

SUN CITY MACDONALD RANCH

DESIGN GUIDELINES



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I. INTRODUCTION TO THE DESIGN GUIDELINES

- A. Purpose of Design Guidelines: Sun City MacDonald Ranch is an active adult community designed to respect the visual character of its site, minimize environmental impacts and maximize water and energy conservation principles. In order to preserve and enhance these concepts, there is a need to establish and maintain certain standards by which the community may develop and mature.

The Design Guidelines provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. The architectural and improvement design standards and the landscaping and site standards have been developed to assist in the modifying and landscaping of Lots within Sun City MacDonald Ranch. The standards set forth criteria for design, style, materials, colors and location of site improvements, landscaping and signage. The Design Guidelines also establish a process for review of proposed modifications to Lots to ensure that all sites within Sun City MacDonald Ranch are developed with the consistency and quality that attracted you to this community.

The intent of the Design Guidelines for Sun City MacDonald Ranch ("Design Guidelines") is to make reasonable accommodations for the views of the surrounding areas, to respect the climatic conditions and environment of the region and to maintain and enhance community property values. Also, within this intent, it is important to allow individual ideas to flourish and enrich the community, provided that standards are maintained.

- B. Government Permits: If a government permit is required, homeowner shall ensure that all applicable requirements associated with said permit are adhered to in connection with any project associated with their property within the confines of the Sun City MacDonald Ranch Community and if the requirements have not been adhered to, then said project shall be deemed to be not in compliance with the Design Guidelines for this Community.

To the extent that the City of Henderson ordinances or any building code or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines or the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sun City MacDonald Ranch ("Declaration"), the Government standards shall prevail. The extent that any Governmental standard is less restrictive than these Design Guidelines or the Declaration, the Declaration and Design Guidelines (in that order) shall prevail.

- C. Preparer: These Design Guidelines have been prepared and adopted by the Sun City MacDonald Ranch Modifications Committee pursuant to the Declaration. The Design Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures-set forth in the Declaration and in Article VII of these

Design Guidelines. The Design Guidelines, when changed, shall be submitted to the Board of Directors for review and approval prior to publication and distribution.

- D. Applicability of Design Review: These Design Guidelines govern all non-common property submitted to the Declaration. Unless otherwise specifically stated in Article IX of the Declaration or these Design Guidelines, all plans and materials for exterior modifications or improvements, hereafter referred to as "modifications", on a Lot must be approved by the Modifications Committee, hereafter referred to as the MC, as described below before any construction activity begins.

Any owner may remodel, paint or redecorate the interior of his or her dwelling without approval. However, alterations to screened porches, patios, and similar portions of a Lot visible from outside the structures shall be subject to approval.

Once the initial landscape plan has been approved and installed an owner may without further submittal, slightly modify the landscaping by adding plants or removing problem, dead or overgrown plants as long as the result is in general compliance with the approved landscaping plan and the results conform to either the initial or latest design guidelines.

Owners are responsible for ensuring compliance with all standards and procedures within these Design Guidelines. Owners are also governed by the requirements and restrictions set forth in the Declaration and any applicable Supplement Declaration. Owners must act in accordance with the Community Wide Standards as set forth in Article I, section 1.15 of the Declaration when installing and maintaining modifications and landscaping. In addition, Owners should review and become familiar with the Use Restrictions applicable to Sun City MacDonald Ranch as set forth in Article X of the Declaration, which address restricted and prohibited activities and conditions within the community and all governmental laws, rules, regulations and other requirements.

- E. Committee Structure: Architectural control and design review for Sun City MacDonald Ranch is handled by the Modifications Committee hereinafter referred to as the MC.

The MC has jurisdiction, accountable to the Board of Directors over all Modifications on any Lot. Members of the MC will be appointed by the Board of Directors.

II. DESIGN REVIEW PROCEDURES

- A. Review of Modifications: The review of Modifications upon any Lot shall require the submission of an Application for Review to the MC. All Applications signed by the Owner may be submitted by the Owner or his/her Agent. The Owner also shall submit the required Review Fee as defined below.

1. Application for Review: The Owner shall submit the Application for Review (available in the Community Center at SCMR) to the MC. Such application shall meet the following

requirements:

Information Regarding Owner: The application shall include the following information about the Owner and the site.

- Owner's name, address and telephone number.
- Type of home: Single Family or duplex and specify if lot is a golf course lot.
- Owner's signature.

Nature of Request: The Application for Review shall clearly state the nature of the request. Such request may include, but not be limited to the following:

- Review/Approval of an addition to existing dwelling (room addition/patio enclosure).
- Review/Approval of landscape plans.
- Review/Approval of concrete work (walkways, patios, etc.).
- Review/Approval of walls/fences, gates.
- Review/Approval of patio covers, patio screening.
- Review/Approval of pools and spas (pool equipment must be screened from view and to control noise).
- Review/Approval of satellite receivers
- Other; description to be listed on application.

2. Review fees: When an Owner submits plans to the MC for approval, the submission shall include a "Review Fee" as specified by the Board of Directors. This fee is a one-time only fee for each Owner of the property that will cover any subsequent design reviews submitted in accordance with these Design Guidelines. The Review Fee shall be made payable to the Sun City MacDonald Ranch Community Association, Inc. ("Association").

B. Review of Plans: The Owner shall submit no less than two (2) sets of final plans and specifications. The submittal shall consist of any or all the following, as necessary to adequately describe both existing conditions on the site and the proposed modifications.

1. Site Plan: Site plan showing property lines; existing and, if applicable, proposed structures; existing and if applicable, proposed paving and parking driveway widths, concrete curbs, planters and landscape areas, sidewalks, walls and fences, utility enclosures, and site lighting (size and type). The site plan shall be fully dimensioned and include setback from property lines. If the proposal includes any modification of grading or existing drainage patterns on the property, the site plan shall include finished floor elevations for existing and if applicable, proposed structures, and plans for grading and drainage and a description of how the existing drainage pattern will be affected and whether or not adjacent properties will be impacted.

2. Floorplans: Floorplans of the proposed structure or addition, indicating dimensions, relationship to existing structure, and type of materials.
3. Exterior Elevations: Exterior elevations for all sides of the proposed structure or addition, including type of materials and color of exterior surfaces.
4. Roof Plan: Roof Plan indicating type and color of materials.
5. Building Section: Typical building section.
6. Initial Landscaping Plan: Landscaping plan showing location, size, and type of both existing and proposed trees, shrubs, ground cover and ground plane cover (i.e. decorative rock). Proposed trees shall include dimensions to property lines, existing structures, existing walls and fences, and existing driveways and sidewalks. The landscaping plan shall also include boulders, curbs, walls, retaining walls, fences, landscape accessories, and other details as applicable. Landscaping plans shall be drawn to scale and/or include dimensions in addition to those required for trees, to the extent necessary to determine the suitability of the proposal to its site and surroundings.
7. Wall and Fencing Plans: Wall and fencing plans must include plans and elevations of walls showing heights to lowest grade, locations of retaining walls and the grade height between the Owners' Lot and all adjacent Lots. Wall and Fence designs must comply with all requirements in these Design Guidelines.

- C. Review Criteria and Variances: In reviewing each Application, the MC may consider any factors it deems relevant. In its review process, the MC will consider the design, harmony of external design with existing structures, and relation to surrounding structures, topography and finished grade elevation, among other things. The MC decision is based on purely aesthetic considerations.

The MC variance approval is on a case-by-case basis. The MC shall not grant approval for proposed construction that is inconsistent with the Design Guidelines, unless the owner first identifies the request for a variance approval within the initial application. Any approval of a submittal in which a variance is encompassed in the submittal, but not specifically noted and requested, shall not be binding on the Association, and Community Standards shall have the right to require the owner to correct any such installation that is not in compliance with the governing documents.

The MC may authorize variances in writing from its guidelines and procedures, but only: (a) in accordance with duly adopted rules and regulations, (b) when unique circumstances dictate, such as unusual topography, natural obstructions, hardship or aesthetic or environmental considerations and (c) when construction in accordance with the variance would be consistent with the purpose of the Declaration and

compatible with existing and anticipated uses of adjoining properties. Inability to obtain, or the terms of, any Governmental approval, or terms of any financing, shall not be considered a hardship warranting a variance.

- D. Review Period: Each Application for Review shall be approved or disapproved within thirty (30) days of submission of all materials required by the MC within thirty (30) days of receipt of a complete review request, the MC shall respond to the Owner. One set of plans shall be returned to the Owner, accompanied by the MC's decision. The other set of plans shall be retained for the Association and MC's records. The MC's decision shall be rendered in one of the following forms:

1. "Approved" The entire application as submitted is approved in total.
2. "Approved as Noted" The application is not approved as submitted, but the MC's suggestion for curing objectionable features or segments are noted. The Owner may proceed with the work to be performed as noted by the MC.
3. "Disapproved" The application submitted is rejected in total. The MC shall provide reasons for disapproval. If the MC fails to respond within thirty (30) days, the Owner shall give the MC written notice of its failure to respond. Unless the MC responds within an additional ten (10) days of receipt of such notice, the Owner may proceed with the project as if it had been approved. However, it shall be the Owner's responsibility to perform all work of the modification in accordance with the Declaration or the Design Guidelines. Any non-complying element of the modification shall be corrected upon notification from the Community Standards, the MC, the DREC, the Board of Directors or any other authority of the Association. Should a modification be made by the Owner that does not conform to the Declaration or Design Guidelines, a claim that the MC did not respond to the original application for a modification shall not be grounds to ask for a variance due the a hardship as it may relate to costs or any other matter.

- E. Appeal: Any owner shall have the right to appeal a decision of the MC one of two ways:

1. The applicant may resubmit the information and documents specified above; however, such appeal shall be considered only if the appellant has modified the proposal, or has new information which would, in the MC's opinion, warrant reconsideration. In the case of a disapproval and re-submittal, the MC shall have ten (10) days from the date of each re-submittal to approve or disapprove any re-submittal.
2. If the MC does not allow an appeal or if the MC, after appeal, again rules in a manner aggrieving the Owner, the Owner may appeal the matter to the Board of Directors. The appeal shall be in writing to the Board within thirty (30) days of the MC decision. Upon receipt of an appeal, the Board will schedule a hearing to hear from the

owner and the MC. The hearing will be scheduled as soon as possible but, no longer than thirty (30) days from receipt of the appeal request. The only exception would be if the Board and Owner have agreed to schedule a meeting beyond thirty (30) days, then the decision would be delayed until the appeal hearing.

- F. City of Henderson Approval: The review and approval of plans and specifications shall not be a substitute for compliance with the permitting & code requirements of the City of Henderson or other Governmental Authorities. It is the responsibility of the Owner to obtain all necessary permits and approvals. Likewise, approval of plans and specifications by the City of Henderson does not replace the need to obtain approval from the MC.

- G. Implementation of Approved Plans: All work must conform to approved plans. If it is determined by the MC that work completed or in progress on any Lot is not in compliance with these Design Guidelines or any approval issued by the MC, the MC shall notify the Owner of said Lot on which such non-complying modification is located. If the Owner fails to comply, the matter shall be referred to Community Standards. Community Standards will contact the Owner and if corrective action is not taken as directed by Community Standards the matter will be given to the DREC.

I. Time to Commence: If construction does not commence on a project for which plans have been approved within ninety (90) days of such approval, approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the plans to the MC for reconsideration.

II. Time to Complete: The MC shall include in any approval a maximum time period of 90 days for the completion of any new construction or modification. The owner may request an extension of such maximum time period not less than seven (7) days prior to the expiration of the original ninety (90) days, which the MC may approve or disapprove, in its sole discretion. However, the MC may not disapprove the request without reasonable cause.

If construction is not completed on a project within the ninety (90) day default period, or within any extension approved by the MC, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declaration and these Design Guidelines.

- H. Changes After Approval: All proposed changes to plans, including changes that affect the exterior of any building, colors, windows, grading, paving, utilities, landscaping or signage made after the approval of plans must be submitted and approved in writing by the MC prior to implementation. Close cooperation and coordination between the Owner and the MC will ensure that changes are approved in a timely manner.

If the City of Henderson requires that changes be made to final construction plans previously approved by the MC, the Owner must notify the MC of such changes and

receive approval from the MC prior to implementing such changes.

- I. Enforcement: In the event of any violation of these Design Guidelines, Community Standards may request the DREC take any action set forth in the By-laws or the Declaration, including the levy of a benefited Assessment pursuant to Section 8.7 of the Declaration. Should it become necessary for the Association to remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation the Association shall be entitled to recover the costs incurred in enforcing compliance.

III. ARCHITECTURAL AND IMPROVEMENT DESIGN STANDARDS

The following specific site criteria shall apply to all proposed or existing construction within Sun City MacDonald Ranch unless a variance is granted by the MC or upon appeal to the Board of Directors.

- A. Additions, Expansions and Alterations: MC or upon appeal, Board approval is required for any alteration to, addition to or expansion of a home. The architectural design and materials used in any and all exterior additions, alterations or renovations shall strictly conform to the limitations as stated in the Design Guidelines.
 1. Duplex Units: The height of any addition to a duplex unit shall not be higher than that of the original roofline and shall comply with the height requirements set forth on Figure "2-A". All additions to duplex units shall be built in accordance with the setback lines established for Sun City MacDonald Ranch, regardless of more lenient requirements of any local Governmental Authority. Such setback requirements are set forth on Figure "2-A" and depicted on Figure "2-A" of these Design Guidelines. Review criteria for Modifications to any duplex units shall include the impact upon exterior maintenance of such dwelling provided by the Community Association and the effect on the appearance of the duplex unit and surrounding area.
 2. Single Family Homes: The height of any addition to an existing single-family home shall not be higher than that of the original roof line and shall comply with the height requirements set forth on Figure "2-A". All additions to single family homes shall be built in accordance with the setback lines established for Sun City MacDonald Ranch, regardless of more lenient requirements of any local governmental authority. Such setback requirements are set forth on Figure "2- A" and depicted on Figure "2" of the Design Guidelines.
- B. Artificial Flowers, Plants and Trees: Are allowed only in recessed entries, recessed windows, patios and courtyards. Owners shall be required to maintain the original appearance.

- C. Flag of the United States and Flagpoles: Lot owners are entitled to display the flag of the United States in a manner that is consistent with The Federal Flag Code and the following provisions:
- A flag may be displayed from or on a flagpole or staff that is located on the exterior property within the boundaries of a resident's lot.
 - A flag may be displayed from or on a pole or staff on a window, ledge, sill, railing, patio, terrace or balcony or an exterior common element that forms a part of the boundary of a resident's lot.
 - Flagpoles are limited to one per lot, a maximum height of twenty-five (25) feet, and must be no closer than ten (10) feet from the property line.
 - The flag shall never be fastened, displayed, used, or stored in such a manner as to permit it to be easily torn, soiled, or damaged in any way.
 - Flagpoles shall be aluminum or fiberglass with flag attachments that do not bang on windy days. In other words, there should be no noise nuisance to adjoining neighbors. They shall be engineered in such a manner that guy wires are not required for stability.
 - Flagpoles shall not have any other function, i.e. radio antenna.
 - Flag size is limited to a maximum of four (4) feet in vertical dimension or six (6) feet in horizontal dimension.
 - Display of the flag must be in a manner that would not directly affect the health and safety of other residents.
 - Residents are limited to the display of one U.S. flag on their property; additional flags are permitted on federal holidays.
 - Residents may also display one other type of flag on their property but shall only do so as above. Campaign or Proclamation Flags follow Article T, Section 6 within.
- D. Front Door: All front door changes require the approval of the MC.
- E. Lampposts: MC approval is required for the installation of decorative lampposts. Lampposts shall be of such design as to be in harmony with the architecture of the residence and shall not exceed an overall height of 8 feet above the original ground level. They may be installed in the front setback but shall not be closer than 10 feet from the property line unless specifically approved by the MC. There shall be a limit of one lamppost per residence, located in the front yard.
- F. Mail Slots: Mail slots that are visible from the street are not allowed.
- G. Manufactured Stone: Manufactured Stone may be applied to the stucco of the home. Style, size and color shall be kept to certain parameters so as to maintain uniformity within the community. Due to the extensive types available, an addendum to this paragraph of the Design Guidelines will be available upon request from the MC to assist in the selection. Request for the application of manufactured stone requires the following: (a) Application for Review, (b) Drawing(s) showing intended location(s), (c)

Manufacturers/Distributors colored pictorial representation and name of the selected stone and (d) any additional information that will assist in the review. The above addendum shall be established as part of this paragraph.

- H. Mechanical Equipment: MC approval is required for all mechanical equipment and/or screening of such. All equipment, excluding air conditioning units shall be screened from street view. Screening shall not be lower than the equipment being screened and shall be of a material and color that is compatible with the design of the residence, e.g. alumawood, vinyl lattice, or concrete block (split face or stucco covered). ~~Due to climatic conditions, wood screening is not allowed.~~ In addition to these requirements special criteria apply to the following types of equipment:

1. Self-Contained Air Conditioning Units: Shall be mounted no higher than three (3) feet from grade level.
2. Air Conditioning Compressor Units: Shall not exceed five (5) feet from the ground.
3. Swamp Coolers: Shall be installed behind the air conditioning unit. Homeowners may apply to install a garage swamp cooler. The unit shall not be installed any more than six (6) inches from the exterior wall. No ductwork shall be installed above the unit on the exterior of the building. Exposed conduit shall be color compatible with the house. Pads or supporting structures shall not exceed eight (8) inches above the finished grade and the top of the equipment shall not be higher than five (5) feet from grade level.

I. Mechanical Equipment (roof mounted)

1. Attic Fans: The following attic fans are permitted; gable/eave and roof mounted. The gable/eave mounted is the preferred fan type. Due to the roof construction of some of the homes in this community the gable/eave area is inaccessible therefore warranting a roof mounted fan. The roof mounted fan (button or mushroom) shall be installed at the best ventilating area of the roof as far as possible to the rear most location of the roof as possible and shall not exceed twelve (12) inches in height when installed. The exposed fan housing shall be painted to match roof color.
2. Solar Systems: Solar systems may be installed on the sloped tile roof area in a location that will function efficiently and be as unobtrusive as reasonably possible. All materials used in the solar system must be of the same color as the roof tile upon which it is located or black; with the exception of the circulating piping. The circulating piping, however, shall be painted to match the color of the house from the location where it extends off the roof and down the wall of the dwelling. Heliocol systems are not permitted.

- J. ~~Paint: All repainting of the exterior of a structure requires approval from the MC. This includes matching Front Door, Shutters, and Front Gate. Garage door must match trim or house color. All exterior painting including side and rear perimeter wrought iron fencing shall be from the Sun City MacDonald Ranch approved paint palette. Decorative wrought iron and front fencing shall be compatible with the exterior color scheme.~~

The following is a change to the Design Guidelines for Sun City MacDonald Ranch as approved by the Board of Directors.

Paragraph "J. Paint" has been replaced by the following paragraph.

- J. Paint: All repainting of the exterior of a structure may be performed by the homeowner without making an application for a permit or approval from the Modifications Committee, provided that paint colors are selected from the latest Association approved color palettes. The following are the guidelines for property painting and color application based on element:

1. All exterior painting of front doors, shutters and front gates shall be selected from the latest approved color palettes.
2. The garage door may be either the same as the trim or house color, or a neutral tone compatible with the body and trim colors.
3. Any wrought iron fencing that is adjacent to a street, adjacent to the golf course, serves as a lot separation between two or more property's rear yards, or is deemed a "Party Wall" as defined in the CC&R's **must be** the Sun City MacDonald Ranch approved color as listed in the most recent approved paint selection book.

- **Special Note** This regulation overrides all historical approvals/variances granted for alternate colors.** Once a property has changed ownership by any means, the new property owners must have the wrought iron fencing painted the current Sun City MacDonald Ranch approved color as listed in the most recent approved paint selection book; or if the wrought iron fencing is deemed in need of repair and maintenance/repainting, current owners must have the wrought iron fencing painted the current Sun City MacDonald Ranch approved color as listed in the most recent approved paint selection book.
4. All exterior painting of decorative wrought iron fencing used within the property for the purposed of security, patio enclosure, decorative wrought iron and front yard fencing shall be compatible with the exterior colorscheme.

- K. Patio & Courtyard Covers:

1. A Patio cover may be added to the rear patio slab. The material shall be Alumawood or a similarly stable material. The color may be white or a color that is compatible with the stucco.
2. Patio cover supports may extend into the rear property setback to within ten (10) feet of the rear property line with the patio cover limited to nine (9) feet from the rear

property line. Homes bordering the golf course shall not have patio cover supports closer than fifteen (15) feet of the rear property line with the patio cover limited to fourteen (14) feet from the rear property line (See Figure "2-B")

3. The MC will consider applications for front courtyard covers. As a minimum, such covers shall be constructed from a material such as alumawood or a similarly stable material, in a color compatible with the house. They shall be a shade-type structure, a minimum of sixty (60) percent open. The area being covered shall be contained by house walls on at least three sides.

L. Prohibited Items: The following exterior items and structures shall be prohibited on residential lots within Sun City MacDonald Ranch:

- Storage of any kind, including buildings or sheds and outdoor storage units in excess of thirty-six (36) inches high.
- Clothes lines or clothes poles.
- Detached garages.
- Tents of a permanent nature. The exception is tents for parties and one-time events. Included with the application shall be a drawing showing the intended location and size of tent.
- Ramadas, Gazebos, Pool Enclosures (See Article IV, Section I for exceptions).
- Compost piles or containers.
- Decks or balconies.
- Dog runs, animal pens and dog houses.
- Basketball goals. (Sports apparatus of any nature, i.e. basketball hoops, volleyball nets, tetherball, trampolines, horseshoe pits, bocce courts, etc.).
- Seed type bird feeders.
- Window Boxes when their projection out from house impedes access between houses.
- Front Courtyard Covers (Except in accordance with Article III Section K).

M. Roof Material: Repair or replacement of roof materials shall be the closest possible match to the color and material originally installed by the Declarant.

N. Radio Antennas: No transmitting or receiving radio antennas will be allowed on any Lot or Dwelling Unit.

O. TV Antennas: The FCC Telecommunications Act of 1996 provides that TV antennas must be allowed; however, it allows the Homeowners Association to establish restrictions that do not impair the Homeowner from receiving a quality signal. Mounting of antennas on tile roofs is discouraged due to a high probability of tile breakage. The following three approved antenna locations are noted below in order of their desirability by the association.

1. Locate in the attic of the residence.
2. Utilize "stick type" antenna and mount under the eave of the residence.

3. In a location not visible from the street so long as the location does not disrupt the signal.

P. Satellite Dishes & Internet Receivers: Owners desiring to install satellite dishes or Internet Receivers (hereafter referred to as "Receivers"), as permitted by the Telecommunications Act of 1996, must submit to the MC a standard Application for Review, prior to installation of the Receiver. This Application serves as notice only to the Committee, that the Owner intends to install a permitted Receiver. The application notice is deemed to be approved by the Committee on receipt.

The Committee recommends the following installation standards:

1. Location:

- a. Receivers should be installed at the rear of the building, if possible.
- b. Whenever possible the receiver should be mounted at ground level.
- c. If signal reception mandates that the receiver must be roof mounted, it should be located at the rear of the roof. Roof mountings have a severe negative aesthetic-impact on the community and could damage the roof tile, therefore should be a last-resort location.
- d. If installation on the side of the building is necessary; landscaping to hide the receiver from the street view shall be required, so long as it does not interfere with the signal reception.

2. Height: The committee recommends that ground mounted receivers not exceed fifty (50) inches in height as measured from the concrete slab foundation of the building, so long as it does not interfere with signal reception.

3. Size: A satellite dish Receiver shall not exceed one (1) meter (39 inches) in diameter. Satellite and Antenna Receiver installations shall be subject to inspection by the committee.

Q. Screening Devices:

1. Screening devices on golf course lots:

- a. Homes bordering the golf course that are within twenty (20) feet of the rear property line may have a protective-screening device. Said screening device shall not be closer than six (6) feet from the rear property line. Screens shall be constructed of clear Lexan or a material having the same qualities as Lexan that will provide protection without blocking the view of neighbors.
- b. Homes bordering the golf course beyond the twenty (20) foot setback may have protective screening provided that the placement of such screening shall not be closer than fifteen (15) feet from the rear property line. Screens shall be constructed of clear Lexan, or a material having the same qualities as Lexan that will provide protection without blocking the view of neighbors.
- c. Protective screens: The attachment of the screen support material must be three

(3) inches back from the column relief radius. Approved screen materials include, without limitation, Alumawood and clear Lexan or a material having the same qualities as Lexan.

- d. Where "Lexan" is noted under Protective Screening Devices, it refers to General Electric's unbreakable plastic known as XL Lexan #10. It is available in thickness from one-sixteenth to one-half inch (1/16" to 1/2") and sheet sizes of four foot by eight foot (4'x8').

2. Solar Screens:

- a. Fixed solar screens are permitted and must be color coordinated with the stucco color of the residence or screens may be black with MC approval.
- b. Roll down solar screens are permitted on rear patios. They must be fixed and/or stabilized and shall not extend lower than 24" above the patio floor. Color must be coordinated with the stucco color of the residence.

3. Rolling Security Shutters: Roll down security shutters are permitted on all doors, windows, and on the sides of covered patios. Security shutter color must be compatible with the exterior of the house. Not recommended for exit doors.

4. Privacy Screening: Privacy screening on fences cannot exceed six (6) feet in height and must be fabricated with approved perforated metal (1/16" or 1/8" staggered centers) screening (See Figure "4-C"). On golf course and common area lots this height cannot exceed thirty-six (36) inches if located in the rear fifteen (15) feet of the lot.

5. Patio Enclosures:

- a. Screen Enclosures: Patios may be screened in their entirety. The attachment of the screen support material must be three (3) inches back from the column relief radius. The base of the patio screening structure shall be of the twenty-four (24) inch high foam core sandwiched stucco simulated facing and shall be compatible with the exterior of the house.
- b. Glass Enclosures: Must utilize tempered glass and must get permit from the City of Henderson.

R. Seasonal/Holiday Lighting: Seasonal/holiday lighting may be installed forty-five (45) days prior to the event. However, such lighting shall not be of permanent nature and must be removed within fifteen (15) days after the holiday calendar date.

S. Specialty Yard Lighting: Ambient yard lighting such as café string lights, walking path lights, and any other soft light that is specifically designed to add a soft glow to the yard is permitted with the following guidelines:

- a. Light installation may not be closer than five (5) feet from property line

- b. Lighting must not illuminate neighboring yards
- c. Colored lights will be deemed the same as seasonal/holiday lighting and will fall under those restrictions and guidelines.
- d. Specialty yard lighting is limited to clear lights only.

T. Signage:

1. "For Sale" and "For Rent" Signs: "For Sale" and "For Rent" signs shall be permitted within MacDonald Ranch.

- a. Such signs shall be located completely within the property of the residence that is for sale or rent.
- b. No approval is required for the placement of For Sale or "For Rent" signs used by an owner or a contracted Real Estate Co., so long as the location is as stated below.
- c. Signs made by the homeowner shall be limited to a maximum area of four (4) square feet and may be double sided.
- d. There may be a maximum of three (3) additional auxiliary attached signs not to exceed 6 inches high by two (2) feet wide each (such as "Pool & Spa" and/or "Golf Course Frontage").
- e. It is mandatory that "For Sale" or "For Rent" signs state that this is a 55 & over community with block lettering and shall be a minimum of two (2) inches per letter. The overall height from finished grade shall not exceed five (5) feet.
- f. Only one sign per residence shall be allowed.
- g. No signs allowed in rear yards.
- h. Signs must be removed within two (2) working days following the close of escrow or the execution of the lease.

2. "Open House" Directional Signs: "Open House" directional signs which give directions to a dwelling which is for sale or for rent to which the public is invited for a walk-in inspection shall be permitted in the development. No more than five (5) directional signs per residence shall be permitted (as per City of Henderson).

3. Security System Signs: Signs which indicate that a residence is protected by a security system, shall be permitted within the community.

- a. Such signs for single family homes shall be located within the setback criteria for such homes as set forth in Figure "2-A" and depicted on Figure "2" of these Design Guidelines.
- b. For Duplex Units, the signs shall be in the setback between the sidewalk and the front of the dwelling unit as set forth in Figure "2-A" and depicted on Figure "2".
- c. Such signs shall be limited to a maximum of one hundred-fifty (150) square inches and are to be single sided.
- d. The overall height of the sign from finished grade may not exceed thirty (30) inches.
- e. Signs provided by a security company as part of the overall security system

shall be used without alteration by the Owner.

f. Only one such sign per residence shall be allowed.

g. Decals of size not to exceed thirty-six (36) square inches may also be used, provided that such decals are used only in windows.

4. Neighborhood Watch and "No Soliciting" Signs: Neighborhood Watch signs on residences or their grounds shall be limited to window decals or stickers of a size not to exceed thirty-six (36) square inches. "No Soliciting" signs may be displayed at entrances to homes. Such signs shall not exceed twenty-five (25) square inches in area and shall be constructed of durable materials. Colors shall be those of commercially available signs. Signs may be mounted on gates, pillars or beside doors. Signs shall not be mounted on posts in yards.

5. "No Trespassing" Signs: "No Trespassing" signs shall be posted only at the rear of homes that border the golf course. Such signs shall be standardized throughout the community. For single family homes, they shall be limited to one per residence. For duplex units, the Association may authorize the posting of such signs, not to exceed one per residence. No "No Trespassing Sign" other than a standardized sign, approved by the MC shall be posted. "No Trespassing Signs" shall be mounted only on metal posts or attached to existing walls/fencing at a height not to exceed 30 inches above the finished grade. Posts shall be made of anodized or brushed aluminum, fiberglass or painted steel that will not rust. "No Trespassing Signs" shall not be placed on the golf course property.

6. Campaign or Proclamation Signs/Flags: Campaign or proclamation signs and flags are permitted within MacDonald Ranch. They must be placed within the property of the homeowner advocating the signage. Signs shall be limited to a maximum of 24"x36" inches and may be double sided. The overall height from finish grade may not exceed four (4) feet. Flags may not be larger than a standard United States Flag; with a limit of one campaign style flag per property. If a flag is removed from a flagpole it will then be deemed a campaign sign and must follow campaign sign guidelines. No banners are permitted on properties. A unit's owner or an occupant of a unit may exhibit as many signs as desired but may not exhibit more than one political sign for each candidate, political party or ballot question. Signs and flags shall not be displayed sooner than forty-five (45) days prior to the election and shall be removed within two (2) days following the election, or as mandated by applicable law.

7. Personal Signs: All signs of a personal nature exceeding 12"x12" in size shall require the approval of the MC prior to installation.

8. Contractor Signs: Contractor signs can only be posted from start date to completion.

- U. Skylights: All skylights shall have a maximum installed height above the roof sheathing of twelve (12) inches to the crown of the translucent dome. All exposed metal, including flashing, shall be primed and painted to match roof tile.
- V. Stained or Leaded Glass: All stained or leaded glass inserts will be approved on a case by case basis.
- W. Swimming Pools, Spas, and Jacuzzis: MC approval is required for all Swimming pools, Spas, or Jacuzzis.
- All City of Henderson required permits must be obtained and provided to the MC prior to start of construction, demolition, or installation.
 - The Homeowner must submit pictures of the site prior to construction of the pool/spa.
 - Pool/spa equipment shall be of a design that utilizes sound-reducing pumps and motors. Pump and motor specifications shall be attached to the pool approval application.
 - Pool/spa equipment shall be located to minimize sound impact to neighboring homes and exterior yards and/or patio areas. Likewise, sound dampening materials shall be employed wherever possible for the equipment.
 - All pool/spa equipment shall be visibly screened from neighbors' view with a block wall or other approved structure with sound dampening qualities.
 - Pool/spa equipment operation shall be limited to the minimum number of hours as recommended by the pool equipment manufacturer and such equipment shall only be operated between 7:00 A.M. and 10:00 P.M. It is realized that during initial water fill and/or during freezing temperatures it may be necessary to temporarily run the equipment longer, but it shall be limited to the absolute minimum time necessary to avoid damage.
 - If a pool/spa is to be located on a lot with a retaining wall, the owner shall obtain a report from an independent licensed structural engineer stating that such pool shall not adversely impact or have the potential to adversely impact upon the retaining wall or the property below. A copy of this report shall be provided to the MC prior to receiving approval by said committee.
 - The Homeowner shall meet the rear yard minimum landscape requirements regardless of allowed pool/spa, walk and patio areas. All swimming pools must be of the in-ground type.
 - Spas and Jacuzzis may be of the semi-in-ground or concrete patio mounted type. Maximum height for Spas, Jacuzzis, heating, filtering or pumping equipment located in rear setback area is thirty-six (36) inches on all lots. Pool/Spa or Jacuzzi pump and heating equipment locations will be reviewed on a case by case basis to assure minimal impact to subject and adjacent properties. Spas and Jacuzzis must have a locking type cover.

X. Trash Containers/Storage:

1. Trash Containers: All trash containers shall be neat and maintained in good condition. No trash containers shall be stored in the front or side yards of the residence unless an approved wall or screening enclosure on the side yard is present.

2. Outside Storage: Storage buildings and sheds of any type are not permitted on the patio or grounds of any lot nor is any outdoor storage units permitted that is in excess of thirty-six (36) inches high.

Patio furniture and barbeque units, free standing or built in, which will allow for the storage of barbeque equipment, small gardening or other small items are permitted however, the height may not exceed thirty-six (36) inches except for barbeque units. MC approval is required for adding a built-in barbeque unit to their property.

Y. Window Awnings: Windows awnings are permitted with committee approval prior to installation. Colors and fabric must be compatible with the unit's exterior color.

Z. Window Shutters: Window shutters may be added as an architectural feature. The color may be coordinated with the front door for accent or color-compatible with the unit's body or trim color.

IV. **LANDSCAPING AND SITE STANDARDS**

Landscaping is an essential element of design at Sun City MacDonald Ranch. Once the original landscape plan has been approved and installed an Owner may, without first obtaining approval, remove or add a minor amount of plants if compliance is maintained with these design guidelines. Use of drought tolerant plants is encouraged. All landscaping shall be maintained in accordance with the requirements of the Declaration.

Should a homeowner desire to remove and replace all or substantially all the previously approved landscaping with a new plan, approval of the MC is required before any work starts, including removal of the existing landscaping.

A. Minimum Landscaping Requirements for Single Family Homes

1. Trees and Shrubs:

a. Front Yards

1 - 24-inch specimen box trees - see Figure "3-A" for tree replacement requirements and a list of suggested trees.

6 - 3-gallon or larger shrubs

b. Rear Yards

1 - 15-gallon tree

4 - 3-gallon shrubs (or)

1 - 3-gallon shrub per 200 square feet (whichever is greater).

2. Drought-Tolerant Species: Owners shall use native or compatible drought- tolerant species for all yard landscaping. High water consuming plants, when used, shall be confined to small areas close to residences or in rear yards.

3. Oleanders: Only dwarf oleanders may be planted in residential and common areas. Any standard oleander plants or trees may be planted on the golf course.

4. Prohibited Plants: The following plants are prohibited in Sun City MacDonald Ranch:

Common Name

Mulberry

Bermuda Grass

All Olive Plants and Trees

Pine Trees

5. Plants in Courtyards: Shrubs located in courtyards will not be counted toward the minimum landscape requirements. However, when a courtyard takes up a significant part of the lot, a variance can be approved for less than ten (10) plants.

6. Ground Cover: The ground surfaces of all yards shall be covered with inert or living materials or any combination of both. For the purpose of these Design Guidelines the following factors shall be followed:

- a. The natural gravel/topsoil surface found on un-landscaped sites does not meet the requirement for an inert ground cover.
- b. Ground Plane Covers: MC approval is required for the installation of ground plane covers. The use of solid plastic sheeting or polyethylene over ground plane areas is strictly prohibited. If landscape fabric is used, such fabric shall be of an A.B.S. or nylon A.B.S. composite type to allow the free flow of water, air and gasses to and from the soil.
- c. The natural covers shall be selected from commercial quality decorative landscape rock, shall be a natural color and shall have a minimum diameter size of ½". Finished thickness for rock ground covers shall average 2" minimum. Landscaping and building materials shall not be placed on the street for more than 24 hours. Ref: City of Henderson, Municipal Code, Section 11/15/2010, Paragraph A.
- d. Color selection of rocks shall be compatible with the color scheme of the residence and shall be subject to the discretion of the MC.
- e. Fines are not an acceptable ground cover. Rock with Fines are not an acceptable

ground cover. In general, materials with fines pack together tightly, while materials without fines allow for drainage.

f. Grass or sod shall be held three (3) feet from retaining walls so that water infiltration is minimized.

g. After March 1, 2004 grass or sod shall no longer be planted in the front yard in accordance with the City of Henderson Code Enforcement.

7. Area Between Walls and Sidewalks-Owners Landscaping Responsibility:

The Owner is responsible for landscaping and maintaining the area between walls and sidewalks.

8. Mulch: Mulch is a layer of material applied to the surface of soil. Reasons for applying mulch include conservation of soil moisture, improving fertility and health of the soil, reducing weed growth and enhancing the visual appeal of the area. Mulch is required to be changed and/or refreshed as needed for fresh appearance standards and must be of a natural color, complementing the landscape. **Mulch cannot be used as ground cover.**

B. Landscape Accessory Features:

1. Regulations and Procedures: Landscape accessories include, but are not limited to, "appropriate" artistic and/or decorative boulders/large rocks, statues, water fountains, wagon wheels, bird baths, farm relics, bridges, benches, etc. which must be maintained on a regular basis, or be removed. Landscape accessories are limited to a total of ten (10) in a front yard ten (10) in a back yard. Landscape accessories in excess of this standard placed prior to July 1, 2006 shall be allowed to remain provided they are properly maintained. Should a complaint involving the placement of landscape accessories be received by Community Standards, it will be the homeowner's burden to show proof that either the accessory in question was in place prior to July 1, 2006, or that it is appropriate for our community. Community Standards will first review the claim. If the Owner(s) do not agree with the Community Standards decision the matter may then be presented to the DREC.

A total of four (4) accessories from three (3) feet to six (6) feet in height, measuring from grade level, are allowed (two in back and two in front). Accessories over three (3) feet tall must be first submitted to the MC for approval showing the location on the Lot in which the accessories are to be placed. All other accessories must be less than three (3) feet tall. All height restrictions are as measured from the ground level.

The MC decisions regarding proposed three foot and higher accessory features may be based purely on aesthetic considerations.

2. Trellises: Where a trellis is utilized as a landscape accessory to support climbing plants, it shall be constructed of alumawood, metal, or similarly stable materials in order to maintain an aesthetically pleasing and structurally stable condition. **Wood trellises are**

prohibited. Trellises shall meet the same height restrictions as other landscape accessory features except where constructed against existing house walls where they may extend to the eave.

3. Arbors: Arbors are limited to six (6) feet in overall height. They can only be installed inside or rear yards and may not be installed in the rear fifteen (15) feet of golf course or common area lots. Arbors shall be constructed of alumawood, metal or similarly stable materials in order to maintain an aesthetically pleasing appearance. Color must be compatible with color of house.
- C. Landscape Maintenance: Owners shall maintain landscaping and vegetation in a timely manner and in a manner consistent with the Community Wide Standard. Such standard shall specifically include, without limitation, removing weeds, mowing, trimming, pruning and replacing diseased and /or damaged plants and trees.
 - D. Gardens: Flower gardens are permissible. A small vegetable garden of up to one-hundred (100) square feet is permissible in the rear yard of a Lot. During the non-growing season, the garden shall be maintained in a weed and debris free condition. No planting shall be higher than three (3) feet above the finished lot grade if located within fifteen (15) feet of the boundary between the lot and the Common Area or Golf Course. Gardens must at all times be maintained in accordance with the Community Wide Standard.
 - E. Putting Greens & Artificial Turf:
 1. Putting Greens: Owners of single-family homes may, with MC approval, install putting greens in the rear yard.
 2. Artificial Turf: Owners of single-family homes may, with prior written approval from the MC, install artificial turf on their property. The area must also include the minimum required landscaping (See Figure "3"). A sample of the product along with manufacturer literature must be submitted with an application to the MC prior to approval. Turf must be installed per manufacturers' specifications. Turf must be maintained in a manner which presents a pleasing appearance in keeping with the standards of the community.
 - F. Trees: Trees shall not be planted within five (5) feet of any property line. Trees planted closer than five (5) feet of the property line prior to September 23, 2009 are grandfathered in and follow our guidelines.
 - G. Drainage: When any landscape changes, yard changes, additions, alterations or renovations are performed on an existing single-family home or lot, the established Lot drainage shall not be altered. All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof shall drain directly onto a neighboring property.

A MC approval of a submittal that does not specifically request a variance to change drainage does not relieve the owner from complying with the above requirement that "Lot drainage shall not be altered".

- H. Walls and Fences: All City of Henderson required permits must be obtained and provided to the MC prior to construction, demolition, or installation. MC approval is required for all alterations or additions of walls or fences. All work shall follow the standards set forth and depicted in Figures "4u, "4-A" & "4-8" of these Design Guidelines. No alterations, changes or additions shall be allowed to any walls constructed by the Declarant, except for installing wrought iron fencing on top of the wall existing. This addition requires MC approval. If the Declarant provided no yard walls, an owner may install walls as follows and as approved.

1. Location: No wall shall be constructed upon the property line without obtaining approval from the adjacent owner. If approval is unattainable the wall and footing shall be constructed inside the property line. Walls/Fences on corner lots must be set back a minimum of three (3) feet from any adjacent sidewalk to provide for adequate traffic visibility. No fencing of any type is allowed at the front property line.

2. Height: The maximum height of property line walls/fences is six (6) feet as measured from the lowest adjacent finish grade level. Where there is a differential between properties greater than twelve (12) inches the total wall/fence height may vary to meet safety standards. However, where the height of a retaining wall is less than six (6) feet, the maximum total solid masonry wall shall not exceed six (6) feet, as measured from the grade level of the lowest point of the Lot. Wrought iron fencing is permitted above any retaining wall to a maximum height of six (6) feet above the highest adjacent finish grade level of the higher Lot. Exceptions to the above are height restrictions in front and rear setback areas.

Walls in the rear fifteen (15) feet set back of golf course and common area lots may be solid masonry to a maximum of thirty-six (36) inches with open wrought iron installed on top to a maximum combined height of six (6) feet.

3. Materials: All walls/fences shall be from these approved materials:
- Integrally colored CMU (tooled joints).
 - Painted cement stucco over CMU (flush joints).
 - Split face blocks (raked joint, bothsides).
 - Mortar wash over slump block.
 - Decorative wrought iron.

All walls/fences within the front setback, or side yard walls/fences on corner lots are required to be split face block both sides or painted stucco over smooth faced concrete masonry units. Other side or rear walls/fences may be smooth faced concrete masonry units matching those used by the Developer. All perimeter wrought iron fencing shall

be painted per the SCMR approved paint palate. Wrought iron fencing may have additional vertical rods at two (2) inches or closer or perforated metals (holes 1/16" diameter at 1/8 "staggered centers) for the purpose of small pet containment or screening of areas that may be unsightly such as ancillary equipment or trash container storage (See Figure "4-C"). The MC must approve plans and material samples for all screening prior to installation. Retaining walls, should they be necessary, shall be constructed as shown on Figure "4-A".

4. Rabbit Deterrent: With prior approval of the MC fencing material may be used for individual plant protection. Homeowners shall use only "green garden fencing", or "green hardware cloth" (1/2" - 1") not to exceed 2' in height (See Figure 4-C"). This type of fencing material is prohibited for use as perimeter lot fencing or for pet containment purposes.

5. Party Walls: No structures shall be built on or attached to any party walls, except fence type structures, and penetration of party walls is prohibited.

Refer to SCMR CC&Rs Article V Section 5.5, page 25.

6. Front Courtyards: Front courtyard walls/fencing cannot exceed thirty-six (36) inches in height and must be set back from the street property line a minimum distance to conform to the City of Henderson Code. Pilasters may be forty-four (44) inches in height. Decorative wrought iron, other than side and rear wrought iron perimeter fencing shall be compatible with the exterior stucco color (See Figure "2-8°).

I. Hard Surfaces:

1. Color Coating: Coloring or texturing of concrete driveways and walkways shall be compatible with the overall color scheme of the home. The installation shall be of a proven method to ensure an ongoing pleasing, low maintenance, aesthetic appearance.

2. Concrete & Non-Concrete Patios, Walks & Driveways: Front courtyard patios may be fully paved or tiled. Driveways are limited to an addition of two (2) feet on either or both sides. Rear yard patios, other than originally installed by the Declarant shall not exceed five-hundred (500) square feet or eight percent (8%) of the total yard area, whichever is greater. Approval shall be at the sole discretion of the MC.

J. Ramadas, Gazebos & Pool Enclosures: Ramadas, gazebos and pool enclosures planned for lots of less than 8000 square feet will not be considered for approval. Ramada', Gazebo and Pool Enclosures on lots greater than 8000 square feet will be considered for approval subject to a maximum height of thirteen (13) feet from finish grade, rear yard setback requirements and architectural compatibility with adjacent structures. All Ramada, Gazebo and Pool enclosure Application for Review forms shall be accompanied by written approval from adjoining lot owners.

K. Pergolas: Pergolas will be considered on properties of any size, so long as they follow the guidelines below:

- a. Completed structure may not be less than five (5) feet from property line in any direction; additional setback restrictions may apply to golf course properties and will be reviewed on a case-by-case basis.
- b. Roof of structure must be lattice style with slats no less than one (1) inch apart; no solid roof permitted
- c. No walls of any kind are permitted on the structure
- d. Drawings must show measurements of all setbacks
- e. Nine (9) foot maximum height allowance is permitted
- f. Material must be alumawood or similar
- g. Structure color must be compatible with color of home

V. CONSTRUCTION GUIDELINES

- A. Inspections: If requested by the MC, the Applicant shall schedule and coordinate a review of all Modification activities with the MC to verify compliance with the approved plans and specifications. The MC may also perform additional periodic informal inspections to ensure that work is being performed in conformance with approved plans, these Design Guidelines and the Community Wide Standard. All inspections are observations only and will not relieve the obligation to obtain inspection approvals from the City of Henderson and other organizations having jurisdiction. Job sites not in compliance with the Declaration, these Design Guidelines or approved plans will be issued a Notice of Violation and a list of items needed to bring the construction and/or job site into compliance. Further consideration is prohibited until such items have been corrected.
- B. Vegetation. Protection and Barricading: Prior to performing any Modifications, the Applicant shall take measures to protect vegetation. The type and materials of barricades shall be reviewed by the MC. In addition, the following actions are prohibited:
 - Dumping backfill into an area containing protected vegetation ("common area").
 - Excavating soil from a common area.
 - Falling trees into a common area.
 - Parking in or driving through common areas.
 - Stacking or storing supplies or equipment in common areas.
 - Changing site grading to cause drainage into a common area.
 - Locating temporary construction buildings in a common area.
 - Disposing of toxic materials into a common area.
- C. Construction Damages: Any damage to vegetation, adjacent property or common area facilities caused by the applicant, its contractors, subcontractors, agents or employees must be corrected immediately to the satisfaction of Community Standards and the owner of the damaged property. If the damage is not corrected the Association may repair such damage and assess the costs of repair to the applicant.

- D. Conduct: The applicant must ensure that all contractors and subcontractors control the conduct of their employees while working in Sun City MacDonald Ranch. Loud music, profanity and other behavior which is unbecoming of a quality operation will not be tolerated. Employees shall not be allowed to possess drugs, beer or alcoholic beverages while on the premises. Employees violating this policy may be asked to leave the premises and may be denied access at the construction site. The applicant shall also ensure that the construction area is adequately marked and that adequate safety warnings are prominently displayed to protect the public from inadvertently entering the site.
- E. Site Cleanliness: All contractors and subcontractors must always maintain the sites in a clean and orderly manner. The storage of materials should be in an inconspicuous location within the site and stored neatly and orderly; All construction debris shall be cleared at the end of each working day.
- F. Contractors: The Community Association and MC do not recommend Contractors; however, we have included with these Design Guidelines some excerpts from the Nevada State Contractors Board's publication entitled "A Senior's Guide to Hiring a Contractor:" Please refer to Figure 5".

VI. LIMITATION OF LIABILITY FOR APPROVAL OF PLANS

Review and approval of any application is made on the basis of aesthetic considerations only and neither the Association, the Board, the MC, nor any member of the foregoing, shall bear any responsibility for ensuring the structural integrity or soundness of approved modifications, nor for ensuring compliance with building codes and other governmental requirements including but not limited to drainage laws, rules and regulations of the Association and governing institutions. Neither the Association, the Board, the MC nor member of any of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on, or modifications to any Lot.

VII. AMENDMENTS TO DESIGN GUIDELINES

The MC shall have authority to amend the Design Guidelines subject to Board of Directors approval. There shall be no limitation on the scope of amendments to the Design Guidelines. The Design Guidelines may be amended to remove requirements previously imposed or otherwise to make the Design Guidelines less restrictive. Any amendments to the Design Guidelines shall apply to construction and modifications commenced after the date of such amendment only and shall not apply to require modifications to or removal of structures previously approved once the approved modification has commenced.

VIII. DEFINITIONS

Capitalized terms that are not defined in these Design Guidelines shall have the same meaning as set forth in the Declaration.

IX. AUTHORIZATIONS

The authorization for the Sun City MacDonald Ranch Design Guidelines is stated in the Declaration of Covenants, Conditions and Restrictions-Declarations, Article IX, Architectural Standards, Paragraph 9.3, Guidelines and Procedures.

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The following information is excerpted from the Nevada State Contractor's Board (NSCB) for your information.

Before You Hire a Contractor

- Take your time before you make a decision about hiring a contractor.
- Get at least three bids & **always** check references.
- Hire only licensed contractors. Anyone performing home improvement work must be licensed by the NSCB.
- Get the contractor's license number and verify it online at www.nscb.state.nv.us or by calling (702) 486-1100.

Important Things About the Contract

- Get a contract in writing and **don't sign anything** until you understand the terms.
- If necessary, have a friend, relative, or legal counsel review the contract before you sign it.
- Include in the contract A specific description of the work to be done, materials to be used, total cost of the project, and start and completion dates.

Warning Signs of Unscrupulous Contractors and Scams

- **Door to Door Solicitations** – with a reduced price. Once payment is made, little or no work is done, or the project is abandoned.
- **Verbal Agreements** - If a contractor says that a written contract is unnecessary and promises to do the job with a verbal agreement. He or she takes advantage of the situation to perform shoddy work, or no work at all.
- **High Pressure Sales** – An unscrupulous contractor pushes for an immediate decision about work, which makes it impossible for you to get competitive bids. Check his license and/or review references.
- **Demand for Cash** – A contractor demands cash payments, or offers to drive you to the bank to withdraw funds. With money in hand, he or she takes the money and runs.
- **Scare Tactics** – A deceitful contractor offers to perform a free inspection, and then claims that bad wiring, bad plumbing, or a leaky roof put you in peril. He or she pressures you to agree to over-priced work.
- **Large Down Payments** – a dishonest contractor demands a large down payment to cover supplies and to pay workers. On most types of contracts, there is no set amount for a down payment. However, it is a good rule of thumb not to let the payments get ahead of the work.

Things You Should Know About Payments

- Don't pay cash. Always pay by check.
- Obtain receipts for payments.
- Include a payment schedule in your written contract.
- Don't let payments get ahead of the work being done.
- Should you have any questions, call the Nevada State Contractors Board.

There are many reputable contractors available, but please be cautious in the selection process.