

**Canyon Pines
Homeowners Association**

**Architectural Rules
February 19th, 2022**

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Changes Effective February 19th, 2022**

www.canyonpineshoa.org

Canyon Pines Homeowners Association

ARCHITECTURAL RULES

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A. INTRODUCTION

Canyon Pines Development is a covenant controlled community located in northwest Reno. The community consists of 301 homes located on the southern slope of Peavine Mountain to the north of and overlooking the Somerset development. The Canyon Pines community is not affiliated with or part of the Somerset Homeowners Association. The community is accessed via the 4th roundabout on Somerset Parkway.

To maintain a quality appearance and living environment for the residents of Canyon Pines, all Owners in the Canyon Pines community are subject to many requirements related to the use and exterior appearance of their property. By purchasing a property in Canyon Pines, each Owner accepted responsibility for complying with all of those requirements.

The community is governed the Canyon Pines Homeowners Association (the "Association") which is led by a volunteer Board of Directors (the "Board") consisting of Owners from the community. The Board is assisted by an Architectural Control Committee ("ACC") which reviews applications for exterior changes to homes and landscaping.

The Association owns many Common Areas in the Development including the parks on Great Basin Road and at the intersection of Canyon Pines Drive and Peavine Valley Road as well as many small areas, most of which are located on Peavine Creek and Peavine Valley Roads adjacent to cul-de-sacs. The Association is responsible for the maintenance of these Common Areas.

A community management company handles day-to-day business as well as assisting the Board with enforcement of covenants, conditions, restrictions and rules and regulations under a contract with the Association.

The Architectural Rules and Guidelines in Sections C and F supersede and replace any prior Architectural Rules, Regulations, Policies, Resolutions and Guidelines.

B. GOVERNING DOCUMENTS AND ENTITIES

The community is subject to the requirements of the Association's Governing Documents, requirements on the recorded Plat/Subdivision Tract Maps (which subdivided the community into Lots, Common Areas, and streets) and applicable federal, state, and local laws.

The Association's Governing Documents include the following:

- Declaration of Covenants Conditions and Restrictions for Canyon Pines and annexations:
 - Declaration of Annexation for Canyon Pines, Phase 2
 - Declaration of Annexation for Canyon Pines, Phase 3
- Nonprofit Articles of Incorporation of Canyon Pines Homeowners Association
- Recorded Subdivision Tract Maps
- Bylaws of Canyon Pines Homeowners Association.
- Rules (which includes the Architectural Rules and the General Rules)
- Policies and Resolutions

Please refer to canyonpineshoa.org for copies of the Governing Documents

B.1. Covenants, Conditions and Restrictions

A Declaration of Covenants, Conditions and Restrictions for Canyon Pines was prepared and recorded as restrictions to all of the Lots and Common Areas within the initial phase of the Canyon Pines community by the original developer prior to the first home being sold. Two subsequently recorded annexations to the CC&Rs extended the coverage and authority of the

CC&Rs to all Lots and Common Areas currently in the Development. These annexations also placed additional restrictions on specific Lots. The original declaration together with the subsequent annexations are referenced as the “CC&Rs”.

The CC&Rs are subdivided into numbered ‘articles’ (similar to chapters in a book); those articles are further divided into numbered ‘sections’. The symbol ‘§’ stands for section.

The CC&Rs contain many specific requirements and may generally only be modified by an affirmative vote of at least 51% of all of the Owners (154 of the 301 Lots, excluding any Owners who are not Members in Good Standing).

The CC&Rs were filed in the official records of the County Recorder of Washoe County on the following dates with the indicated document numbers:

- Declaration of Covenants Conditions and Restrictions for Canyon Pines, 09/14/2004, Doc #3097720
- Declaration of Annexation for Canyon Pines, Phase 2, 01/09/2006, Doc #3333731
- Declaration of Annexation for Canyon Pines, Phase 3, 06/17/2008, Doc #3660901

B.2. Association

The Canyon Pines Homeowners Association (“Association”) is a Nevada nonprofit corporation formed by the original developer of the community in 2005. The CC&Rs grant the Association the responsibility and authority for operating and managing the community.

B.3. Articles of Incorporation

The ‘Nonprofit Articles of Incorporation of Canyon Pines Homeowners Association’ is the document which was filed with the Nevada Secretary of State to create the Association as a legal entity under Nevada law. The Articles were filed on January 27, 2005 as File #C2001-2005-01.

B.4. Bylaws

The Association’s Bylaws address topics such as membership, good standing, and voting of Owners; authority and responsibilities of the Board and Officers; establishment, powers, and duties of committees; and record keeping and finances. The Bylaws can generally only be modified by a vote of the majority of the Owners. Chapter 116 of the Nevada Revised Statutes overrides many procedures stated in the Bylaws.

B.5. Rules

The Board has the authority to establish general rules which the Board deems necessary for the occupancy of Lots and the management, administration, and operation of the Association.

The Architectural Control Committee (“ACC”) has the authority to establish (subject to the Board’s approval) architectural rules setting forth the standards, procedures, and guidelines for the ACC’s review of architectural design, placement of structures, color schemes, exterior finishes and materials, and similar features.

Together, the General Rules and Architectural Rules are referred to simply as the “Rules”. Additional information regarding the Rules is presented under the General Rules and Architectural Rules topics which follow.

Requirements under the Rules are in addition to the requirements of the CC&Rs. Only in very limited situations may a rule relieve an Owner of a requirement under the CC&Rs; in such situations the rule will clearly state the specific CC&R requirement(s) from which the rule is relieving an Owner of obligation for compliance. See CC&R section 4.7 (a) Sports Apparatus as an example of a situation where the Board is permitted to establish rules to lessen the restrictions of the CC&Rs.

B.6. Policies and Resolutions

Policies and Resolutions may be adopted by the Board.

B.7. Plat/Subdivision Tract Maps

The Development includes the area covered by three Plat/Subdivision Tract Maps:

- Official Plat of Canyon Pines Phase 1, Subdivision Tract Map 4258, filed 09/16/2003, File No. 2921901
- Official Plat of Canyon Pines Phase 2, Subdivision Tract Map 4488, filed 05/31/2005, File No. 3221750
- Official Plat of Canyon Pines Phase 3, Subdivision Tract Map 4628, filed 03/31/2006, File No. 3368948

These maps ("Subdivision Tract Maps") are the documents which subdivided each of the three phases of the Development into individual Lots. They define the size and location of each Lot, Common Area, and street within the Development and also define easements and additional restrictions on Lots and Common Areas.

The maps were filed in the Office of the County Recorder, Washoe County on the dates and as the file numbers indicated above.

B.8. Federal, State, and Local Laws

Federal, Nevada, Washoe County, and/or City of Reno laws, rules, and regulations also affect the Development, the Association, the Board, the ACC, and Owners.

B.9. Board of Directors

The Board of Directors (the "Board") is the principal governing body of the Association and consists of five Owners who volunteer their time. Board members are elected at the annual Owners' meetings and serve two-year terms. Vacancies are filled by appointment by the Board.

B.10. Architectural Control Committee

The Architectural Control Committee (the "ACC") consists of 3 Owners who volunteer their time. ACC members are appointed by the Board and have responsibility for reviewing all proposed changes to improvements within the community including:

- Quality of workmanship and design,
- Harmony of exterior design in relation to the nature and character of the Development and existing improvements, and
- Location in relation to surrounding structures, topography, and finished grade elevation.

B.11. Community Management Company

The Association contracts with a community management company ("Management Company") which employs Nevada-licensed community managers to assist the Board in conducting the affairs of the Association.

B.12. Owners

All Owners of Lots within the Development are members of the Association. Owners are entitled to one vote per Lot as long as they remain in good standing.

C. ARCHITECTURAL RULES

C.1. General

C.1.1. Effective Date

The following Architectural Rules were adopted by the Architectural Control Committee on November 6th, 2021 ,; were approved by the Board on December 6th, 2021 and shall be effective after -30 days notice to the members and shall be effective on February 19th, 2022. These Architectural Rules completely supersede all previous Architectural Rules in their entirety.

C.1.2. Amendment; New

Architectural Rules may be amended or promulgated at any time by the ACC (subject to the approval of the Board); such amendments or new rules shall become effective 30 days after the amendments or new rules are delivered to the Members.

C.1.3. Architectural Guidelines

C.1.3.1 Architectural Guidelines are not absolutes which must be followed without exception; they are intended to provide the Owner with guidance which may result in the approval of an architectural application. Following the Architectural Guidelines or proposing something similar will generally increase the likelihood that an application will be approved. In limited circumstances the Architectural Guidelines may not be appropriate and even though followed, could result in a modification of the application or a denial. Architectural Guidelines are interspersed among the Architectural Rules and also located in the appendices to the Rules.

C.1.3.2 (Reserved)

C.1.4. Capitalized Terms

C.1.4.1 Capitalized terms shall have the same meaning as defined in the CC&Rs, or if not defined in the CC&Rs, the meaning defined in the Bylaws, or if not defined in the Bylaws, the meaning defined in these Architectural Rules. The term "CC&Rs" shall include the Declaration of Covenants, Conditions and Restrictions for Canyon Pines and all subsequent annexations.

C.2. Review and Approval Process

C.2.1. Approval Required

C.2.1.1 No construction or modification of any improvement within the Development may be commenced without the prior written approval of the ACC. This requirement for prior approval from the ACC includes, but is not limited to, the following:

- Painting involving a color or texture change
- Landscaping
- Fences
- Home remodeling affecting the home's exterior
- Home remodeling affecting the garage space (interior or exterior)
- Patio covers
- Awnings
- Decks or balconies
- Walls or screens
- Sheds
- Other buildings, other structures of any kind, and obstructions

- Anything which affects the exterior appearance of the home or Lot

C.2.1.2 Owners may be required to restore their property to its earlier condition if any construction or modification is made without prior ACC approval.

C.2.2. Application

C.2.2.1 Each request for architectural review must include the *Architectural Review Application Form* (Appendix 1) describing the nature of the proposed work. The form should be accompanied by detailed drawings, plans, and specifications including, but not limited to:

- Shapes and dimensions (specific width, length, and height, as applicable)
- Locations (including measurements from known objects such as property lines and existing improvements)
- Materials (including pictures)
- Colors (manufacturer's physical paint samples or retailer's custom color drawdowns are required for all paint color changes). Pictures of manufacturer's samples or color drawdowns are not acceptable.
- Plant species (preferably the botanical name which is more specific than many common names)
- Copy of the plot plan for the Lot reflecting the drainage as established by the builder's engineer.
- Links to websites may be beneficial, but do not take the place of text and pictures as websites may change and therefore do not provide documentation for future reference. It is not the responsibility of the unpaid volunteers who comprise the ACC to look up products on the Internet.
- See *Architectural Guidelines - Applications* (Appendix A) for more detailed information.

C.2.2.2 The ACC relies on the content of the written application both in making its decision and in documenting that decision. See *Architectural Guidelines - Applications* (Appendix A). Lack of adequate information and detail in the application is one of the most common reasons for an application's denial. Owners are asked to please spend extra time in ensuring that applications are as detailed as possible. An Owner should not anticipate providing supplemental information verbally; all applicable information must be included in the written application.

C.2.2.3 Architectural Review Application forms must be signed and submitted to the Management Company for distribution to the ACC members with supporting documents. Owners desiring to make any changes to a previously submitted application must do so by submitting a new *Architectural Review Application Form*, (Appendix 1) with a complete set of supporting documents; an application solely describing changes to a prior application is not acceptable (the new application must stand on its own). The only exception to this requirement is that physical samples need not be repeated, but the new application should list all materials, colors, etc. to eliminate any confusion as to which materials and colors are to be utilized.

C.2.2.4 All supporting documents larger than 8-1/2" x 14" must be submitted in an electronic pdf format. Local vendors will scan and email large format documents for a fee.

C.2.3. Fees

C.2.3.1. Outside Fees

The ACC may charge fees for the cost of retaining outside consultants including but not limited to architects, engineers, soils experts, or contractors. Fees for such outside consultants shall not be refundable.

C.2.4. ACC Review

C.2.4.1 The ACC is required to meet as necessary to review Architectural Review Applications. These meeting generally occur at least monthly (and often more frequently) but the ACC does have 45 days from receipt of an application to provide a response, therefore advance planning is necessary on the part of the Owner. The application will be considered received by the ACC on the date it is received by the Management Company.

C.2.4.2 The review evaluates the application against the specific requirements of the CC&Rs and Rules as well as:

- Quality of workmanship and design,
- Harmony of exterior design in relation to the nature and character of the Development and existing Improvements, and
- Location in relation to surrounding structures, topography, and finished grade elevation.

Again, lack of adequate information and detail in the application is one of the most common reasons for an application's denial.

C.2.4.3 The Board has 30 days to review and affirm, modify or reverse the ACC's decision. Therefore, the effective date of the ACC's response is the 31st day after the date of the ACC decision. The Board will notify the Owner before that effective date if the Board decides to modify or reverse the ACC's decision.

C.2.4.4 Owners are solely responsible for also complying with all applicable governmental requirements. No response or approval shall constitute the assumption of any responsibility by or impose any liability on the Board, the ACC, or their members as to compliance with any governmental requirement and/or the accuracy, efficacy, completeness, advisability, lawfulness or sufficiency of such proposals, plans or other submittals.

C.2.5. ACC Response

The ACC will provide one of the following written responses to the Owner and to the Board. All responses by the ACC and/or the Board will be given in writing; no verbal communication by any member of the ACC or the Board is binding on the ACC, the Board, the Association, or the Owner. The Owner may not and should not rely on any verbal communication. It is the Owner's responsibility to obtain and maintain (in the Owner's records) written copies of all responses and decisions that may be important to the Owner or affect the Owner's rights and obligations.

C.2.5.1. Approved as Submitted.

The Owner is required to comply with all requirements of the CC&Rs and the Rules unless the approval specifically details an exception or variance to a CC&R section or Rule. The Owner may not deviate from the plans as submitted and approved without obtaining a new approval from the ACC.

C.2.5.2. Approved with Modifications.

The ACC noted issues in the application which were not acceptable and provided acceptable modifications. The approval is subject to the Owner both accepting all modifications and providing the Association with a signed acknowledgement of acceptance of all of the modifications within 31 days of approval or the application shall be considered denied in its entirety. The Owner is still required to comply with all requirements of the CC&Rs and the Rules unless the approval specifically details an exception or variance to a CC&R section or Rule. The Owner may not deviate from the plans as submitted, approved, and modified, without obtaining a new approval from the ACC.

C.2.5.3. Request for Additional Information

The ACC may request additional information regarding the application and may specify a deadline for its submission. If the requested information is not supplied by the deadline, the application shall be considered denied in its entirety as of the deadline.

C.2.5.4. Denied

The ACC noted issues in the application which were not acceptable and could not be readily addressed with proposed modifications. Although the ACC may document multiple reasons for denial, if there are numerous reasons, the ACC may not detail all such reasons. The ACC in its sole discretion may except specific portions of the application from the denial, either approving them as submitted or approving them with modifications.

C.2.6. Resubmittal

- C.2.6.1 Before submitting a new, revised application for a project (or a portion of a project) which was denied or approved with modifications which are unacceptable to the Owner, the Owner should:
- Make changes for issues identified in the Denial or Approval with Modifications,
 - Read the CC&Rs and Architectural Rules, and
 - Review the revised application against the CC&Rs and Architectural Rules

C.2.6.2 The new architectural review application should be complete and not use references to the earlier submission for any information. The only exception is that any previously submitted physical paint and other physical samples need not be included with the new application if it is submitted within 30 days of the ACC's earlier response, but the new application should detail all of the manufacturer and product names and manufacturer numbers/ID of all such previously submitted colors so there is no confusion as to which previously submitted colors should be reviewed as part of the new application.

C.2.7. Project Physical Start and Completion

- C.2.7.1 An Owner shall not start any construction or modification (physically start) prior to the effective date of an ACC approval. The Owner shall physically start the project as soon as practical after the effective date of the ACC approval, including obtaining any required permits and meeting any other governmental requirements. No physical construction or modifications of the Owners property may start until all governmental requirements have been met.
- C.2.7.2 The physical start (of construction or other modification) must occur within 90 days of the effective date of the ACC approval or the ACC approval shall be considered revoked.
- C.2.7.3 The project must be completed within one year of the start of construction or modification as provided in CC&R section 8.13, otherwise the provisions of CC&R section 8.14 shall apply.
- C.2.7.4 The Owner must notify the ACC when the project is complete using a *Notice of Completion Form* (Appendix 3).

C.2.8. Inspection

- C.2.8.1 CC&R Section 8.14 provides for the inspection of the project and correction of defects.

C.2.9. Non-Waiver

(Reserved)

C.2.10. Appeals and Variances

- C.2.10.1 The Owner, an ACC member, or any other Owner may request a Board review of an ACC decision within 10 days of the date of the written ACC decision; the Board may also review an ACC decision on its own initiative. If the Board chooses to review an ACC decision, the Board will reconsider the content of an Architectural Review Application as it was submitted to the ACC; the review is not the appropriate means for the Owner to add information which was omitted from the application or to modify an application (both of which are appropriately accomplished by submitting a new request for architectural review to the ACC, including a new *Application for Architectural Review Form* (Appendix 1) and all supporting documents).
- C.2.10.2 Each request for Board review of an ACC decision must be submitted to the Management Company on a *Request for Board Review of ACC Decision Form* (Appendix 5). The request should include specific reasons for overturning the ACC's decision including references to specific sections of the CC&Rs, Architectural Rules, and/or Architectural Guidelines.

C.2.10.3 The Board has 30 days from the date of an ACC decision to review the ACC decision and will notify the Owner before that date if the Board intends to review the ACC decision. The Board has an additional 30 days after its decision to notify the Lot Owner of such decision.

C.2.10.4 An Owner may request a variance from the requirements of CC&R sections 4.1 through 4.25 as provided in CC&R section 4.26.

C.2.11. Violations

Fines and/or construction penalties may be assessed. A fine may be assessed for any violation or installation that is not in accordance with the CC&Rs or the approved application. A construction penalty may be assessed if the Owner fails to adhere to any schedule required by the ACC. Also see D.11 Violations and enforcement.

C.3. Exterior of Home and Lot

C.3.1. Driveways

Changing, altering, or enhancing the driveway must be approved by the ACC. Additions or widening of the driveway to allow for additional parking is not allowed. Paver borders, or brushed/broom concrete to match existing or colored stamped concrete borders may be added, but require the approval of the ACC.

- The maximum total widening of a driveway (as installed by the home's original builder) is limited based on the number of garage doors useable by full-size passenger vehicles (as installed by the home's original builder). Driveways of Lots with one such garage door may not be widened more than a total of six (6) feet; driveways of Lots with two such garage doors may not be widened more than a total of four (4) feet.
- The additional width may, depending on the particular Lot, be on one side or split between both sides of the driveway.
- Any widening of the driveway toward the center of the Lot may not extend past the line of the side wall of the garage as extended to the street. If a Lot has two garages facing different directions, this requirement shall apply to the garage whose door is parallel to (directly facing) the street.

C.3.2. Exterior Lighting

C.3.2.1 All light emitted from exterior fixtures shall be white in color. Exterior lighting shall not cause a nuisance or visual impairment to neighboring properties or to passing motorists.

C.3.2.2 See C.3.6.2 Garage Lights.

C.3.3. Fences

C.3.3.1. All Fences

Split rail fencing may not be replaced with a solid fencing. With the ACC's approval, solid fencing may be replaced with split rail fencing, except for solid fencing immediately between the houses on adjacent Lots.

C.3.3.2. Solid Fences

- Must remain six (6) feet in height except:
 - As necessary for transitions between Lots
 - For transitions between solid and split rail sections where the section of solid fence adjacent to the split rail fence may taper (in a straight line) to a height of not less than 12 inches taller than the adjacent uppermost split rail.
- Must be sealed with clear or stained in one color with one of the following:
 - Behr Premium® Transparent Waterproofing Wood Finish 500-N (Clear) with 400 Natural color added (originally used for Lakemont homes)

- Sherwin-Williams SW3511 Cedar Bark WoodScapes Exterior Polyurethane Semi-Transparent House Stain (originally used for Lennar homes)
- Fences not visible from the street to a height of six (6) feet may be another color approved by the ACC.

C.3.3.3. Split Rail Fences

- Must have three rails
- Must remain at original installed height
- Must not be stained or painted
- May not be replaced with solid fencing, however, hardware cloth (welded wire mesh) or “rabbit fencing” with a dull galvanized finish and at least 1/2 inch rectangular holes may be attached to split rail fences. Such hardware cloth or rabbit fencing may not extend above the top rail. No other material may be attached to a split rail fence. The view through a split rail fence may not be obstructed.

C.3.3.4. Slopes

See C.3.12 Slopes for additional restrictions on 2:1 and 3:1 slopes.

C.3.4. **Fire Pits**

Fire pits must conform with all Federal, Nevada, Washoe County, and City of Reno requirements.

C.3.5. **Flags**

C.3.5.1 No flags may be displayed outside of a home except on a pole or staff as follows:

- One United States flag displayed in accordance with the U.S. Flag Code (4 U.S.C.A. § 1 et seq.) and any other applicable laws, regulations, and executive orders.
- One additional flag listed below and displayed in accordance with all applicable federal, Nevada, and military laws, regulations, and other requirements:
 - State of Nevada flag
 - United States Air Force flag
 - United States Army flag
 - United States Coast Guard flag
 - United States Marine Corps flag
 - United States Navy flag
- Holiday and seasonal flags as permitted by D.2 Holiday Decorations and Seasonal Flags

C.3.5.2 Flag poles shall be subject to approval by the ACC and shall be plain and simple in design. Lighting must be directed in such a manner so as to not illuminate other Lots or the Improvements on those lots and so as to not be a nuisance to drivers or others.

C.3.6. **Garages**

C.3.6.1. Garage Doors

C.3.6.1.1 Garage door windows must be in a horizontal row. All windows in a door must be the same size and each window may not be larger than ten (10) inches tall by twelve (12) inches wide. Garage door windows which have decorative panels must have panels which all match (any changes to or removal of the panels must be approved by the ACC). An owner may choose to remove a damaged panel in which case all panels must be eliminated. The owner may choose to not replace decorative panels as long as all windows match.

C.3.6.1.2 Architectural Guideline: The originally installed garage door window panels or a similar design must be maintained. The original panels consisted of:

- Lakemont/Silverado homes:
 - Clopay Sunset 601

- Clopay Stockton 612
 - Clopay Madison
- Lennar homes: unknown

C.3.6.2. Garage Lights

C.3.6.2.1 Light fixtures beside the garage door may not be removed. For homes with only one fixture, a second, matching fixture may be added on the opposite side of the garage door (at the same height and in the same position relative to the garage door).

C.3.6.2.2 All fixtures must have a clear globe and have clear bulbs. For homes with two fixtures, the fixtures must match. Other non-original fixtures are possible subject to ACC approval.

C.3.6.2.3 Architectural Guideline: The originally installed fixtures or similar fixture(s):

- Lakemont homes:
 - Smaller fixture: Forte 1726-01-04
 - Larger Fixture: Forte 1726-03-04
- Lennar homes: Seagull 8461.46
- Alternate fixture with:
 - Sconce style
 - Dark, dull finish on metal
 - Clear globe with round horizontal cross section.
 -

C.3.6.3. Garage Space

Any use or remodeling of a garage for storage, as a workshop, or for any other use must permit the parking of at least two (2) full-sized passenger vehicles in a three (3) car garage or one (1) full-sized passenger vehicle in a two (2) car garage.

C.3.7. **Paint & Exterior Finishes**

C.3.7.1 An Owner may repaint a home with its existing colors and finishes as long as the existing colors and finishes are either:

- the home's original builder colors and finishes or
- colors and finishes previously approved by the ACC.

C.3.7.2 All other colors and finishes require approval from the ACC. This requirement applies to the front door as well as the rest of the house.

C.3.7.3 Garage doors must be painted either the same color as the body of the house or the color of the trim.

C.3.7.4 Any Architectural Review Application must:

- Include the specific color for each area of the house (with color name and number):
 - Main body
 - Garage door
 - Front door
 - Trim
 - Shutters and Accents (if different color than Trim; specify exactly where color will be used as an accent)
- Include manufacturer's samples (or retailer's 'color draw downs') for each color specified. Pictures of manufacturer's samples or color drawdowns are not acceptable (as the display on which the picture is viewed may not present a true representation of the color).

C.3.7.5 Failure to obtain prior approval may result in the Owner being required to repaint the home at the Owner's expense.

C.3.8. Patios, Decks & Walks

Materials and colors should generally be consistent with similar improvements within the Development.

C.3.9. Patio Roofs/Covers/Shade Structures

Materials and colors should generally be consistent with similar improvements within the Development.

C.3.10. Security Cameras

C.3.10.1 Guidelines:

- Cameras must be installed closely under the eaves
- All wiring (except for a short, few inch long, length from the wall to the camera) must be fully concealed within the wall or attic.
- Cameras must not be directed at another home.
- Cameras must not be used to interfere with the privacy of another Owner.

C.3.11. Satellite Dishes and Other Antennas

C.3.11.1 No outside antennas are allowed except for the following:

- Dish antennas one meter or less in diameter and designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
- Antennas one meter or less in diameter or diagonal measurement and designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.
- Antennas designed to receive local television broadcast signals.
- Antennas must be in use. Any antenna no longer in use must be removed.

C.3.11.2 Such outside antennas must generally:

- Not be visible from any street within the Development,
- Be painted to blend into the background against which they are mounted, and
- Have wiring concealed, or where concealment is not possible, painted to match the surface to which it is installed.

C.3.11.3 Architectural approval is not required prior to installing an antenna, but if approval is not obtained and the antenna violates any of the above requirements and is not in conformance with the FCC's Over-the-Air Reception Devices Rule, the Owner will be required to relocate the antenna at the Owner's expense.

C.3.11.4 Notes:

1. It may be necessary to install a satellite dish at a location near the ground to prevent it from being visible from the street. Satellite dishes needn't be located at or near the home's roofline; they may be located on a short post in the ground, hidden from street view by a fence or landscaping (as verbally confirmed with both Direct TV and Dish Network).
2. Installers frequently suggest that the 'best' location for the satellite dish is directly above the cable connection box on the exterior of the house. This location does not improve reception but is best for the installer because of the short distance which the cable must be run to connect to the house antenna wiring. All TV satellites are located 22,000 miles above the equator and moving the dish a few dozen feet doesn't affect reception as long as the dish has a clear view of the appropriate portion of the southern sky.

C.3.11.5 A *Satellite Dish Application Form* (Appendix 2) may be submitted to the ACC for proposed satellite dishes and other antennas.

C.3.12. Slopes

C.3.12.1 General

Many Lots in the Development have 2:1 and 3:1 slopes which are subject to restrictions contained in the CC&Rs and the Plats/Subdivision Tract Maps. Those restrictions are detailed in those documents and generally include:

- Not constructing any solid view fencing on a slope
- Not construction or placing any Improvements on a slope
- Not otherwise altering a slope.

See Lot Number / Address Cross Reference (Appendix X).

C.3.13. Solar Panels, Stored Energy, and Other Alternative Energy

C.3.13.1 Except as provided by Nevada law, all visible panel frames, cables, connectors, conduits, electrical panels, control equipment, other devices, and hardware must be of a color or painted to match the adjacent surfaces of the home as closely as possible. Panel frames may be black to match the surface of the panel. No natural (clear, raw) aluminum or other metal is allowed, except as required by Nevada law.

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C.3.14. Sports Apparatus

(Reserved)

C.3.15. Water Features, Spas, and Swimming Pools

C.3.15.1 The location of water features, spas, and swimming pools shall address relationships between indoor and outdoor features, setbacks, wind, sun, site terrain, home site proximity to Common Areas and open space.

- Pool equipment and other noise generating equipment must be located such that it imposes the minimum disturbance to adjacent properties. All such equipment must be properly screened. Enclosure or screening structure must be similar to the architecture of the home and use the same materials.
- The size and shape of swimming pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements.
- Water features, spas, swimming pools, and associated equipment enclosures must architecturally relate to the house and other structures in their placement, mass and detail.
- Iron pool fencing is required and must be installed according to legal requirements. Such fencing shall only surround these features as required by law and shall not be used as perimeter fencing.
- Pool construction must conform to all local building codes and pools must be installed by a licensed contractor.

C.3.15.2 Water features shall be designed, operated, and maintained in such a manner as to prevent the sustenance and propagation of mosquitos, other insects, and other wildlife.

C.3.15.3 Above ground pools, if approved by the ACC, must be removed from September 15th through May 15th. Also see D.5 Noise, Nuisance, Unsightly Articles, and Other Offensive Conduct.

C.3.16. Window Coverings

C.3.16.1 All windows coverings as viewed from outside the home shall be one of the following: white, natural colors, or dark colors. No bright color other than white shall be visible from streets, other Lots, or Common Areas.

C.4. Landscaping

C.4.1. Design Considerations

Landscaping design should be harmonious with the Development and take into consideration the arid climate. The University of Nevada Cooperative Extension has published a *Gardening Guide for High-Desert Urban Landscapes of Great Basin Regions in Nevada and Utah* which lists plants which are cold-hardy and suited for the area's light precipitation and drying winds, although not all of the recommended plants are appropriate for urban landscaping. This guide is available on the Association's website and also at:

https://www.fs.fed.us/rm/boise/research/shrub/projects/GBNPSIP_TechNotes/Horticulture/GardeningGuideForHighDesert.pdf

C.4.2. Back Yard

C.4.2.1. General

Front Yard Rules and Guidelines shall both be considered as Guidelines for the back yard.

C.4.2.2. Artificial Turf

Artificial turf is permitted in back yards (even though it is not permitted in front yards, except as required by Nevada law):

- Artificial turf must be a natural green color and may not be installed over concrete, asphalt, or any similar surface.
- Artificial turf must be maintained so that it is clean and not matted and does not appear to be faded.

C.4.2.3. Irrigation

All vegetation shall be watered by an underground automatic irrigation system. With the ACC's approval temporary above ground irrigation systems may be utilized for reestablishing vegetation on slopes.

C.4.2.4. Landscaping Required

(Reserved)

C.4.2.5. Views

C.4.2.5.1 If any Owner purchases a Lot which the Owner perceives as having a view, the Owner should be aware that the view as seen from the Lot at the time of purchase is not represented or guaranteed in any manner. Existing views may be altered or impaired by future construction within or surrounding the Development, by growth of vegetation or trees, by fences, by construction of structures, or by other factors not presently known.

C.4.2.5.2 The Board and/or the ACC may address the maximum height of grass, bushes and other landscaping elements, but such restrictions on height are not for the purpose of addressing any view obstructions.

C.4.3. Drainage

C.4.3.1 Drainage, including swales, must be maintained as indicated on the original plot plan (which was prepared by a licensed engineer for the original home builder):

- Site drainage must be considered when designing the landscaping and be included with the Architectural Review Application Form (Appendix 1).
- No structure or other material can be placed or permitted to remain which may damage, interfere with, obstruct, change or retard the flow of water through drainage channels.
- Although the ACC will review drainage plans, the Owner is fully responsible for water runoff and drainage control of the Owner's Lot.
- Landscaping and/or hardscape may not be installed in any manner which interferes with drainage or which traps or ponds water.

C.4.3.2 Due to possible significant consequences, it is unlikely that the ACC will approve any change to natural or established drainage patterns systems without an engineering report from a licensed engineer which favorably addresses the change. Providing such a report shall not ensure that the change will be approved.

C.4.4. Fire Control Maintenance

Owners must comply with all applicable laws and regulations regarding fire prevention and vegetation control.

C.4.5. Front Yard

C.4.5.1. General

At least 40% of the front yard area shall be covered with sod, ground cover plants, or shrubs or with trees whose lowest branches are near ground level. The 40% coverage shall be based on the plant's expected size/coverage area within 5 years of planting. The front yard shall be as defined in CC&R section 1.20 and more precisely, shall begin at the edge of the curb away from the street.

C.4.5.2. Irrigation

All vegetation shall be watered by an underground automatic irrigation system.

C.4.5.3. Lawn and Rock Mulch Edging

Edging must consist of pavers, concrete curbing, colored concrete, or recycled plastic bender board. Edging is required around perimeter of lawn and of rock mulch with a size of less than four inches (4") except where the lawn or rock mulch abuts concrete or pavers. Edging is required between lawn and rock mulch and between different rock mulches (unless one of the abutting rock mulches is at least four inches (4") in size). Precast concrete and metal edging is prohibited. Edging must be designed so as not to disturb drainage or to trap water.

C.4.5.4. Parkway Strip

Each Lot must have at least one tree in the parkway strip (the area between the curb and sidewalk). The species of trees in the parkway strip must be the same as originally installed by the home builder or be approved by the ACC. Only deciduous trees are permitted in the parkway strip; no evergreen trees are permitted.

Although the CC&Rs prohibit modification to the parkway strip, Nevada law supersedes that prohibition and allows 'drought tolerant landscaping' which must conserve water, protect the environment and be adaptable to local conditions. Such xeriscaping / drought tolerant landscaping in the parkway strip may only consist of deciduous trees, rock mulch, and plants similar to those listed in *Architectural Guidelines - Parkway Strip Xeriscape Plants* (Appendix D). Plants (other than trees) must be planted in a double row spaced not more than three (3) feet apart and staggered to create a triangular/zigzag pattern. Any change to the parkway strip must be approved by the ACC.

C.4.5.5. Rock Mulch

Rock mulch types listed in *Architectural Guidelines - Rock Mulch* (Appendix C) are generally acceptable in place of the decomposed granite (DG) required by CC&R section 5.6. All rock mulch must be a minimum size of 1.5 inches with the exception of decomposed granite (DG).

C.4.5.6. Rocks/Boulders

Rocks and boulders of types natural to the Reno area are acceptable. Granite is the preferred rock type. Rocks/boulders should be reasonable in size for the area where placed.

C.4.5.7. Shrubs & Grasses

Plant types listed in *Architectural Guidelines - Plants* (Appendix B) are generally acceptable.

C.4.5.8. Sight Distances at Corners

(Reserved)

C.4.5.9. Trees

C.4.5.9.1 All deciduous trees must have a minimum two (2) inch caliper (measured twelve (12) inches above ground level) and all evergreen trees must be a minimum height of six (6) feet. Trees must be planted at least four (4) feet from fences and property lines.

C.4.5.9.2 Trees in the parkway strip (the area between the curb and sidewalk) shall not be counted in determining whether a Lot meets the minimum tree requirement.

C.4.5.10. Turf

Except as required by Nevada law, artificial turf is not permitted in front yards.

C.4.5.11. Xeriscaping

C4.5.11.1 Xeriscaping (drought tolerant landscaping) is permitted. Owners should use colors, materials, and contours to create an aesthetically pleasing yard. The requirements for the minimum number of trees and shrubs must be followed. See:

- *Architectural Guidelines - Plants* (Appendix B)
- *Architectural Guidelines - Rock Mulch* (Appendix C)

C4.5.11.2 Note: Many yards in the Del Webb community to the west of the Somerset development are xeriscaped and may provide ideas for xeriscaping.

C.4.6. Lighting

See C.3.2 Exterior Lighting.

C.4.7. Retaining Walls

Retaining walls are prohibited on 2:1 and 3:1 slopes; see C.3.12 Slopes.

C.4.8. Slopes

See C.3.12 Slopes for additional restrictions on 2:1 and 3:1 slopes.

C.5. Sheds

One reasonably sized shed which meets all of the following requirements may be constructed/installed on a Lot:

- Must be consistent with the home in color, construction materials, design, and quality
- Plastic storage units may not be more than six (6) feet tall
- Must be located between the house and an existing six (6) foot solid side fence (behind the front fence)
- May not alter drainage patterns; see C.4.3 Drainage
- Must meet building code and other city, county, and state requirements including minimum distances from property lines. City of Reno setbacks (unofficial) from conversations in early 2018 with City of Reno officials include but are not limited to:
 - 5 foot minimum distance from side property lines
 - 5 foot minimum distance from back property line
 - 3 foot minimum distance from house

C.6. Other (Reserved)

D. (RESERVED)

E. (RESERVED)

F.

APPENDICES

Guidelines, etc.

- A. Architectural Guidelines - Applications
- B. Architectural Guidelines - Plants
- C. Architectural Guidelines - Rock Mulch
- D. Architectural Guidelines - Parkway Strip Xeriscape Plants
- X. Lot Number / Address Cross Reference List
- Y. Canyon Pines Map

Forms:

- 1. Architectural Review Application Form
- 2. Satellite Dish Application Form
- 3. Notice of Completion Form
- 4. Request for Board Review of ACC Decision Form

Canyon Pines Homeowners Association

Appendix A: Architectural Guidelines - Applications

The following lists include most of the information required for the approval of Architectural Review Applications. The ACC may require additional information depending on the circumstances.

All supporting documents larger than 8-1/2" x 14" must be submitted in an electronic pdf format.

Exterior Paint

- Areas. For each area to be painted:
 - Main body
 - Garage door
 - Front door
 - Trim
 - Shutters and Accents (specify exactly where color will be used)
- Colors. Specify the following (or 'not being painted' as appropriate):
 - Manufacturer
 - Color name
 - Color number
- Samples. Include manufacturer's samples (or retailer's 'color drawdowns' for custom colors) for each color specified. Pictures of manufacturer's samples or retailer's color drawdowns are not acceptable.

Landscaping

The following should generally be included. **Lack of adequate information and detail in the application is one of the most common reasons for an application's denial.**

- Overall Drawing(s)
 - Dimensions
 - Area of front yard (in square feet) without driveway and concrete walkways
 - Mature size of shrubs and trees
- Drainage
 - Plan for proposed drainage
 - Plot plan (prepared by engineer when home was built) or other detailed drawing showing existing drainage
 - Licensed engineer's report (for any proposed changes to drainage pattern)
- Concrete
 - Dimensions of each area
 - Color
 - Texture - brushed, stamped (with pictures of pattern)
- Pavers
 - Dimensions of each area
 - Brand
 - Product
 - Color
 - Pictures
- Rock Mulch
 - Dimensions of each area
 - Type of rock
 - Color

- Size of rock
- Rocks / Boulders
 - Location
 - Type of rock
 - Size
- Synthetic Turf
 - Manufacturer
 - Product
 - Color
- Shrubs
 - Location
 - Species (common and botanical name)
 - Gallon size at installation
- Trees
 - Location (including distance from fence of at least 4 feet)
 - Species (common and botanical name)
 - Size at installation (caliper for deciduous trees, height for evergreens)
- Statuaries / Decorations
 - Location
 - Dimensions
 - Picture
- Water Features
 - Location
 - Dimensions
 - Detailed construction drawings
 - Colors
 - Pictures

Satellite Dish

The *Satellite Dish Application Form* (Appendix 2) should be submitted.

Shade Structures, Trellis's, Pergolas, Gazebos, and Arbors

- Location (including distances from fences, house, etc.)
- Dimensions (including height)
- Drawings including front, side, and rear elevations
- Materials
- Colors
- Pictures and brochures

Storage Shed

- Location (including distances from fences, house, etc. as sheds must be at least 3 feet from the house and 5 feet from the side and rear property lines)
- Dimensions (including height)
- Drawings including front, side, and rear elevations
- Materials
- Colors

Water Features / Spas / Pools

- Location
- Dimensions
- Detailed construction drawings
- Colors

- Fencing

Other

- Driveway Widening
 - Stamped Concrete
 - Dimensions of each area
 - Color
 - Pictures of stamp pattern
 - Pavers
 - Dimensions of each area
 - Brand
 - Product
 - Color
 - Pictures

Canyon Pines Homeowners Association

Appendix B: Architectural Guidelines - Plants

Deciduous Shade Trees

Common Name	Botanical Name
Autumn Blaze Maple	Acer freemani x rubrum
Black Locust	Robinia pseudoacacia
Burr Oak	
English Oak	
Ginkgo	
Green Ash varieties: 'Patmore', 'Summit' and 'Marshall Seedless'	Fraxinus pennsylvancia
Japanese Pagoda Tree	Sophora japonica
London Plane Tree	Platanus acerifolia
Norway Maple varieties	Acer platanoides
Red Horeschestnut	Aesculus carnea
Red Maple	Acer rebrum
Red Oak	Quercus rebra
Sweetgum	Liquidamber styraciflua
Thornless Honey Locust varieties	Gleditsia triacanthos
White Ash varieties: 'Autumn Applause' and 'Autumn Purple'	Fraxinus Americana

Small Deciduous Trees

Common Name	Botanical Name
Cardinal Royal' European Mountain Ash	Sorbus aucuparia
Chokecherry varieties	Prunus virginiana
Crabapple varieties	Malus species
Eastern Redbud	Cercis Canadensis
Flame Amur Maple	Acer ginnala
Flowering Pear	Pyrus calleryana

Flowering Plum	Prunus cerasifera
Hawthorne varieties	Crataegus species
Japanese Tree Lilac	Syringa reticulate
River Birch	Betula nigra
Tartarian Maple	Acer tartaricum

Evergreen Trees

Common Name	Botanical Name
Austrian Pine	Pinus nigra
Baby Blue Spruce	Picea pungens 'Baby Blue'
Bosnian Pine	Pinus leucodermis
Jeffrey Pine	Pinus jeffreyi
Pinon Pine	Pinus edulis and P. monophylla
Ponderosa Pine	Pinus ponderosa

Deciduous Shrubs

Common Name	Botanical Name
Alpine currant	Ribes alpinum
Apache plume	Fallugia paradoxa
Barberry varieties	Berberis species
Beauty Bush	Deutzia gracilis
Bitterbrush	Quercus x cisterna
Blue Mist Spirea	Caryopteris clandonensis
Boxwood varieties	Buxus species
Burning Bush	Euonymus alatus 'compacta'
Butterfly Bush	Buddleia species
Cinquefoil	Potentilla
Cistena Peach	Prunus x cisterna
Cliffrose	Cowania Mexicana
Cotoneaster varieties	Cotoneaster species
Desert Peach	Prunus andersonii

Dogwood species	Cornus stolonifera, Cornus stol. 'var'
Dwarf Blue Arctic Willow	Salix purpurea 'nana'
Dwarf Cranberry Bush	Viburnum species
Dwarf Flowering Almond	Prunus glandulosa
Euonymus varieties	Euonymus species
Fern Bush	Chamaebatiaria millefolium
Flowering Quince	Chaenomeles japonica
Forsythia	Forsythia species
Garden Rose varieties	Rosa species
Golden Currant	Ribes aureum
Greenleaf Manzanita	Arctostaphylos malvaceous
Mock Orange varieties	Philadelphus species
Mountain Mahogany	Cercocarpus ledifolius
New Mexico Privet	Forestiera neomexicana
Privet varieties	Ligustrum species
Pyracantha varieties	Pyracantha species
Rose varieties	Rosa species
Sandy Cherry	Prunus besseyi
Scotch Broom varieties	Genista species
Serviceberry	Amelanchier alnifolia
Shrubby Cinquefoil	Potentilla fruticosa
Silver Buffaloberry	Shepherdia argentea
Smoketree	Cotinus coggyria
Spiraea varieties	Spiraea species
Sumac varieties	Rhus species
Tatarian Honeysuckle	Lonicera tatarica
Viburnum varieties	Viburnum species
Weigela varieties	Weigela species
Witch Hazel	Hamamelis virginiana
Woods Rose	Rosa woodsia

Evergreen Shrubs

Common Name	Botanical Name
Big Sagebrush	Artemisia tridentate
Cotoneaster varieties	Cotoneaster
Dwarf Spruce varieties	Picea species
Juniper	Juniperus horizontalis
Mormon Tea	Ephedra viridis
Mountain Mahogany	Cercocarpus montanus
Mugo Pine	Pinus mugho
Oregon Grape	Mahonia aquifolium
Sandy Sage	Artemisia filifolia
Boston Ivy	Parthenocissus tricuspidata
Clematis varieties	Clematis species
English Ivy	Hedera helix
Honeysuckle	Lonicera sempervirens
Silver Lace Vine	Polygonum aubertii
Trumpet Vine	Campsis radicans
Virginia Creeper	Parthenocissus quinquefolia
Wisteria	Wiseria sinensis

Ground Covers

Common Name	Botanical Name
Ajuga	Ajuga reptans
Bearberry	Cotoneaster dammeri
Cotoneaster varieties	Cotoneaster species
Creeping Oregon Grape	Mahonia repens
Dwarf Periwinkle	Vinca minor
Honeysuckle	Lonicera japonica
Ivy	Hedera helix
Kinnickinick	Arctostaphylos uca-ursi

Lavender Cotton	Santolina chamaecyparissus
Pinemat Manzanita	Arctostaphylos nevadensis
Prostrate Germander	Teucrium chamaedrys
Sabina Juniper	Juniperus Sabuna
Sedum varieties	Sedum
Snow in Summer	Cerastium tomentosum
Spreading Juniper	Juniperus horizontalis
St. John's Wort	Hypericum calycinum
Sunrose	Helianthemum ummularium
Thyme	Thymus species
Winter Creeper	Euonymous fortune

Perennials

Common Name	Botanical Name
Bluebeard	Caryopteris
Evening Primrose	Oenothera missouriensis, caespitosa, berlandieri
Gaura	Gaura lindheimeri
Gooding Verbena	Vernena goodingii
Pineleaf Penstemon	Penstemon piniifolia
Perennial Zinnia	Zinnia grandiflora
Peruvian Verbena	Verbena peruviana
Prairie sagebrush	Artemisia ludoviciana
Rock Verbena	Verbena pulchella
Rocky Mountain Penstemon	Penstemon strictus
Russian Sage	Perovskia atriplicifolia
Sulfur Buchwheat	Eriogonum umbellatum
Threadleaf Coreopsis	Coreopsis verticillata
Vervian	Verbena rigida
Yarrow	Achillea 'moonbeam'

Grasses

Common Name	Botanical Name
Basin Wildrye	Elymus conereus
Blue Fescue	Festuca ovina 'Glaucua'
Blue Oat Grass	Helicotrichon sempervirens
Deer Grass	Muhlenbergia rigens
Fountain Grass	Pennisetum setaceum
Hard Fescue	Festuca ovina 'Covar'
Indian Ricegrass	Oryzopsis hymenoides
Kentucky Bluegrass	Poa pratensis
Maiden Grass	Miscanthus sinensis Gracillimus
Nevada Bluegrass	Poa nevadensis
Sheep Grass	Festuca idahoensis

Canyon Pines Homeowners Association

Appendix C: Architectural Guidelines - Rock Mulch

Decomposed Granite (DG)
Frock Rock
Ginger
Lahontan River Rock
Lodi River Rock
Moana Rock
Natural Well Rock
Nevada Black
Nevada Gold
Nevada Green
Pathway Pebbles
River Rock
Salt and Pepper River Rock
Sierra River Rock
Crushed Rock

Appendix D: Architectural Guidelines - Parkway Strip Xeriscape Plants

Common Name	Botanical Name
Blue Fescue	Festuca glauca 'Elijah Blue'
Cinquefoil	Potentilla neumanniana 'Nana'
Creeping Juniper	Juniper horizontalis 'Glomerta'
Creeping Juniper	Juniper horizontalis 'Wiltoonii'
Creeping Juniper	Juniper horizontalis 'Blue Chip'
Creeping Juniper	Juniper horizontalis 'Bar Harbor'
Grass-leaved Sweet Flag	Acorus gramineus 'Minimus Aureus'
Indigo	Indigofera 'Rose Carpet'
Japanese Garden Juniper	Juniper procumbens 'Nana'
Mondo Grass	Ophiopogon japonicus 'Gyoku-ryu'
Moss Phlox	Phlox Subulata
Mother of Thyme	Thymus serpyllum
Snow-in-Summer	Cerastium tomentosum
Sweet Alyssum	Lobularia Maritima
Wild Thyme	Thymus (Coccineus Group)
Wormwood	Artemisia 'Tiny Green'

Canyon Pines Homeowners Association

Appendix X: Lot Number / Address Cross Reference List

Lot	Address
1	7696 Harvest Moon Rd
2	7688 Harvest Moon Rd
3	7680 Harvest Moon Rd
4	7672 Harvest Moon Rd
5	7664 Harvest Moon Rd
6	7656 Harvest Moon Rd
7	7648 Harvest Moon Rd
8	7640 Harvest Moon Rd
9	7632 Harvest Moon Rd
10	7624 Harvest Moon Rd
11	7616 Harvest Moon Rd
12	7608 Harvest Moon Rd
13	7600 Harvest Moon Rd
14	2105 Logan Ridge Ct
15	2125 Logan Ridge Ct
16	2145 Logan Ridge Ct
17	2120 Logan Ridge Ct
18	2100 Logan Ridge Ct
19	2110 Peavine Creek Rd
20	2120 Peavine Creek Rd
21	2130 Peavine Creek Rd
22	2140 Peavine Creek Rd
23	2150 Peavine Creek Rd
24	2160 Peavine Creek Rd
25	2170 Peavine Creek Rd
26	2190 Peavine Creek Rd
27	2200 Peavine Creek Rd
28	2210 Peavine Creek Rd
29	2220 Peavine Creek Rd
30	2230 Peavine Creek Rd
31	2240 Peavine Creek Rd
32	2250 Peavine Creek Rd
33	2260 Peavine Creek Rd

Lot	Address
34	2270 Peavine Creek Rd
35	2290 Peavine Creek Rd
36	7690 Basin Run Ct
37	7670 Basin Run Ct
38	7650 Basin Run Ct
39	7635 Basin Run Ct
40	7655 Basin Run Ct
41	7675 Basin Run Ct
42	7695 Basin Run Ct
43	7705 Peavine Creek Ct
44	7725 Peavine Creek Ct
45	7745 Peavine Creek Ct
46	7765 Peavine Creek Ct
47	7785 Peavine Creek Ct
48	7795 Peavine Creek Ct
49	7790 Peavine Creek Ct
50	7770 Peavine Creek Ct
51	7750 Peavine Creek Ct
52	7730 Peavine Creek Ct
53	7720 Peavine Creek Ct
54	7700 Peavine Creek Ct
55	7701 Moose River Ct
56	7711 Moose River Ct
57	7721 Moose River Ct
58	7741 Moose River Ct
59	7761 Moose River Ct
60	7771 Moose River Ct
61	7791 Moose River Ct
62	7790 Moose River Ct
63	7780 Moose River Ct
64	7760 Moose River Ct
65	7740 Moose River Ct

Lot	Address
66	7720 Moose River Ct
67	7710 Moose River Ct
68	7700 Moose River Ct
69	2200 Peavine Valley Rd
70	2210 Peavine Valley Rd
71	2220 Peavine Valley Rd
72	2230 Peavine Valley Rd
73	2250 Peavine Valley Rd
74	2260 Peavine Valley Rd
75	2270 Peavine Valley Rd
76	2280 Peavine Valley Rd
77	2290 Peavine Valley Rd
78	7890 Peavine View Ct
79	7870 Peavine View Ct
80	7850 Peavine View Ct
81	7830 Peavine View Ct
82	7835 Peavine View Ct
83	7855 Peavine View Ct
84	7875 Peavine View Ct
85	2310 Peavine Valley Rd
86	2325 Peavine Valley Rd
87	2315 Peavine Valley Rd
88	2305 Peavine Valley Rd
89	2295 Peavine Valley Rd
90	2285 Peavine Valley Rd
91	2275 Peavine Valley Rd
92	2265 Peavine Valley Rd
93	2255 Peavine Valley Rd
94	2245 Peavine Valley Rd
95	7135 Lodgepole Pine Ct
96	7155 Lodgepole Pine Ct
97	7175 Lodgepole Pine Ct

Lot	Address
98	7195 Lodgepole Pine Ct
99	7170 Lodgepole Pine Ct
100	7150 Lodgepole Pine Ct
101	7130 Lodgepole Pine Ct
102	7110 Lodgepole Pine Ct
103	2235 Peavine Valley Rd
104	2225 Peavine Valley Rd
105	2215 Peavine Valley Rd
106	2205 Peavine Valley Rd
107	2335 Peavine Valley Rd
108	2345 Peavine Valley Rd
109	2355 Peavine Valley Rd
110	2365 Peavine Valley Rd
111	2375 Peavine Valley Rd
112	2385 Peavine Valley Rd
113	2395 Peavine Valley Rd
114	2405 Peavine Valley Rd
115	2415 Peavine Valley Rd
116	2425 Peavine Valley Rd
117	2435 Peavine Valley Rd
118	2445 Peavine Valley Rd
119	2455 Peavine Valley Rd
120	2465 Peavine Valley Rd
121	2475 Peavine Valley Rd
122	2485 Peavine Valley Rd
123	2495 Peavine Valley Rd
124	2505 Peavine Valley Rd
125	7895 Granite Basin Ct
126	7875 Granite Basin Ct
127	7855 Granite Basin Ct
128	7870 Granite Basin Ct
129	7890 Granite Basin Ct

Lot	Address
130	7795 Great Basin Rd
131	7785 Great Basin Rd
132	7775 Great Basin Rd
133	7765 Great Basin Rd
134	7755 Great Basin Rd
135	7745 Great Basin Rd
136	7735 Great Basin Rd
137	7725 Great Basin Rd
138	7715 Great Basin Rd
139	7705 Great Basin Rd
140	2545 Peavine Creek Rd
141	2555 Peavine Creek Rd
142	2565 Peavine Creek Rd
143	7710 Basin River Ct
144	7720 Basin River Ct
145	7730 Basin River Ct
146	7740 Basin River Ct
147	7750 Basin River Ct
148	7745 Basin River Ct
149	7735 Basin River Ct
150	7725 Basin River Ct
151	7715 Basin River Ct
152	7705 Basin River Ct
153	2590 Peavine Creek Rd
154	2580 Peavine Creek Rd
155	2570 Peavine Creek Rd
156	2560 Peavine Creek Rd
157	2550 Peavine Creek Rd
158	2540 Peavine Creek Rd
159	2530 Peavine Creek Rd
160	2520 Peavine Creek Rd
161	2510 Peavine Creek Rd

Lot	Address
162	2500 Peavine Creek Rd
163	2480 Peavine Creek Rd
164	2470 Peavine Creek Rd
165	2460 Peavine Creek Rd
166	2450 Peavine Creek Rd
167	7700 Peavine Shadow Ct
168	7710 Peavine Shadow Ct
169	7720 Peavine Shadow Ct
170	7730 Peavine Shadow Ct
171	7740 Peavine Shadow Ct
172	7750 Peavine Shadow Ct
173	7760 Peavine Shadow Ct
174	7770 Peavine Shadow Ct
175	7765 Peavine Shadow Ct
176	7755 Peavine Shadow Ct
177	7745 Peavine Shadow Ct
178	7735 Peavine Shadow Ct
179	7725 Peavine Shadow Ct
180	7715 Peavine Shadow Ct
181	7705 Peavine Shadow Ct
182	2465 Peavine Creek Rd
183	2475 Peavine Creek Rd
184	2485 Peavine Creek Rd
185	2495 Peavine Creek Rd
186	7710 Great Basin Rd
187	7720 Great Basin Rd
188	7730 Great Basin Rd
189	7740 Great Basin Rd
190	7750 Great Basin Rd
191	7760 Great Basin Rd
192	7770 Great Basin Rd
193	7780 Great Basin Rd

Lot	Address
194	7790 Great Basin Rd
195	7798 Great Basin Rd
196	7895 Peavine Trail Ct
197	7885 Peavine Trail Ct
198	7875 Peavine Trail Ct
199	7865 Peavine Trail Ct
200	7855 Peavine Trail Ct
201	7850 Peavine Trail Ct
202	7860 Peavine Trail Ct
203	7870 Peavine Trail Ct
204	7880 Peavine Trail Ct
205	2350 Peavine Valley Rd
206	2340 Peavine Valley Rd
207	2330 Peavine Valley Rd
208	2515 Peavine Valley Rd
209	2525 Peavine Valley Rd
210	2535 Peavine Valley Rd
211	2545 Peavine Valley Rd
212	2555 Peavine Valley Rd
213	2565 Peavine Valley Rd
214	2575 Peavine Valley Rd
215	2585 Peavine Valley Rd
216	2595 Peavine Valley Rd
217	2615 Peavine Valley Rd
218	2635 Peavine Valley Rd
219	2655 Peavine Valley Rd
220	2805 Peavine Creek Rd
221	2815 Peavine Creek Rd
222	2825 Peavine Creek Rd
223	2835 Peavine Creek Rd
224	2860 Peavine Creek Rd
225	2850 Peavine Creek Rd

Lot	Address
226	2840 Peavine Creek Rd
227	2830 Peavine Creek Rd
228	2820 Peavine Creek Rd
229	2810 Peavine Creek Rd
230	2800 Peavine Creek Rd
231	2790 Peavine Pines Ct
232	2780 Peavine Pines Ct
233	2770 Peavine Pines Ct
234	2760 Peavine Pines Ct
235	2750 Peavine Pines Ct
236	2740 Peavine Pines Ct
237	2730 Peavine Pines Ct
238	2720 Peavine Pines Ct
239	2798 Peavine Creek Rd
240	2796 Peavine Creek Rd
241	2792 Peavine Creek Rd
242	2790 Peavine Creek Rd
243	2788 Peavine Creek Rd
244	2784 Peavine Creek Rd
245	2780 Peavine Creek Rd
246	2760 Peavine Creek Rd
247	2750 Peavine Creek Rd
248	2740 Peavine Creek Rd
249	2730 Peavine Creek Rd
250	2720 Peavine Creek Rd
251	2710 Peavine Creek Rd
252	2700 Peavine Creek Rd
253	2690 Peavine Creek Rd
254	2680 Peavine Creek Rd
255	2670 Peavine Creek Rd
256	2660 Peavine Creek Rd
257	2650 Peavine Creek Rd

Lot	Address
258	2640 Peavine Creek Rd
259	2630 Peavine Creek Rd
260	2620 Peavine Creek Rd
261	2610 Peavine Creek Rd
262	2600 Peavine Creek Rd
263	2605 Peavine Creek Rd
264	2615 Peavine Creek Rd
265	2625 Peavine Creek Rd
266	7730 Peavine Peak Ct
267	7740 Peavine Peak Ct
268	7750 Peavine Peak Ct
269	7755 Peavine Peak Ct
270	7745 Peavine Peak Ct
271	7735 Peavine Peak Ct
272	7725 Peavine Peak Ct
273	2645 Peavine Creek Rd
274	2655 Peavine Creek Rd
275	2665 Peavine Creek Rd
276	2675 Peavine Creek Rd
277	2685 Peavine Creek Rd
278	2695 Peavine Creek Rd
279	2715 Peavine Creek Rd
280	2725 Peavine Creek Rd
281	2735 Peavine Creek Rd
282	2745 Peavine Creek Rd
283	2755 Peavine Creek Rd
284	2765 Peavine Creek Rd
285	2775 Peavine Creek Rd
286	2785 Peavine Creek Rd
287	2690 Peavine Valley Rd
288	2670 Peavine Valley Rd
289	2650 Peavine Valley Rd

Lot	Address
290	2630 Peavine Valley Rd
291	7875 Antelope Trail Ct
292	7855 Antelope Trail Ct
293	7850 Antelope Trail Ct
294	7870 Antelope Trail Ct
295	7890 Antelope Trail Ct
296	7895 Plum Tree Ct
297	7875 Plum Tree Ct
298	7855 Plum Tree Ct
299	7850 Plum Tree Ct
300	7870 Plum Tree Ct
301	7890 Plum Tree Ct

Canyon Pines Homeowners Association

Appendix Y: Canyon Pines Map

(Placeholder for insertion of map pdf)

Canyon Pines Homeowners Association

Appendix 1: Architectural Review Application Form

Owner Name(s): _____

Property Address: _____

Mailing Address: _____

Email: _____

Phone(s): _____

General Description of Project:

Please attach a complete detailed description of the proposed project. See *Architectural Guidelines - Application* (Appendix A to the Rules).

Lack of adequate information and detail in the application is one of the most common reasons for an application’s denial.

No construction may commence without approval of the Architectural Control Committee.

Signature: _____ Date: _____

Signature: _____ Date: _____

Submit to: Canyon Pines Homeowners Association Architectural Control Committee
 <current management company name>
 <current management company street address>
 <current management company city, state, and zip code>
 <current management company email address>

Canyon Pines Homeowners Association

Appendix 2: Satellite Dish Application Form

Owner Name(s): _____

Property Address: _____

Mailing Address: _____

Email: _____

Phone(s): _____

- Outside antennas must generally:
- Not be visible from any street within the Development,
 - Be painted to blend into the background against which they are mounted, and
 - Have wiring concealed, or where concealment is not possible, painted to match the surface to which it is installed.

Proposed location of satellite dish and description of any areas where wiring will be exposed:

Please attach a drawing (with measurements) specifying proposed location of satellite dish.

Signature: _____ Date: _____

Signature: _____ Date: _____

Submit to: Canyon Pines Homeowners Association Architectural Control Committee
<current management company name>
<current management company street address>
<current management company city, state, and zip code>
<current management company email address>

Canyon Pines Homeowners Association

Appendix 3: Notice of Completion Form

Owner Name(s): _____

Property Address: _____

Mailing Address: _____

Email: _____

Phone(s): _____

Date of Approval: _____

General Description of Project (as shown on ACC decision form):

The project has been completed in accordance with the approval.

Signature: _____ Date: _____

Signature: _____ Date: _____

Submit to: Canyon Pines Homeowners Association Architectural Control Committee
 <current management company name>
 <current management company street address>
 <current management company city, state, and zip code>
 <current management company email address>

Canyon Pines Homeowners Association

Appendix 4: Request for Board Review of ACC Decision Form

The Owner, an ACC member, or any other Owner may request a Board review of an ACC decision within 10 days of the date of the written ACC decision; the Board may also review an ACC decision on its own initiative. If the Board chooses to review an ACC decision, the Board will reconsider the content of an Architectural Review Application as it was submitted to the ACC; the review is not the appropriate means for the Owner to add information which was omitted from the application or to modify an application (both of which are appropriately accomplished by submitting a new request for architectural review to the ACC, including a new *Application for Architectural Review Form* (Appendix 1) and all supporting documents). See Architectural Rule C.2.10 Appeals and Variances.

Decision to be Reviewed:

Owner Name(s): _____

Property Address: _____

Date of Decision: _____

General Description (as shown on ACC decision letter):

Specific reasons for overturning the ACC's decision including references to specific sections of the CC&Rs and Architectural Rules and Guidelines (attach additional pages as necessary):

Homeowner Requesting the Review:

Owner Name(s): _____

Property Address: _____

Email: _____

Phone(s): _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Submit to: Canyon Pines Homeowners Association Board of Directors
<current management company name>
<current management company street address>
<current management company city, state, and zip code>
<current management company email address>