



PROVIDENCE

Master Homeowners Association

AMENDED & RESTATED

DESIGN GUIDELINES

AUGUST 2017

[Master Association Application form](#) - complete and sign this form if required (see [Review Exempt Items](#) Section 3.3), attach to your Application Package and your Sub-Association Application form.

Submit all paperwork to your Sub-Association for first review; once approved by your Sub-Association, then forward your complete Application Package to our office for Providence Master Homeowners Association (PMHA) Design Review Committee ("DRC") review and response.

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Why Should I Have Plant Life in the Desert?!

Urban Heat Island Effect:

It's a well-known fact that landscape can raise the property value of your home, but what other benefits are there to installing trees, shrubs, flowers and vines?

Plant life helps control peak temperatures and the rate in which the surrounding air cools down at night by providing shade and evapotranspiration.

Researchers discovered increased temperatures in urban areas, more so than nearby rural areas.

This is known as "Urban Heat Island Effect".

The warm urban temperatures are caused by the addition of concrete, buildings and asphalt that soak up heat during the day and release it when the sun goes down.

Not only does this make for hot evenings, it can also cause more power use to keep your home cool at night.

Vegetation can help reduce the effects of urban heat island effect.

Benefits:

Reduced energy use: Trees and plants that directly shade buildings decrease the demand for air conditioning.

Improved air quality: Trees and plants remove air pollutants.

Storm water management: Trees and plants reduce runoff.

Improved quality of life: Trees and plants provide aesthetic value and can reduce noise.

Resource: www.epa.gov



Frequently Asked Questions:

Am I required to install living plant material in my backyard?

Yes, in accordance with PMHA Design Guidelines Section 3.2 Groundcover, a combination of living and hardscape material is required in all yards (rear & front).

Is it irresponsible to add plant material that needs to be watered when we're in a drought?

The Southern NV Water Authority (SNWA) promotes the use of drought tolerant plant life. When used with drip irrigation, it has minimal impact on water usage.

How many plants and trees do I have to install to be in compliance?

The minimum recommended is (10) total shrubs or vines and (2) trees. However applications are considered on a case-by-case basis depending on your lot size.

What if I don't want to deal with landscape maintenance?

Purchase plants that are low maintenance. Ask a landscape professional or associate at your local nursery which plants require the least amount of upkeep.

I just cannot afford to install landscape right now. What do I do?

Phased installation may be for you, most design review approvals are valid for 6 months. Submit your future plans and install in phases as finances become available.

My rear lot is too small to plant anything, can I be exempt?

The design guidelines apply to all Communities with various lot sizes in Providence. Most landscapers are experienced in working with small spaces. You may also opt to purchase low maintenance plants that can be hand-watered.



SECTION I: INTRODUCTION

1.1 Purpose

The intent of the Providence Master Homeowners Association ("PMHA") Design Guidelines is to maintain a visually appealing living environment while encouraging design creativity within a consistent framework in order to preserve Community property values. The standards established for design, style, materials, colors and location of site improvements, landscaping, and signage are intended to accomplish this purpose. The process for reviewing proposed modifications ensures that all projects are developed with the consistency and quality that will maintain this common goal.

1.2 Standards of Review

The standards and procedures set forth in these Design Guidelines are intended as a mechanism for maintaining and enhancing the overall architectural aesthetics, as well as controlling water usage, planting zones, types of plants, etc. throughout the Community. In cooperation with the Southern Nevada Water Authority, the PMHA Design Guidelines promote the use of drought tolerant plants and water saving landscape design throughout the Community. Review and approval of any application is made on the basis of the above-mentioned considerations. The Association shall not bear any responsibility for ensuring:

- a) structural integrity or soundness of approved construction or modifications;
- b) compliance with building codes and other governmental requirements; (c) conformity of quality, value, size or design with other improvements in the community; or
- c) the continued quality of appearance of improvements over time.

In order to maintain the ambiance and quality of the Common Element parks, paseos and open areas of the Community, special attention and care shall be paid to Improvements on all Lots and Dwellings adjacent to the Common Elements. Such Improvements may be held to stricter standards of review.

1.3 Amendment of Guidelines

These Design Guidelines may be changed and amended to serve the needs of an evolving community, pursuant to the procedures set forth in the CC&Rs. Such amendments shall be disseminated to the Owners thirty (30) days prior to implementation, as required by state law.

1.4 Authority of Design Review Committee (DRC)

These Design Guidelines govern all property under the CC&Rs. They shall not apply to initial construction of improvements by the Declarant.

Unless otherwise specifically stated in these Design Guidelines, no additional landscape (other than that installed in the front yards by the Participating Builders) may be installed upon any Lot, and no modifications (including staking, clearing, excavation, grading and other site work, construction of an improvement, exterior alteration of existing improvements, and planting or removal of landscaping materials), or placement or posting of anything (hereinafter collectively referred to as "Improvements") shall take place without receiving the prior written approval of the Design Review Committee (DRC) as defined in Article 4 of the CC&Rs.

NOTE: Owners are responsible for complying with all standards and procedures in these Design Guidelines, the CC&Rs and other governing documents, which may be edited from time to time. Pursuant to the requirements and restrictions set forth in the CC&Rs and any applicable supplement thereto, Owners are responsible for the actions of their contractors, and any subcontractors, agents, or employees.

SECTION II: REVIEW PROCEDURES

2.1 Review of Improvements

An application for review of a proposed Improvement shall be submitted to the DRC. An application for review shall be signed by the Owner or agent of the Owner and, as set forth below, may require a reasonable fee for review (a "Review Fee"). **Completed application packages must include a copy of the Sub-Association approval letter. Applications without prior Sub-Association approval will not be processed and will be deemed disapproved.**

Within one hundred eighty (180) days of close of escrow or issuance of certificate of occupancy, all front yards, and additionally the side and rear yards of Lots abutting any paseo (e.g. The Promenade), pocket park or other Common Element (as noted in Article 3.4(q) of the CC&Rs), must be installed after plan review and approval by the DRC.

2.2 Review Fee

A reasonable fee shall be charged for review of all proposed Improvement plans, as noted in Section IV, Submittal Process. In addition, if the submitted plans are of such complexity that additional review by an architectural or landscape expert is warranted, the fee charged by such expert shall be the responsibility of the homeowner. Review Fees shall be subject to change as determined necessary by the DRC in order to cover the Association's expense for processing, copying and mailing.

2.3 Plans to be Reviewed

The plans and specifications shall include any or all of the following, as deemed applicable to the nature of the request: site plans (showing location of existing dwelling and all improvements, equipment, structures, etc.), floor plans (if required for clarification), exterior elevations, roof plan, building sections, landscaping and irrigation plan, pool/water feature plans showing overall design as well as placement of equipment, and wall or fencing plans. Color palette and material samples may also be required. **Refer to Section IV, Submittal Process.**

2.4 Review Criteria

While the Design Guidelines are intended to provide a framework for Improvements, they are not all-inclusive. In its review process, the DRC may consider:

- the quality of workmanship and design;
- the harmony of external design with existing structures and Dwellings;
- the location in relation to surrounding structures and Dwellings; and/ or,
- the topography or finish grade elevation.

The Improvement shall not detract from the beauty and attractiveness of the Common Elements or enjoyment thereof by the Owners, and upkeep and maintenance shall not become a burden on the Association. The Improvement shall not unreasonably interfere with existing views from other Dwellings. DRC decisions may be based solely on aesthetics.

2.5 Variances

The DRC shall not grant approval for proposed Improvements that are inconsistent with the Design Guidelines, unless a variance is warranted. Variances may be considered for unique circumstances such as topography, natural obstructions, hardship, or environmental consideration. Variances cannot be contrary to the Declaration. The inability to obtain approval of any governmental agency, the issuance of any permit, the terms of any financing, or other financial considerations, shall not be considered a hardship warranting a variance. No variance shall be effective unless in writing and signed by the DRC, with the support of a majority of the committee members; provided, however, that the DRC may not authorize variances without the written consent of the Committee appointed by the Board of Directors to authorize such variances. The DRC may require written approval from adjacent or impacted Owners before granting a variance.

2.6 Review Period

Each Application shall be approved or disapproved within forty-five (45) days of submission of a completed application and all supporting materials required by the DRC. The DRC shall provide its decision in writing to the Owner. The decision of the DRC shall be final on all matters, subject to the Board of Directors veto right. The Board shall have ten (10) business days from receipt of notice of DRC approval to veto such approval. The DRC's written decision shall be rendered as follows:

- **Approved** - The entire application as submitted is approved in total.
- **Approved with Conditions** – The entire application as submitted is conditionally approved. The DRC will provide written comments regarding the conditions for approval, which must all be met in order for the final Improvements to be accepted unconditionally.
- **Disapproved** - The entire application has been rejected. The DRC will provide written comments regarding remedies to the rejection. **No work may commence until the plan has been resubmitted, reviewed and approved by the DRC.**

2.7 Appeal

All owners have the right to appeal architectural design review decisions to the Association Board of Directors. Appeals must be in writing, addressed to the Board of Directors in care of Management within 14 days of the decision in question. The Board will consider the matter in Executive Session and invite the Owner to participate. The Board's Decision will be provided in writing to the Owner within 14 days of the Executive Session meeting.

SECTION III: ARCHITECTURAL AND DESIGN STANDARDS

3.1 Prohibited Items

The following items/installations are prohibited in the community:

- Above Ground Pools
- Bermuda Grass - *Cynodon Dactylon*
- Common Olive (fruit bearing) - *Olea europea*
- Cottonwood - *Populus fremontii*
- Desert Broom - *Baccharis sarothroides*
- Green Fountain Grass - *Pennisetum sectaceum*
- Mulberry - *Morus alba*
- **Palm Trees** - *all varieties*
- **Sago Palms** - *Cycas revoluta*
- Tamarisk - *Tamrix spp*
- Ground cover of: asphalt, wood chips, rubber nugget mulch, red lava rock, and **white rock**.
- Artificial plants may not be installed in-ground, but are permitted in pots.
- Grass (excepting of synthetic – see Section 3.3) in the front yard of any Dwelling.
- Aluminum patio covers (“alumawood” product is allowed).
- Basketball backboards installed on the Dwelling.
- Clotheslines.
- Drainage alteration to any Lot or Common Element without the approval of a licensed civil engineer and the DRC.
- Wood, glass, metal, wire or chain link fences (See Section 3.4, Type I Review Guidelines Fencing).
- Garage conversions for residential or commercial use.
- Mirrored window tint or tin foil.
- Mobile or manufactured homes.
- Roof mounted HVAC or evaporative cooling units.
- Wood shake, fiberglass or simulated tile roofs.
- Tents (except those used for overnight camping).

3.2 Landscape Design Guidelines

The Providence landscape concept reinforces the overall community theme through an informal planting palette and design based on a community water conservation effort. Providence is striving to be conscious of the water conservation concerns of the Las Vegas Valley. Included in these Design Guidelines is a [Recommended Plant List](#) based on the Nevada Water Smart Landscape Program. **Note:** Professional assistance for design, selection and installation of landscape in this arid desert environment is highly recommended and will result in the most cost effective and maintenance efficient yard usage.

Boulders– Use of landscape boulders is encouraged. They should be installed securely so that a minimum of one-third (1/3) of the mass is below grade and extend no more than thirty inches (30”) above grade.

Grass / Turf –

- **Living Grass** - Use of living grass is prohibited in the front and front-side yards. Living installation (in the backyard) must comply with Southern Nevada Water Authority restrictions which may be amended from time to time. Must be installed a minimum of three feet (3’) from all property walls and fences in order to minimize water staining and damage. Common Bermuda grass is prohibited.
- **Artificial Turf** –Artificial turf installation is allowed (in front, side, and backyards) so long as the area of installation does not exceed fifty percent (50%) of the non-paved area of the lot. The quality and appearance of any artificial turf should mimic real living grass, and must: be professionally installed, not plastic or artificial in appearance, and have a mix of natural green color with some color variations. “Astroturf” is not permitted. Maintaining artificial turf in its original installed condition is required. Turf must be maintained free of weeds, discolorations, stains or tears. All turf grains must run in the same direction. All turf layers must be securely positioned.

Ground Cover – The ground surface of all rear yards must be covered in total with a combination of hardscape and living plant material. (refer to “shrubs & plants/trees” for more information)

NO BARE GROUND IS ALLOWED. Hardscape materials, which must be of a type that is impervious to water degradation, may include:

- **Decomposed granite** (1/4”) or smaller in size.
- **Crushed rock** (3/8”) to three inches (3”) installed at a minimum of (2”-3”) deep.
- **Native rock** up to (6”) in size, used as cobble accent or riverbed. Colors for rock used in front/side yards must be pre-approved; can be **tan, gold, rose or rainbow colors**, which are compatible with the surrounding native area.

All rock mulches must be those which do not decompose when exposed to water and are compatible with the natural environment. **Ground cover of asphalt, wood chips, rubber nugget mulch, red lava rock and/or white rock is prohibited.**

3.2 Landscape Design Guidelines (continued)

Hardscape – Use of concrete, tile and stone accents for pool decks and patios, walkways, curbing and planter walls are encouraged to enhance landscape design. If colored materials are used in the front or side yards, they must harmonize with the Dwelling and surrounding structures. Use of hardscape is limited to twenty percent (20%) of the area of the Lot. Pool decking is not included in this limitation.

Irrigation – Use of overhead sprays is limited to turf areas only and not allowed in planter beds. Every effort must be made to keep overspray off property walls and out of the streets. The area within three (3) feet of any property wall is limited to planter installation with drip irrigation only.

Shrubs & Plants - Care must be taken in the placement of shrubs and plants to avoid creating a maintenance nuisance or view restriction. Each front yard must contain at least five (5) different species of shrubs and/or ground cover plants. Minimum recommended planting in side and rear yard is ten (10) shrubs or vines; see Trees section below. Applications will be considered based on lot size, consistency within the neighborhood and overall density.

Trees – Care must be taken in the placement of trees to avoid creating a maintenance nuisance or view restriction. Existing trees in front yards shall be maintained or replaced if they create a nuisance or do not flourish (in order to sustain a minimum of two trees). Minimum recommended planting in side and rear yard is two (2) trees. Drip irrigation only is allowed for all trees. Trees must be planted a minimum of three feet (3') from any structure or property wall. Root barriers for trees within ten feet (10') of any property line or structure are recommended.

Sight Visibility - Landscaping on corner lots must not encroach on City required sight visibility easements.

Transition Areas & Drainage Swales – Treatment of the area where the landscape of two lots abut, should be similar to create a unified and more expansive landscape feeling. A hard edge (i.e. walls, etc.) between lots should be minimized. Synthetic turf to gravel mulch is not allowed from the lot-to-lot transition unless proper curbing is used. Where drainage swales are required along the side yards of adjacent lots, the two swales shall be joined into a single wider swale that is less noticeable. Planting or hardscape shall not impede drainage patterns.

Vines & Trellises – It is recommended that vines be attached to walls with metal fasteners and wire. If wood trellises are used, they must be colored to match the shrubbery or the wall to which they are adjacent. They must be secured from damage by wind and kept in good repair. Vines may not be attached to any view fence or wrought iron.

Waterproofing & Elevated Pads – Should any planting area be raised and filled above existing grade, appropriate water proofing and structural support is required to ensure no stress is placed on shared walls and to prevent water seepage. See Section 3.4 “Walls” for additional restrictions.

3.3 Review Exempt Guidelines

Unless unusual circumstances apply, the following items (“Conforming/Standard Improvements”) do **not** require written approval by the Association DRC or its representative, provided they meet the minimum described standards for installation itemized below. Conforming/Standard Improvements may be installed by the Homeowner without submission of a DRC application. Note: Prior review and written approval may still be required by any Neighborhood Association Board or Committee, please contact the Association at (702) 216-2020 to inquire about any Conforming/ Standard Improvements prior to installation.

Exempt Item List: (do NOT require written approval; please see guidelines below for details prior to making any modifications)

- Antennas
- Flagpoles
- Gate Screening
- Landscape Accessories (Yard Ornaments)
- Retracting Screens
- Satellite Receivers
- Security/Screen Doors
- Signage
- Window Screens or Tint

Antenna – all antennae restricted to the attic or interior of the Dwelling may be installed without DRC approval.

In the event an antenna has been tested and proven that it cannot provide adequate signal when installed in the attic the following applies: **(bold areas are from FCC Regulations)** In addition to limitations in the CC&Rs, each Dwelling is limited to no more than one (1) antenna per Lot, unless a second antenna is required to receive signals the first antenna cannot receive. **Unit size is limited to one meter (39”) or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.**

For aesthetic purposes, antennae that are of similar shape and size as satellite dishes are strongly encouraged for installation. Consideration of location and screening from Common Element and neighboring Lots is critical. Units may be mounted in the rear or side yard of the Dwelling. They may also be mounted on the rear or side wall of the Dwelling and should not generally extend above the eave of the Dwelling. **Antennae may be mounted on ‘masts’ no higher than the roofline of the Dwelling.** Installation of antennae in the front yard, the front of the Dwelling, or on the side wall within four feet (4’) of the front elevation is not permitted unless signal testing proves that is the only functional location. In all cases, any cabling or connecting lines shall be uniformly secured and painted to match the Dwelling. Notwithstanding anything to the contrary contained herein, no antenna may be placed on or attached to any common area other than the placement of an antenna on limited common area assigned to the unit of the owner or resident who is placing the antenna.

3.3 Review Exempt Guidelines (continued)

Flagpoles – The United States or State of Nevada flag may be displayed on a portable pole attached to and painted to match the Dwelling. One free-standing flagpole is allowed, if installed a minimum of ten feet (10') from any property line. Height of the pole from grade level of the Lot shall not exceed twenty feet (20'). Lines and metal clips shall be shrouded or tied in a manner that will control noise caused by wind. Only the United States or State of Nevada flag shall be displayed on the pole and the size of the flag shall not exceed four feet (4') by six feet (6') in dimension. If lighting is installed, all due care must be taken to use a fixture and bulb wattage that will not cause a nuisance to neighboring Lots. The United States Flag must be flown in accordance with 4.U.S.C.Chapter 1 as referenced in NRS 116.320, which may be amended from time to time.

Gate Screening – Gates may be screened with metal mesh to match gate color, if installed permanently and a minimum of three feet (3') tall, and at least the full width of the gate. Plastic, chicken wire, baby/pet gates or other screening materials are not permitted.

Landscaping – Refer to Landscape Section 3.2 of these Design Guidelines for restrictions and details on installations. Minor landscape changes (including replacement of existing plants with like material and seasonal color changes) do not require prior review; however, they must conform to Section 3.2.

Landscape Accessory Features – Landscape decorations do not require review or approval when not permanently installed or affixed to the Dwelling. They include, but are not limited to garden flags (max. 15" x 18"), benches, birdbaths, birdhouses, pottery, statues and various other types of lawn art. Accessories in the front yard, or in the rear yard of a Lot adjacent to Common Element open space, are limited in height to thirty inches (30") and must be placed at least five feet (5') from any property line. They are limited to ten (10) in number of separate pieces and must also harmonize with the aesthetics of the Community. Items reported by neighbors as offensive, or as a visual nuisance shall be subject to review and approval by the DRC.

Painting – No approval is required to repaint the Dwelling or block fencing in accordance with the original color scheme. **Any other painting requires approval** (See Section 3.4).

Satellite Receivers –In addition to limitations in the CC&Rs, each Dwelling is limited to no more than one (1) Dish Satellite Receiver unit per Lot, unless an additional satellite dish is necessary to acquire signals or channels that the Resident's present dish will not receive. Unit size is limited to one meter (39") maximum. Consideration of location and screening from Common Element and neighboring Lots is critical. Units may be mounted on a pole not to exceed sixty inches (60") in height in the rear or side yard of the Dwelling. They may also be mounted on the rear or side wall of the Dwelling and should not generally extend above the eave of the Dwelling. Installation of dish units in the front yard or on the side wall within four feet (4') of the front elevation is not permitted unless signal testing proves that is the only functional. In all cases, any cabling or connecting lines shall be uniformly secured and painted to match the Dwelling.

Security/Screen Doors – Metal Security Doors may be installed provided they are painted to match the body or trim color of the Dwelling and are consistent with other similar doors installed within the community.

3.3 Review Exempt Guidelines (continued)

Signage – Prior review and approval of certain signage is not required. One small warning sign (maximum nine by twelve inches [9"x12"]) for each of the following uses is permitted: alarm company, neighborhood watch, "no soliciting" or "beware of dog". One "For Sale/Rent" sign per Dwelling is allowed; signs posted on or over the rear wall are not permitted. Political signs, which are in compliance with the terms of NRS 116.325, are acceptable during elections. Signage placed on any Common Element will not be tolerated. Please refer to the Community Standards and the CC&Rs for additional details on regulation of signage. **Contractor signage, even during home improvement installations, is not allowed.**

Windows – Windows may be replaced or added but must be uniform and match those existing in the Dwelling.

- **Screens** – Mesh solar screens and retracting screens are permitted in the following colors: tan, sand, beige, bronze, and charcoal grey. The frame must match window trim color.
- **Tint** – Bronze or grey is permitted. Reflective or mirror tint is not allowed.
- **Interior Window Coverings** – Temporary window coverings paper or temporary blinds are permitted without prior approval. **Tin, aluminum, or other reflective foil is not allowed in any window.**

3.4 Type I Review Guidelines

Awnings – Awnings must be of durable construction to handle local winds and must complement the color of the Dwelling.

Balcony/ Rooftop Patio – Any permanent installation on a balcony or rooftop patio requires DRC review and approval. Portable outdoor furnishings (i.e. tables, chairs, umbrellas, etc. which are not permanently installed) do not require DRC application or approval; however, of note is the exposure of non-secured items – particularly umbrellas – to winds, especially at higher elevations. Care should be taken to remove and stow umbrellas when not in use. Umbrellas observed to remain open and unattended may be considered a safety and welfare concern, and are subject to violation enforcement. Vinyl mesh and outdoor blinds that match the dwelling and harmonize with the surrounding elements are permitted as long as they are secured and kept in like new condition. Plastic, chicken wire, baby/pet gates or other screening materials are not permitted.

Barbecues – Portable barbecues do not require approval, but must be stored out of view from the street or Common Elements. Constructed barbecue structures must meet all structure setback requirements (See Section 3.6, Setbacks). Complex barbecue structures may be referred for professional review as necessary.

Concrete Work/Curbing/Walkways/Pavers – Minor changes and additions of various types of concrete work, including stamping, staining and installation of paving stones, requires review of a site plan showing location, type and style of material and colors to be used. Style and colors must harmonize with the Dwelling (See Section 3.6, Setbacks). More complex plans will require a Review Fee.

Doors:

- **Arcadia/Sliding/French Doors** – Must harmonize aesthetically with the Dwelling.
- **Front Doors** - May be changed or modified, but must harmonize aesthetically with the front of the Dwelling.

Driveways/ Walkways/Parking Pads - If colored materials are used in the front or side yards, they must harmonize with the Dwelling and surrounding structures.

- **Driveways** - Driveway additions and/or extensions require a minimum landscape area of three feet (3') on each side of any ancillary driveway, and a dedicated hard surface (e.g. concrete, pavers, or other flatwork) that matches other hardscape at the property.
- **Entry Walkways** - The minimum width of an entry walkway is three feet (3'). Entry walkways must be separated from the dwelling by a minimum eighteen inch (18") planting strip that is fully planted or covered with rock mulch.

3.4 Type I Review Guidelines (continued)

Parking Pads - No Person shall park, store, or keep any recreational vehicle on any Lot, without the prior written approval of the DRC. Pads for parking of additional vehicles (e.g. trailer, recreational vehicles, motorhomes, etc.) will be considered only when there is sufficient room in the side yard to reasonably accommodate such parking and storage behind the front setback, and when a minimum six foot (6') high wall, and a minimum six foot (6') high double-gate with full mesh screening which matches the color, size and material of other materials used on the Dwelling is installed. The following minimum side and rear yard setbacks also apply:

- Minimum side yard clearance of six feet (6') between common wall and Dwelling.
- Minimum rear yard clearance of ten feet (10') between rear wall and pad.

Fencing – All existing view fencing and installations must match existing wrought iron Community fencing in design, with minimum five-eighths inch (5/8") pickets set four inches (4") on center. Color shall harmonize with the Dwelling's color scheme. If the Lot is adjacent to a Common Element view fence, any new fencing must be painted to match existing type and color of paint. Maximum fence height is six feet (6'). Chain link, wire and wood are not permitted. Plastic, vinyl, chicken wire, baby/pet gates, vines or other screening materials are not permitted on view fencing.

Fireplace/Fire Pit – Exterior fireplaces shall not exceed ten feet (10') in height and shall harmonize with the aesthetics of the Dwelling. Installation of any fireplace or fire pit shall be a minimum of five feet (5') from any structure, and must have a spark screen covering flame at all times.

Fountains – Non-offensive manufactured "plug-in" fountains may be installed in front yards, courtyards or rear yards, with proper waterproofing. For custom or other larger constructed structures, please refer to section 3.5 ("Pools/Spas/Water Features below).

Gates – All gates must be wrought iron to match existing within the Community – with minimum five-eighths inch (5/8") pickets set four inches (4") on center. Maximum gate height is six feet (6'); except front entryway gates which can match the height of the entry peak. Wrought iron color must match the body or trim color of the Dwelling, or harmonize with other similar gates installed within the community. Double gates for vehicle access will be considered on a case by case basis, depending on size and location of the Lot. All double gates must be completely screened with metal mesh. Use of any type of wood for gates is not permitted. Plastic, vinyl, chicken wire, baby/pet gates, vines or other screening materials are not permitted on gates.

Gutters and Downspouts – Gutters and Downspouts must match main Dwelling or trim color, except in cases where copper fixtures are being used. Half round gutters with a metal finish are encouraged, but are not required.

Lampposts/Ambient Lighting – Fixtures must harmonize with the Dwelling and all due care must be taken to avoid light nuisance to neighboring Lots. The maximum height for lampposts is five feet (5').

Landscaping – Refer to Landscape Section 3.2 of these Design Guidelines for restrictions and details on installations.

3.4 Type I Review Guidelines (continued)

Painting –The type of paint and colors used for repainting shall harmonize with the color palette used at the time of initial construction. Wrought iron perimeter fencing and gates must be painted to match original color and type of paint. All other decorative wrought iron should be painted to match the Dwelling color scheme, or harmonize with other similar iron installed within the community, and must be maintained to avoid rust damage.

Patio/Pool Deck– Patio/Pool Deck surfaces may be constructed of concrete, stamped concrete, paving stones, flagstone or tile, and must harmonize with the Dwelling. Wood decking, posts or railing is not permitted.

Patio Covers - Patio Covers may be solid or lattice. Solid covers must match the roofing material of the Dwelling, unless entire patio structure is made of “alumawood.” Solid patio covers are not permitted on the front of the Dwelling. Lattice covers may be installed in courtyards, subject to review and setback requirements. Paint must match the Dwelling color scheme or may be white. Posts must be a minimum of four inches by four inches (4”x4”) in size, constructed of alumawood, stone or stuccoed block. Decorative wrought iron supports harmonizing in color and design with the Dwelling is acceptable.

Ramadas/Gazebos/Palapas/Arbors/Pergolas - Ramadas, gazebos, palapas, arbors or pergolas must be secured to withstand periods of high wind and constructed to harmonize with the main Dwelling. Ramadas, gazebos, palapas, arbors or pergolas may be constructed of wood but must be maintained in like-new condition or removed. If grass roofing is used for a Palapa, grass must be secured and maintained in like-new condition.

Ramadas, gazebos, palapas, arbors or pergolas must meet all setbacks as noted in Section 3.6, and cannot exceed fourteen feet (14’) in height. Any lighting features must be designed to harmonize with the main Dwelling and not cause interference or nuisance to surrounding properties

Rolladen Shutters– Rolladen Shutters must be painted or colored to match the Dwelling.

Roofing Material – Repair or replacement of any roofing material shall be of the same material and color as originally installed. Only new installations of roofing material, and not repair or replacement of roofing material with substantially the same product, require DRC review and approval.

Solar Equipment – The design of solar equipment should be integrated into existing roof lines. The impact on view from neighboring Lots and Common Elements will be considered. Equipment connections attached to the Dwelling shall be painted to match the surface which they overlay. Solar equipment must be installed flush to the existing roof structure and not installed on a raised platform.

3.4 Type I Review Guidelines (continued)

Sports/Play Equipment – All types of sports and play equipment (including play-sets and swing sets) require prior review of type, style, color and placement. Consideration must be given regarding nuisance to all neighboring and Common Element lots. No portion of any play structure shall be approved that is greater than 14' in total overall height. The maximum platform height cannot exceed 6'. Blue, green, red or neutral colors will be considered for any canopy that exceeds 6' in height. All sports/play equipment or courts shall be installed at least 5' from any property wall; however, manufacturer safety clearances should be minded by the installing owner. All installations and equipment shall be well maintained and in good repair.

Basketball hoops shall not be mounted onto the Dwelling. Submittals for permanent hoops installed on poles in the rear yard of a Dwelling will be considered under the above criteria. Portable basketball hoops are permitted and do not require prior review; however, all such portable equipment must be stored out of sight in the garage or rear yard when not in use. Sports courts will be considered on a case by case basis with consideration given to noise and light nuisance to surrounding Lots.

Stone Veneer – Any stone veneer must match color, style and quality of existing stone used throughout the Community.

Storage Sheds – Storage sheds may be manufactured or built, but should harmonize with and be painted to match the Dwelling. They must be located and/or screened to minimize the impact on adjacent neighbor's privacy and to minimize visibility to any street or Common Element. Maximum height of any storage shed is 10'. Manufacturer's recommendation of roofing material will be considered, even if this includes the use of fiberglass shingles. See Section 3.6, Setbacks, for more information.

Walls - Structural alterations, changes, attachments or additions are not allowed to walls constructed adjacent to any Common Element. The following restrictions also apply:

- Walls may be constructed of split-face block, painted stucco or integral color stucco on concrete block. Gray/ white block, chain link, wire and wood are not permitted. Additional walls on any property must match the style of wall used within that neighborhood.
- New construction or alterations to walls placed on property lines shall require prior written approval from the neighboring Lot Owner, which shall not be unreasonably withheld or delayed.
- Maximum height for perimeter property walls is 6'.
- Courtyard walls must be set back a minimum of 5' from front or side property lines and cannot exceed 32" in height.
- Walls on corner lots must not encroach on City/County required sight visibility easements.
- Retaining walls must meet municipal building codes requiring waterproofing and weep holes.
- **No construction or alteration may interfere with or alter drainage grades in any manner.**

Windows – Windows may be replaced or added, but must match those existing in the Dwelling.

- **Greenhouse/Garden/Bay Windows** – Greenhouse windows shall not project beyond dwelling eaves and must match existing window trim.
- **Stained Glass** – Decorative stained glass accent windows and doors are permitted; however, must complement the exterior of the Dwelling and should not generally depict graphic or otherwise offensive scenes.

3.5 Type II Review Guidelines

Type II submittals are more complex improvements that require detailed plans and the coordination of materials and contractors; and, therefore, are subject to review by the DRC and/or their licensed consultants in order to ensure compliance with these Design Guidelines. Examples of Type II submittals are detailed below; however, submittals will be evaluated based upon their level of complexity and their overall impact on the Community as determined by the DRC. **Specific attention should be paid to Section 3.6, Setbacks, for these submittals.**

Pools/Spas/Water Features – All pools, spas and water features shall be designed and constructed so as to minimize impact on adjoining properties with light and sound, and must be properly waterproofed. No portion of the walls, hardscape or raised bond beams shall exceed thirty inches (30”) in height, as measured from the pad grade of the Lot.

Pools must be **in-ground** or partially in-ground. Spas and water features may be in-ground, partially in-ground or above ground. If spas or water features are above ground, they must be colored to harmonize with the color scheme of the Dwelling or approved hardscape. The height of any pool/spa cannot exceed forty-eight inches (48”) from pad grade level. Heaters and pumps must be installed in side yards, and screened from neighboring views. Slides, waterfalls or water features cannot exceed six feet (6’) in height from pad grade.

Structural Additions/Alterations – All structural additions, alterations or reconstruction/repair to any Dwelling shall be designed and constructed in accordance with the Dwelling’s original design, and in compliance with municipal building ordinances. Homeowner is responsible for all required building permits and shall hire licensed/insured contractors, as required by the State’s Contractor Board.

Due to the complexity of such projects, renovations or additions require fully scaled/ detailed plans, and are subject to additional review by the DRC and their licensed consultants in order to ensure compliance with the Design Guidelines. A non-refundable review fee, which may be modified from time to time by the Board of Directors, shall apply to all Structural Addition/Alteration applications to offset the added costs of professional reviews by licensed consultants.

3.6 Setbacks (Front, Side, Rear)

Setback minimums are intended to meet building and safety codes, as well as to minimize intrusion and nuisance issues between properties, and along the Community paseos, parks and open spaces.

Front – Measured from the back of the sidewalk or from the back of the curb if there is no sidewalk.

- Minimum of five feet (5') for any tree, decorative fencing.
- Minimum of ten feet (10') for courtyard wall.
- Minimum eighteen inch (18") planting strip that is fully planted or covered with rock mulch for any front entry walkway.

Side – Measured from the side wall or from the property line if there is no wall.

- Minimum of three feet (3') for any tree
- Minimum of five feet (5') for any structure (i.e. patio cover, gazebo, shed, barbecue, fire pit, etc.).
- Minimum of five feet (5') for any play structure or sports court or equipment

Rear – Measured from the rear wall or from the property line if there is no wall.

- Minimum of three feet (3') for any tree, pool or spa
- Minimum of five feet (5') for any structure (i.e. patio cover, gazebo, shed, barbecue, fire pit, etc.).
- Minimum of five feet (5') for any play structure or sports court or equipment

SECTION IV: SUBMITTAL PROCESS

4.1 Forms and Fees

A completed "Design Review Application" form (Exhibit "C") which may be amended from time-to-time, with owner contact information and copy of neighborhood Association's approval letter, must accompany each "Improvement Submittal". Type II submittals (Pool/Spa/Water Feature or House Addition) require a \$35.00 review fee. Additional fees may be charged if complexity of plans requires expert review. Fees are subject to change as deemed necessary by the DRC.

4.2 Plans and Samples

A complete set of installation plans, showing the Lot, footprint of the Dwelling and all required setback measurements, as well as the location of the planned Improvement, is required. Color samples of hardscape, concrete, rock, tile, etc. are required. Pictures are preferred to physical samples. Catalog sheets showing design of equipment, lighting, etc. and any other items depicting the character and intent of the Improvement will accelerate the review process.

4.3 Response Time

Each Improvement submittal will be reviewed by Association staff for completeness. Complete Design Review Application forms will be date stamped and referred to the DRC. Within forty-five (45) days of receipt of a complete submittal, a written response will be provided to the Owner.

SECTION V: IMPLEMENTATION OF APPROVED PLANS

5.1 All work must conform to approved plans

If it is determined that work completed or in progress is not in compliance with these Design Guidelines or any approval issued by the DRC, the Owner shall be notified in writing of such noncompliance, specifying in reasonable detail the particulars of noncompliance and requiring the Owner to remedy same. Said notice may be accompanied by a "Cease and Desist Order," stopping all activity until the noncompliance is remedied.

If the Owner fails to respond to the notice or remedy such noncompliance, or fails to commence and continue diligently toward achieving compliance within ten (10) days of receipt of the notice, then such noncompliance shall be deemed to be in violation of the CC&Rs and these Design Guidelines. In such case, the Board shall notify the Owner that it may take action to remove the non-complying Improvements and/or seek injunctive relief, recovery of costs incurred (including any legal costs incurred by the Association), and may impose a fine after notice and hearing, which fine shall not exceed the amount allowed by law.

5.2 Time to Commence

Please note the one hundred eighty (180) day landscape installation requirement in Section 5.2.

Except as otherwise specifically set forth herein, if construction does not commence on a project for which plans have been approved within one hundred twenty (120) days of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the plans to the DRC for reconsideration.

5.3 Time to Complete

Once construction has commenced, it shall be completed within one hundred eighty (180) days of commencement, unless otherwise specified in the approval or extended in writing by the DRC. If not completed within the specified time, the project shall be deemed in noncompliance and subject to enforcement action.

5.4 Inspections

As deemed necessary by the DRC, periodic inspections of the work in progress may be conducted to ensure adherence to the approved plan. Upon completion of the project, the DRC or its appointed representative may conduct an inspection of the Improvement from the Common Elements and/or from the street to verify compliance with the approved plan and these Design Guidelines.

5.5 Construction Regulations

Construction Regulations have been established to preserve and maintain the quiet enjoyment of the Providence community, to maintain aesthetics and ensure safety for the community residents and to provide reasonable access and controls for construction activity in order to reasonably minimize inconveniences associated with construction for all our residents and their guests.

Owners are fully responsible for the action of their contractors and any subcontractors, agents or employees thereof.

Work Hours/Days – All work is limited to the following hours Monday – Saturday:

- Monday - Friday 7:00am to 6:00pm **-and-** ‣ Saturday 8:00am to 6:00pm

NO work will be permitted on Sundays or the following Holidays:

- New Year's Day ‣ Memorial Day ‣ Independence Day
- Labor Day ‣ Thanksgiving Day ‣ Christmas Day

Materials/Equipment/Vehicles/Parking:

- ⊗ **Contractor signage is not permitted.**
- ⊗ Equipment and Materials not in daily use shall not be stored on the site.
- ⊗ NO materials or equipment shall be left in the streets without proper safety precautions and marking with caution tape, cones and/or barricades.
- ⊗ Construction and crew vehicles must obey all common courtesy traffic and safety rules, including not blocking driveways, mailboxes, fire hydrants or impeding traffic on streets or sidewalks.

Access: Construction access shall **ONLY** be through the front property wall of the Lot. No access shall be granted through any wall or fence adjacent to any section of the Common Elements, including the parks, paseos and other landscaped Common Element lots.

Conduct: Offensive behavior or language and loud activity or music will not be tolerated. Animals, alcohol, drugs and firearms are not permitted. Violators will be required to leave and may be trespassed from the property entirely.

Damage: Damage to any of the Common Elements or neighboring residences will be the responsibility of the Owner, who will be required to pay for any necessary repairs or replacements.

EXHIBIT A
SUGGESTED DROUGHT TOLERANT PLANT LIST

In cooperation with the Southern Nevada Water Authority, the PMHA Design Guidelines promote the use of drought tolerant plants through the Community. Below is a list of recommended plants, a comprehensive list can be found at www.snwa.com. Please be sure to check the prohibited items in Section 3.1.

Trees

Aleppo Pine
Arizona Sycamore
Blue Palo Verde
Chinese Pistache
Chitalpa
Desert Willow
Escarpment Live Oak
Evergreen Elm 'Allee'
Fan-Tex Ash, Rio Grande Ash
Fruitless Olive
Mondel Pine
One See Juniper
Orchid Tree
Raywood Ash
Red Rock Oak
Southern Live Oak
Sweet Acacia
Texan Mountain Laurel
Texas Honey Mesquite
Texas Olive
Thornless Chilean Mesquite

Groundcovers

Angelita Daisy
Blackfoot Daisy
Buffalo Juniper
Centennial Baccharis
Desert Marigold
Gazania
Gooddingii Verbena
Low Boy Desert Carpet
New Gold Lantana
Red Elf Pyracantha
Sierra Gold Dalea
Trailing Euonymous

Shrubs

Autumn Sage
Baja Fairy Duster
Black Dalea
Brittle Bush
Chaparral Sage
Cliff Rose
Creosote
Euonymous
Fraser's Photinia
Green Cloud Sage
Grey Leaf Cotoneaster
Heavenly Cloud Sage
Indian Hawthorne
Indigo Bush
Italian Cypress
Japanese boxwood
Jojoba
Juniper
Little Leaf Ash
Little Leaf Cordia
Mormon Tea
Native Fairy Duster
Oleander (Standard/ Dwarf)
Privet
Silverberry
Single Leaf Sumac
Three Leaf Sumac
Triangle Leaf Bursage
Turpentine Bush
White Bursage
Xylosma
Yellow Bird of Paradise

Accents

Agave
Autumn Glow Deer Grass
Banana Yucca
Bear Grass
Blue Yucca
Deer Grass
Desert Spoon
Engelmann's Prickly Pear
Hesperaloe (yucca)
Iris
Joshua Tree
Penstemon
Purple Pancake
Regal Mist Deer Grass
Soaptree Yucca
Weber's Agave

Vines

Carolina Jasmine
Fraser's Photinia
Lady Bank's Rose
Pineapple Guara
Pyracantha 'Firethorn'

GLOSSARY OF COMMONLY USED TERMS

These terms are being provided to aid and assist Owners and Residents in understanding and interpreting the Governing Documents of the Association. These terms are taken from all of the Governing Documents as a whole and may not necessarily be found in these Design Guidelines. The definitions are written in laymen's terms for the benefit of Owners and Residents and are not intended to be legal definitions. Owners and Residents are urged to refer to the Governing Documents for the actual legal term definitions. All capitalized terms are defined in this Glossary.

Association– Providence Master Homeowners Association, a Nevada nonprofit corporation established to conduct the business, maintenance and governance responsibilities for the Community as a whole.

Board of Directors (Board) – Initially appointed by the Declarant and eventually elected by the Owners, this is the corporate head of the Association, responsible for all business, maintenance and governance operations.

Bylaws – The Bylaws of the Association as created by the Declarant and as may be amended from time to time, establish the business procedures of the Board of Directors and the Association.

CC&Rs– The Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Community, as recorded with Clark County, Nevada, and which may be amended from time to time. This document addresses the rights and responsibilities of the Declarant, the Association and the Owners with respect to the Community.

Commercial Vehicles – Any vehicle regularly used for business transportation and/or displaying any type of wording or signage, including, without limitation, dump trucks, cement mixers, oil or gas delivery trucks, and flatbed trucks.

Common Element – All property within the boundaries of the Association which does not belong to an individual or individuals, or which does not belong to a Sub-Association, and which is available for use by all Residents of the Association. This includes items such as pathways, paseos, lighting fixtures, park benches, street signs, sidewalks, and parks, including structures built within those parks.

Community – Providence, a common-interest planned community development.

Community Standards– The standards of conduct, maintenance and other activity designed and adopted by the Board with the intention of establishing and clarifying the minimum expectations for maintaining property value and community harmony within the Community (also called "Rules and Regulations").

Contractors – This term applies to all vendors and workers employed or contracted by the Association or the Residents to work in the Community. Contractors employed by the Association work only on Association Common Elements, cannot perform any work on individual homes or Lots and answer only to the Association Board or staff.

GLOSSARY OF COMMONLY USED TERMS (continued)

DRC – Design Review Committee, created pursuant to CC&R Article IV, Section 4.2. This group developed and adopted the Design Guidelines for exterior Improvements to all homes and Lots within the Association. Their responsibility is to ensure adherence to those Design Guidelines by reviewing all Improvement plans prior to construction and inspecting said Improvement after completion, when applicable.

Design Guidelines – The architectural, design, and construction guidelines and review procedures applicable to all Lots and homes within the Association, originally adopted in June 2006, and amended July 2014, January 2016 and May 2017 and which may be further amended from time to time by the DRC.

Dwelling – A single family home, located on a Lot designed and intended for use and occupancy as a residence by a single family, including any ancillary building such as a “casita” or “guest house”.

Governing Documents – These are legally binding documents that control the Community. They consist of:

- The CC&Rs
- Articles of Incorporation
- Bylaws
- Plat Maps
- Resolutions of the Association’s Board of Directors
- Design Guidelines
- Community Standards

These Governing Documents apply to all Owners and Residents in the Community, as well as to their family members, guests, Tenants and vendors. In case of conflict within the documents, the list above is printed in order of document hierarchy.

Guests, Invitees – Each and all of the following: Tenants, guests, vendors, agents, employees, suppliers, and Contractors (and family members, employees or agents of any of this list).

Improvement – Any addition, change or modification to the outside of a Dwelling or on a Lot, regardless of whether it may be seen from the street or a neighboring property.

Invitees – See “Guests”

Lot – The real property, as defined in the Governing Documents which, together with the Dwelling, makes up a Unit within the Association. “Unit” is defined in Nevada Revised Statutes, Chapter 116, which governs common interest communities.

Management – The person or persons appointed by the Board, and delegated with the authority to implement certain duties, powers or functions of the Association as provided by the CC&Rs and Bylaws.

Master Plan – The master land use plan for the Community as approved by Clark County, Nevada, and which may be amended from time to time.