of the requirement outlined in the above paragraph is to avoid the appearance of being a “cookie cutter” community where all of the homes are painted the same color or shade of the same color.

If you plan to repaint your home in the existing color, you are required to submit an ARC application. The approved paint colors have changed, and some original colors are no longer included in the color book and are no longer approved.

- A.2. **Stone Veneer.** There are currently (May 2008) five (5) styles of stone veneer that are preapproved and can be used as a guideline for other stone veneer on homes in the community. The options* that are preapproved are as follows:

STYLE: Eastern Mountain Ledge
COLORS: Brookside, Carmel Mountain, Chestnut, Coastal Brown, Dakota Brown and Wheat

STYLE: French Country
COLORS: Carmel Mountain, Coastal Brown, Verona and Versailles

STYLE: Italian Villa
COLORS: Carmel Mountain, Chablis, Mountain Sunset, Canyon Grey and Verona

STYLE: Old Country Ledge
COLORS: Carmel Mountain, Chablis and Dakota Brown

STYLE: Old World Ledge
COLORS: Brookside, Chablis and Coastal Brown

*Options noted are Coronado Stone Products available through Arizona Stone, located at 5790 Wynn Road, Ste 1, Las Vegas, NV 89118.

Stone is to be used for accent only, and NOT as the body of an entire house. Stone Veneers on Common walls will NOT be accepted. Stone may be placed on pilasters of common walls only. Existing newel caps must not be altered. All applications for ARC approval must be accompanied by a rendering or drawing showing placement of stone on the house. With regard to stone applications, the decision of the ARC is final. Stone veneer not included in the preapproved list is subject to the decision of the ARC committee.

- A.3. **Roofing Replacement.** The color, texture and style of new or replacement roofing materials must meet the same criteria as described for house colors. The roof on any addition or auxiliary structure, except for patio covers, must match that of the house.
- A.4. **Boundary and Courtyard Walls.** The texture and color of a house's boundary walls, both faces of its front courtyard walls, and the exterior walls of any addition or auxiliary structure, must match the house's exterior stucco.
- A.5. **Security, Safety or Privacy screens** may be added to any gate or wrought iron fence, provided the paint matches the color scheme of the gate or fence to which it is attached.
- A.6. **Basketball Hoops***
- a. All requests for permanent in-ground basketball equipment must be submitted both to Country Club Hills' ARC as well as the Design Review Committee of Summerlin North.
 - b. Use of mobile basketball equipment is permitted but must be stored at least forty (40) feet from back of curb or out of view from street and/or neighboring property when not in use.

- c. Permanently located basketball equipment, whether installed in-ground or mobile, must be placed a minimum of forty (40) feet from back of curb and set back a minimum of seven and one-half (7-1/2) feet from all property lines.
- d. Basketball equipment may not be attached to any part of the residence, accessory building or structure.
- e. Chain nets, fluorescent colors, excessive graphics or highly stylized colors are not allowed.
- f. The base of mobile basketball equipment must be weighted in the manner specified by the manufacturer. External weighting by use of sandbags (or other means) is not permitted.
- g. All equipment must be properly maintained.
- h. Reasonable steps shall be taken to ensure that residents of neighboring properties are not disturbed when the basketball equipment is in use, including (i) proper care to ensure that basketballs do not strike any adjoining structures or damage adjoining landscape, and (ii) reasonable hours of use.

*The entire text relating to basketball hoops was taken from the Summerlin North CC&Rs as revised in 2004.

A.7. **Changes to the front yard area**, between the courtyard wall and side yard line and the street curb must comply with the CC&Rs and the Summerlin North Design Guidelines:

- a. The addition of artificial turf to any front landscaping requires an application to and approval by the ARC Committee and the Summerlin North prior to installation. There is a requirement that at least 40% of the total area of the front landscape consist of drought tolerant organic plant material at ground level. Combinations of grass and artificial turf will not be permitted, nor will any combinations of different types of turf be permitted.
 - 1. Application –A product specification sheet must be submitted along with a 12” x 12” sample of the turf to be installed (showing the drainage on the back side) along with the Country Club Hills and Summerlin North ARC applications. Please include the name and license # of the contractor completing the installation on your application.
 - 2. Specifications for Materials and Products must meet or exceed the following:
 - Fiber Type** – Polyethylene (May include not more that 40% nylon)
 - Yarn Denier** – 10,000-11,500 denier/texturized monofilament polyethylene
 - Face Weight** – Minimum 60 oz. per square yard
 - Pile Height** – Minimum 1 3/4”-2” maximum
 - Color** – Natural Turf or Olive
 - Tufting Gage** – 3/8” – 1/2” maximum
 - Stitch Rate** – Minimum 14.5 on 3”
 - Backing** – Urethane, minimum 20 oz. per sq. yd- adequate drainage required
 - Product Total Weight** – 80 oz. per sq. yd
 - Infill Type** – No rubber infill and no uncoated silica sand

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

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

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

Trees and shrubs installed adjacent to or inside the turf areas will be challenged for sufficient irrigation water; deep root or subsurface irrigation techniques should be incorporated into irrigation plans. Trees and shrubs installed inside the artificial turf areas must have the artificial turf removed a minimum of 12” beyond the mature caliper of the tree. This area must be covered with approved mulch.

Turf must be edged with a hard surface material such as pavers, flagstone, boulders, mow curbs, metal edging, etc.) A minimum of 12” separation treatment must be provided if artificial turf is adjacent to real grass or artificial turf in a neighboring landscape. Turf must have a setback of at least 3 feet from all buildings and walls.

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

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

4. Maintenance – Artificial turf must be maintained in a like new condition and not allowed to fall into disrepair. During the life of the artificial turf, the ARC Committee may, in its sole discretion, determine the turf has deteriorated below acceptable standards of color and/or condition.
 - b. The addition of artificial turf to any front landscaping requires an Conversion of turf to desert landscaping requires an application and approval of the ARC and Summerlin North. NRS 116.320 provides homeowners the opportunity to convert to drought tolerant landscaping which is described as “landscaping which conserves water, protects the environment and is adaptable to local conditions” and provides that the HOA may not prohibit the conversion.
 - c. Plants must be in size and quantity that is compatible with space limitations imposed by the area, size of home and maturity of plants on neighboring property, keeping in mind that overall appearance of landscaping when mature will not give the appearance of being overgrown or infringe on the adjoining property.
 - d. Replacement plants must be identical in type and size.
 - e. The front of the house may not be obscured when viewed from the street i.e. plants, when mature, must not unduly block the view of neighbors nor infringe on adjoining property.
 - f. The Association will not be responsible for damages to the front yard caused by the Association’s agent(s) or equipment unless the damage is in the common area maintained by the Association.
 - g. Any change to the front yard must include a concrete border installed along the area where bushes are planted to separate the rock from the grass. In the Estates section, the border must match the border installed by the builder of the community.
 - h. Setback requirement for trees is four (4) feet; this is for new Installations.

A.8. **Neighbor Awareness** forms, completed and signed, must accompany all applications to the ARC for changes to exterior of homes to both Country Club Hills and Summerlin North ARC/Design Review Committees.

A.9. **Setback Requirements** for structural modifications to *existing* homes:

- a. Minimum distance of five (5) must be maintained between the side perimeter wall and a house's vertical wall; minimum distance of fifteen (15) feet must be maintained between the rear perimeter wall and a house's vertical wall,
- b. Roof overhangs, cornices and similar features may encroach no more than six (6) feet into any setback, as long as a minimum distance of five (5) feet remains between the property line and the structural feature.
- c. CC&R setback requirement for the golf course lots must be followed.
- d. Structural features shall not adversely affect the view from neighboring homes.

A.10 **Setback Requirements** for new accessory structures (i.e., gazebos, casitas, patio covers, pool houses, and other free standing permanent structures) for existing houses are as follows:

- a. A minimum distance of five (5) feet must be maintained between a perimeter and an accessory structure's vertical wall or vertical support.
- b. A maximum height of no greater than 12 feet above ground level.
- c. Patio cover overhangs may extend into the setback no more than two (2) feet maximum, or not to exceed the existing roof overhang from the supporting column to the perimeter.

A.11. **Wrought Iron Fences** shall be maintained in proper condition by the homeowner. Paint color for wrought iron may be obtained by contacting the management company.

A.12 **Driveways and Walkways** may be stained only with Committee approval. Painting or application of other materials is prohibited. Staining of driveways and walkways must complement the exterior of the existing residence.

B. Other Exterior Improvements. The following items may be installed by the homeowner without prior ARC approval, provided the homeowner meets the criteria provided in each subsection.

B.1 **Existing Landscape** materials within the courtyard, side or back yards may be replaced with identical materials.

B.2 **Builder Provided Address Marker** (house number) must follow the following criteria:

- a. Overall dimensions are not to exceed 10"H by 16" W.
- b. Individual numerals may not exceed 4.25"H by 2" W.
- c. Plaques or numerals must be placed in the same location as the original marker.
- d. Plaques or numerals must comply with current building codes.
- e. Overall design and color scheme must be compatible with the surrounding architecture.
- f. Plaques or numerals must be weatherproof and not require frequent maintenance.

B.3 **Plants for Annual Color** (i.e., pansies, petunias, etc.) may be added to the existing front garden (area between the courtyard and front lawn) providing the homeowner assumes full responsibility for their maintenance.

B.4 **Holiday Decorations** may be installed on homes in the community not earlier than November 17, but lighting shall not be turned on until November 25, and all decorations shall be removed by January 25.

C. **Signage**

C.1 **Contractor Signs** may not be placed where they may be seen from the street or golf course.

C.2 **Security Signs** bearing the name of the company which installed the security system may be placed in the front yard, provided it is not further than six (6) inches from the front of your home. Security signs shall be no larger than 8 1/2" X 11".

C.3 **Real Estate FOR SALE Signs** shall be limited to one (1) sign and shall not be larger than 8-1/2" X 11" and shall be placed in the front yard only.

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

