

COLD CREEK CANYON
HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW
PROCEDURES

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The attached Architectural Review package contains an Architectural Change Request Form(s) and instructions.

Any and all exterior improvements to your property must be submitted to the Architectural Review Committee (ARC) for review and approval prior to commencement of work.

The following details the procedure for submitting improvements for review by the Architectural Review Committee:

Please submit one (1) completed copy of the Architectural Change Request Forms), and construction drawings, etc. * to: COLD CREEK CANYON HOMEOWNERS ASSOCIATION C/O NEVADA COMMUNITY MANAGEMENT
9500 W. Flamingo Rd Suite 204 Las Vegas NV 89147
lyza@nevcm.com

1) Drawings must include location and screening of equipment, site plan, setbacks, materials, colors and any information pertinent to the proposed improvement such as brochures, pictures, etc. Please review entire set of Covenants Conditions and Restrictions (CC&R's) to be in full compliance.

2) Upon review of your plans by the Committee, you will receive written notice of their approval, rejection or conditional approval within forty-five (45) days of the meeting.

CONSTRUCTION IS NOT TO BEGIN UNTIL WRITTEN APPROVAL OF PLANS IS OBTAINED BY THE ARCHITECTURAL REVIEW COMMITTEE.

To avoid construction delays, please ensure forms and plans are complete prior to submittal. ANY INCOMPLETE SUBMITTALS WILL BE RETURNED.

August 22, 2024

To: Cold Creek Canyon Homeowners Association Re: 54 Cold Springs Rd. - New Construction

This letter and the attached Architectural Review Form are intended to formally inform the Cold Creek Canyon Homeowners Association of our plans to build a dwelling at 54 Cold Springs Rd.

We are in the final phases of planning and are preparing our Clark County permit submission which should be in process in the coming weeks barring any delays.

JMS Contractors has been hired for the construction of the building which includes 1203 sq ft of livable space.

As a side note, it has been recently discovered that there may be a problem with the existing and permitted septic system on site, which may need replacement. A different contractor or possibly Owner/Builder permit may be pulled from the health department for this project separately from JMS. For the purposes of this submission, I ask you consider the home building ARC at this time, and I will address any septic revisions separately if that is indeed an HOA related item once those plans are finalized.

Lastly, we are anticipating securing and receiving construction and housing material to the site in the very near term. As such we plan to place 2 x 20' shipping containers on the site temporarily to house this material as we begin construction.

Thank you for your consideration here.

-Ryan Legue 702-210-5845

LegueHome@iCloud.com

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COLD CREEK CANYON HOMEOWNERS ASSOCIATION ARCHITECTURAL AND LANDSCAPING IMPROVEMENT REQUEST EXHIBIT B

Please complete and include with EXHIBIT B: EXHIBIT D along with sketches or diagrams of your proposed improvement plans to: Cold Creek Canyon C/o Nevada Community Management

7571 Tule Springs Road Las Vegas, Nevada 89131

Homeowner Name: RIAN Legue Date: 8/21/2024

54 Cold Springs Rd on No.

Contact Information: Work/Cell Phone: 702: 210. 5845 Evening Phone:

Email address: _lequehome@icloud.com

Proposed Star Dare 101/1/2024 Completion Dare: JuLy 2025

Name of Contractor: JMS Contra_cTtonrtsractor's License #: 0033816-A PROJECTS BEING SUBMITTED: (Please check all appropriate spaces)

Pool & Equipment

Spa & Equipment Satellite Dish/TV Antenna Fence(s)

Patio

Patio Cover

Sports Apparatus & Play Equipment Gazebo

Painting

Awnings Gutters Lawn Only

Landscaping:

X

Side (Check appropriate space(s))

Front

_Back

PLEASE FILL IN DETAILS IF NOT SHOWN ON PLANS:

1. Are all existing (previously installed) improvements shown on plans?

2. Landscape additions require: Names of plants

Locations of plant material

Yes No

Other HOME

3. Types of building materials used: 20 a donstruck sil required (picture acceptable)

4. Color Scheme of improvement: white hour, Black

CHECKLIST:

A. County and/or City building permits attached. B. Original submittal and plans/sketches. modifications to their property and must be recorded with their deed.

Root, Craftsman Sty

Yes

Yes No

NOTE: Plans that are approved are is it he considered alstitic applicane he dordra plas. 5 hstalled by the developer. The review is intended to consider aesthetic applicable aspects of drainage. Owner

may also need to acquire approval from the County/City for permission to encroach within County/City easement.

PROPER PERMITS MUST BE OBTAINED PRIOR TO ANY WORK COMMENCING.

MAINTAIN THREE-FOOT (3') NO PLANT ZONE FROM BLOCK WALLS &/OR HOUSE / PROPERTY LINES. ALL CONCRETE MUST BE OF EARTH TONE OR NATURAL COLOR. NO VIVID COLORS PERMITTED.

DO NOT USE DECORATIVE ROCK THAT CONTAINS HIGH CONCENTRATIONS OF MINERAL SALTS DUE TO THE

CORROSIVE NATURE OF SUCH SALTS.

MAINTAIN PROPER DRAINAGE OF LOT AS INSTALLED BY THE DEVELOPER.

DO NOT RAISE GRADE AGAINST WALLS OR HOUSE FOR ANY REASON,

DO NOT CAUSE WATER TO FLOW AGAINST HOME OR OVER ADJACENT LOTS.

COLD CREEK CANYON HOMEOWNERS ASSOCIATION ARCHITECTURAL AND LANDSCAPING IMPROVEMENT REQUEST EXHIBIT B (Continued)

PLEASE INCLUDE THE FOLLOWING INFORMATION WITH YOUR REQUEST:

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FROM THE STRUCTURE AND ADJOINING PROPERTIES TOWARDS THE STREET GUTTER WATER COLLECTION

SYSTEM. FAILURE TO MAINTAIN PROPER DRAINAGE MAY CAUSE, BUT IS NOT LIMITED TO: DAMAGE TO NON- MOISTURE RESISTANT IMPROVEMENTS, HEAVING OF FOUNDATION SOILS, UPLIFT OF PERIMETER FOOTINGS, DEFORMATION OF THE FRAMING AND DAMAGE TO ADJACENT PROPERTIES

Description of Improvement/Landscaping. Location of Improvement to unit and dimensions.

Complete dimensions of proposed Improvement.

Measurements of Improvement in relationship to unit and neighboring unit(s).

Description of materials and color schemes.

Two (2) sets of plans.

Signed copy of Condition for Approval and Disclaimer attachment.

Review entire set of Covenants Conditions and Restrictions (CC&R's) to be in full compliance.

YOUR PROPERTY GRADE WAS DESIGNED BY A STATE LICENSED CIVIL ENGINEER TO DIRECT WATER AWAY

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Do not obstruct or impair proper drainage.

Do not divert water onto neighboring lots.

Do not allow water to pool or to come into contact with house foundation/slab. Patio overheads should be stained to match existing house trim color. Observe side yard setback requirements for any overheads.

Any rework of the grade adjacent to the existing fence should be done very carefully to eliminate any kind of drainage problem to the adjacent neighbors. The grade cannot be raised against the fence for any reason.

Wrought iron, slump stone and fencing may not be modified without prior written approval. This approval is limited to a determination as to quality of materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevations of the structure to be built on your property. You must comply with all provisions of the CC&R's recorded against your property especially as to any height restrictions or restriction as to number of stories. Your improvement must comply with all city and county building ordinances. The improvement may require a building permit that you would be responsible to obtain. It is not the duty or responsibility of the architectural committee to check compliance with any of the

covenants, conditions and restrictions or building ordinances. If for any reason the plans do not conform to those covenants, conditions and restrictions, building ordinances, or proper building practices and designs the responsibility is solely that of the owner and is subject to the approval and enforcement rights set forth in the

CC&R's. In approving your submission the association neither assumes responsibility or liability for your compliance, nor waives its rights to hereafter enforce your compliance.

Homeowner must submit construction schedule to the Architectural Review Committee prior to commencement. Notification to the Architectural Review Committee must be given for inspection upon completion of this home improvement. Should you have any further questions, please contact the undersigned.

You must return this signed form to the Architectural Review Committee, By signing below you acknowledge that:

The drainage on your property at this date is designed installed and functioning properly.

HI.

III .

Date

Date

You indemnify the Association, Developer and all third parties from any damage resulting from your proposed improvement.

Your proposed improvement may impair maining developen warranties, if any.

6422 Homeowner

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dimensions and what the completed cover will look like.

Height_ Slope_ Width

Overhang_

Setbacks must be clearly indicated on the site plan, meet all code

COLD CREEK CANYON

HOME OWNERS ASSOCIATION PATIO COVER CHECKLIST

EXHIBIT D

The following information is needed for all patio cover submittals. This information must be accompanied by plans which show all the listed details,

requirements and approved by the Architectural Review Committee.

Roof Type: (A or B) A . Flat with spaced slats?

If yes, will roof have exposed rafter tails? What is the spacing of the slats?

B . Must match existing roof type.

Post size:_

Yes or No. Yes or No.

Color:

A. Will structure be painted to match the color of the residence?

Yes or No.

Stucco:

A . Will patio cover be stuccoed? Yes or No. (If yes, stucco must match the stucco type and color that is on the residence)

NOTE: Owners remain permanently responsible for the maintenance and upkeep of additions and modifications to their property and must be recorded with their deed.