

SUN CITY SUMMERLIN  
DEVELOPMENT STANDARDS

April 25, 1989  
(Revised January 27, 1997)

Table of Contents:

	PAGE
I. Introduction . . . . .	1
II. Residential Development Standards . . . . .	2
III. Non-Residential Development Standards . . . . .	13
IV. Architectural Review Requirements . . . . .	19
V. Non-Liability for Approval of Plans . . . . .	25
VI. Changes and Amendments to the Development Standards . . . . .	25
VII. Architectural Review Subcommittees . . . . .	26
VIII. Authorizations . . . . .	28
Appendix A - Building Setbacks and Heights . . . . .	A1 - A2
Appendix B - Parking Requirements . . . . .	B1 - B3
Appendix C - Sign Standards for Non-Residential Properties . . . . .	C1 - C8
Appendix D - Improvement Standards . . . . .	D1 - D9
Appendix E - Wall Standards . . . . .	E1 - E4
Appendix F - Real Estate Sign Placement . . . . .	F1 - F4

RECEIVED  
98 FEB -3 AM 8:15  
PLANNING AND  
DEVELOPMENT

**CHANGES TO THE DEVELOPMENT STANDARDS  
DATED - JANUARY 27, 1997**

**PAGE NUMBER:**

**SUMMARY:**

Table of Contents

**Showing Revision Date**

2	<b>Addition to Section II.A.2a - Clarification in the Use of Curved Glass or Sloped Glass</b>
2	<b>Addition of Section II.A.5 - Clarification of Exterior Painting Requirements</b>
2a	<b>New Page 2a due to Additions on Page 2</b>
6a	<b>Addition of Section II.C.1a - Clarification to Walls and Fences (Provision for Small Pet Containment)</b>
7	<b>Addition to Section II.D.2b - New Requirement for Installation of Front Yard Concrete</b>
8	<b>Deletion to Section II.D.4a, Last -Paragraph</b>
9	<b>Addition to Section II.F.4a - Change to Satellite Dish</b>
9a	<b>Addition to Section II.F.4b,c,d,e,f - Change to Satellite Dish</b>
9b	<b>New Page 9b due to Additions on Pages 9 and 9a</b>

## I. INTRODUCTION

Sun City Summerlin 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 grow and develop.

These development standards provide an overall framework and comprehensive set of guidelines to allow the community to develop and progress in an orderly and cohesive manner. They establish criteria for architectural style and design, landscape concepts, site improvements, colors and materials. They also establish a process for judicious review of proposed new developments and changes within the community. These standards also set forth the means by which the standards and guidelines contained herein may be changed and amended to better serve the needs of an evolving community.

These standards have been adopted by the Board of Directors of the Community Association and the Architectural Review Committee pursuant to the Sun City Summerlin Master Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Preservations & Easements, hereinafter referred to as the Sun City Summerlin Master Declaration.

The SCSCAI Board of Directors (BOD), at the January 29, 1996 meeting, approved the following procedure. This procedure was proposed as a motion to the BOD by the DREC in order to streamline the system when there is a clear CC&R violation of failure to submit a landscape plan.

1. In cases where a resident has landscaped his yard in accordance with the criteria set forth in the Sun City Summerlin Development Standards, but has failed to submit plans to the ARC, as required by the CC&Rs, the ARC will, after reasonable requests to the resident for plans, direct a request directly to the BOD for suspension of membership privileges until such time as the resident submits an acceptable plan.

2. Similarly, if a resident subsequently varies from his original plan and the changes are still in accordance with the criteria set forth in the Sun City Summerlin Development Standards, but has failed to submit a revised plan to the ARC, as required by the CC&Rs, the ARC will, after reasonable requests to the resident for a revised (as installed) plan, direct a request to the BOD for suspension of membership privileges until such time as the resident submits an acceptable revised plan. (Amended 1/29/96)

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than that found in these Design Standards or the Master Declaration of Restrictions, the local government standards shall prevail. To the extent that the local ordinance is less restrictive than these Design Standards or the Master Declaration of Restrictions, the Design Standards and Master Declaration of Restriction shall prevail.

## II. RESIDENTIAL DEVELOPMENT STANDARDS

(Amended 5/24/93)

### A. Architectural Character

1. No exterior alterations or additions shall be allowed on any attached family home (i.e., Duplex, Garden Villa) without the review of the financial and appearance impact to the Homeowners' Association and prior approval by the appropriate Homeowners' Association for which control has been turned over to the residents. (Adopted 6/22/92).
2. The architectural design and materials used in any and all exterior additions, alterations, renovations, or general maintenance and repairs of a detached home shall strictly conform to the design of the original home in style, detailing, and materials used in the home originally (Paragraph (j), Section 2, Article IV of Master Declaration). (Adopted 5/24/93).
- 2a. Curved glass, or sloped glass projecting beyond the eave of the structure, shall not be permitted. The width of a glass panel is not to exceed ten feet. (Adopted 1/27/97)
3. The height of any addition to an existing detached home shall not be higher than the original roof line.
4. All additions to Single Family Detached Homes shall be built within the setback lines originally established for Sun City Summerlin, regardless of more lenient requirements of any local governmental authority. These setbacks are set forth in Appendix A.
5. All exterior base and trim colors shall be from those used by the developer. No approval by the Architectural Review Committee (ARC) is required to repaint if the color scheme is identical to the original. Changes in exterior paint color to an existing dwelling must be approved in writing by the Architectural Review Committee. No two adjacent dwellings shall have the same color scheme. (Section 2, Article XI of the Master Declaration). (Revised 1/27/97)

6. Any proposed exceptions to these standards dealing with exterior design, materials, or colors must be compatible with the theme of the community and have prior written approval of the Architectural Review Committee. (Adopted 5/24/93).
7. (New) color coating of concrete driveways and walkways must be approved by the Architectural Review Committee. (Adopted 5/24/93).

8. When any additions, alterations, or renovations are performed to an existing detached home, 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.
9. Stone Veneer may be used on single detached homes in Sun City. The stone veneer that may be used are cultured stone (manufactured) in flagstone. The cultured stone may cover up to a maximum of 35% (includes windows and doors) of the front elevation of the house. The color of the cultured stone must be a desert tone color. The quality of the stone veneer must be equal to or better than the stone implemented by the developer. The color standards are on file with the ARC. (Adopted 8/26/96)
10. Awnings used on single detached, Duplex, and Garden Villa homes must be stationary or of fold down design having a metal frame. They must be made of durable fabric. The color of the awning must be one of the standard colors on file with the ARC. The awnings must be adequately secured on three sides and well maintained.  
(Revised 10/28/96)
11. Solid type patio roof covers made of a single element material such as wood, aluminum, corrugated sheet metal, corrugated fiberglass, or other similar single element material will NOT be permitted.  
(Adopted 10/28/96)
- 11a. Solid type patio covers shall be designed and constructed of materials which are similar to, and compliment the existing architectural style of the residence. The posts used to support the patio cover roof, will be covered with stucco which is to be of the same texture and color as the residence. The roof of the patio cover will be made of concrete or clay tile, of the same color, design and texture as the existing residence and will have a slope similar to the existing roof or a flat roof with a parapet wall. (Adopted 10/28/96)
- 11b. Open lattice type patio covers will be permitted, provided they are made of aluminum which has been made to resemble wood. The lattice will be painted white, or a color identical to the existing structure. (Adopted 10/28/96)

11c. Patio covers are not permitted on the front of the home. (Adopted 10/28/96)

B. Landscaping Requirements and Guidelines

1. The developer has provided landscaping in the following areas:

- Two trees for all detached single family homes.
- Full landscaping in all natural and open areas.
- Full landscaping in the front yards and/or common areas of all attached single family homes.

Pursuant to Paragraph f, Section 2, Article IV, of the Master Declaration, it shall be the responsibility of the Community Association to maintain the natural open areas without deviation from the original design. It shall be the responsibility of the individual Homeowners' Associations to maintain the front yards and/or common areas without deviation from the original design.



2. Where landscaping is not provided by the developer, it shall be the responsibility of the individual homeowner to provide full landscaping in all yards within a period of 90 days from close of escrow in accordance with the following minimum requirements:

- a. The use of native or compatible drought-tolerant species is strongly encouraged for all yard landscaping. High water-consuming plants, when used, should be confined to small areas close to residences or in rear yards.
- b. The following plants will not be allowed in Sun City Summerlin: (Revised 7/31/95)

<u>Common Name</u>	<u>Botanical Name</u>
Mulberry	Morus Alba
Oleander	Nerium Oleander
Olive	Olea Europaea <u>All type</u>

- c. Two specimen box trees will be provided by the developer and located only in the front or street side yards. The owner shall provide a minimum of one tree or shrub per 500 square feet, or any fraction thereof, of overall lot area, however, no less than one-half of the minimum amount of required trees or shrubs are to be located in the front yard; furthermore, no less than one-quarter of the minimum amount of required trees or shrubs are to be located in the rear yard. A shrub shall be considered as no smaller than a five gallon container size. A tree, other than the Del Webb specimen box trees, shall be no smaller than a fifteen gallon container size. Ground cover as described below will be required in all yards.
- d. The ground surfaces of all yards shall be covered with inert or living materials or any combination of both. Inert materials shall include decomposed granite, native river-run rock and other such similar materials. For the purpose of these Standards, top soil, wood chips and bark shall not be considered inert material. Wood chips and bark may be used to cover the root zone within the "drip line" area of a shrub or tree, to conserve water.

Excessive use of concrete at front and street side yards will not be allowed. No artificially colored rock shall be permitted as ground cover. Rock colors of black, gray, green or white may be used as an accent ground cover, but must not exceed 10 percent of the total rock used as ground cover. If turf is used, common bermuda grass will not be allowed. (Revised 7/31/95)

d(i). Mounds created as part of landscaping plans, shall be formed of top soil and be fully covered with inert or living materials. The height shall not exceed 2 feet 6 inches at the highest point as measured from the finished lot grade. These mounds shall not alter the established lot drainage. (Adopted 9/29/95)

e(i). Landscape accessory features including, but not limited to, statues, depictions, water fountains, wagon wheels, bird baths, pagodas, wishing wells, farm relics, bridges, mission bells, water wheels, windmills, bird houses, shall be limited in height to 2'6" above the natural grade of the lot if placed within 18 feet of the house side of the front sidewalk. Landscape accessory features will be allowed to a maximum height of 5 feet, if/when located behind the 18 foot area from the front sidewalk. All landscape features shall be of materials compatible with the overall architectural theme of Sun City Summerlin. (See page A2 for footprint of interior and golf course/green belt lots). (Adopted 2/16/93)

e(ii). Landscape features such as lampposts and mail boxes shall be subject to a separate review and approval by the Architectural Review Committee. Lampposts shall be installed no closer than 18 feet from the front sidewalk, and shall be compatible with the overall architectural theme of Sun City Summerlin. Mailbox replacements must be of the same shape, style, material and color as those originally installed by the developer. These requests will be reviewed on a case-by-case basis. (Revised 9/29/95)

e(iii). Lots bordering a Golf Course or Green Belt, in addition to paragraphs (I) and (ii), are also subject to Article IV, Section 4, Paragraph (a), of the Master Declaration, pertaining to the rear yard fifteen (15) foot setback. However, the Owner of any Lot bordering a Golf Course or Green Belt that has a home that was initially built within the fifteen (15) foot setback, i.e., the distance from the rear property line bordering the Golf Course or Green Belt to the closest point of the residential structure is less than fifteen (15) feet, may construct a protective screening device that includes a patio cover extension, as approved by the Association Architectural Review Committee, so long as the protective screening device and accompanying patio cover extension, installed by the Owner and approved by the Architectural Review Committee, is not less than six (6) feet from the Golf Course or Green Belt, and not less than five (5) feet from the Golf Course or Green Belt to any overhang portion of the patio cover extension. (Adopted 6/27/94)

f. All landscaping shall be maintained in accordance with the requirements of the Master Declaration.

g. All ground-mounted mechanical equipment provided with the home shall be screened from street view by a structure no higher than the equipment to be screened or by plant material of adequate density to accomplish the same result. Such screening structures shall be of a material and color compatible with the design of the residence. All screens, whether landscape structures or plant materials, shall have a minimum of two feet of clearance from the equipment to allow for adequate air circulation around the equipment.

h. The use of solid plastic sheeting or polyethylene over ground plane areas will not be permitted. If landscape fabric is used, it must be of an A.B.S. or Nylon A.B.S. composite type to allow the free flow of water, air, and gases to and from the soil. Compatible materials may be used only with prior approval of the Architectural Review Committee.

i. Owners of homes bordering the golf course may erect suitable screening to protect windows, patios, and outdoor living areas from errant golf balls providing the placement of these screens is in compliance with Article IV, Section 4 of the Sun City Summerlin CC&Rs and Sun City Summerlin Development Standards Appendix A relating to required setbacks and are physically attached to the existing home. Approved screening materials include, but are not limited to, diamond mesh expanded metal, perforated metal round holes and clear Lexan. Screening materials shall be from those used by the Developer as to composition, type, detailing, and color. Plan and material samples for all screening must be approved by the Architectural Review Committee prior to installation. Per Article IV, Section 2 (j), screen materials shall be at all times kept in good condition and repair and properly painted and otherwise finished.  
(Amended 8/26/96)

j. A small garden of up to 100 square feet is permissible in the rear or side yards. During the non-growing season, the area shall be maintained in a weed and debris free conditions. Height and setback restrictions must be followed for Golf Course and Common Area lots in that 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 golf course or common area. These garden areas must be maintained at all times so as not to become unsightly nuisances. (Adopted 7/31/95)

c. Walls and Fences

1. No alterations, changes, or additions shall be allowed to walls provided by the developer for any residence, except that open, decorative wrought iron fencing may be installed atop such walls with the prior approval of the Architectural Review Committee.

- 1a. Wrought iron fencing may have perforated screening permanently affixed to wrought iron for the purpose of small pet containment. Said height of perforated screening shall not exceed 24 inches. Additional perforated screening may be utilized for screening of ancillary equipment, trash container storage, etc. This will be limited by size, height, and location on a case-by-case basis. Screening materials shall be from those used by the Developer as to composition, type, detailing and color. Plans and material samples for all screening must be approved by the Architectural Review Committee prior to installation. Per Article IV. Section 2 (j), screen materials shall be at all times kept in good condition and repair and properly painted and other wise finished. (Revised 1/27/97)
2. Where such walls have not been provided by the developer, they will be allowed in rear and side yards only. Such walls shall conform to the requirements of the Master Declaration, Paragraph "(r)", Section 2, and Paragraph "(a)", Section 4, of Article IV. The height of walls and fences shall be measured from the finished house floor level of the lowest lot. Materials and block size (8 inch block) shall be similar to the developer's installation standards. (Revised 9/29/95) Such walls shall conform to the criteria found in Appendix E of these standards.
- 2a. In the later phases of Sun City home construction, some significant lot elevation differences have been created between adjacent lots due to the natural terrain. The installation of block walls and wrought iron fences by homeowners is limited to six feet in height as measured from the grade level of the low elevation lot. In consideration of greater elevation differences between some lots, the ARC will approve wrought iron fences up to six feet in height as measured from grade level of the high elevation lot. A signed written agreement must be submitted to the ARC from the affected adjacent neighbors. (Note: In all cases, installation of all walls and fences must also have an approved permit from the City of Las Vegas). (Adopted 10/28/96)
3. Any resident wall or footings on the property line must have approval from neighbors in writing or should be built inside the property line. (Amended 9/29/92)
4. All lots abutting designated open areas shall have the same restrictions as those for golf course lots, as set forth in Paragraph (a), Section 4, Article IV, of the Master Declaration.

5. Patio and rear yard walls shall be masonry, stucco, or decorative wrought iron. These walls shall be finished on both sides by the property owner erecting the wall. Acceptable wall materials are listed below and shall reflect the character of the home. Wood or chain-link fencing is not acceptable. (Amended 11/30/92)
  - Painted cement stucco over CMU
  - Slump block (integrally colored)
  - Mortar wash over slump block
  - Decorative wrought iron
6. All retaining walls are required to have waterproof backing on the fill side and weep holes to allow water flow to remain constant; such weep holes and waterproofing shall be per City of Las Vegas building codes (Adopted 9/29/92).
7. The area between the Developer installed walls and sidewalks in single family detached residences is the homeowner's responsibility to landscape. Ground cover rock is acceptable. (Revised 9/29/95)
8. Corner lot walls must be set back a minimum of 3 feet from the sidewalk on 50 foot streets and a minimum of 6 feet on 60 foot streets to ensure traffic visibility is adequate. (Revised 9/29/95)
9. Access stairs with attendant wrought iron and banisters may be constructed to allow convenient access to planting areas (Homeowner responsible to maintain) created by Developer installed retaining walls on lots. This stair construction must have prior review and approval by the Architectural Review Committee (ARC).

The materials used in this stair construction shall be of those called out in C.5. and matching the wall and wrought iron colors surrounding the lot. These materials are:

- Painted cement stucco over CMU
- Slump block (integrally colored)
- Mortar wash over slump block
- Decorative wrought iron

The construction is to conform to the Uniform Building Code (UBC) criteria which covers footings, step height, stair riser width/length, fastening, anchorage of hand rails/banisters, etc. This

construction requires a building permit from the Las Vegas Department of Building and Safety. Permits are the responsibility of the Homeowner to obtain.

This construction is not to be attached to the Developer installed retaining walls and it shall not affect the integrity of this wall by its placement or footings.

The planting area to which this stairway allows access is not to be changed in nature such as a patio appendage, etc. It is solely for access to the maintenance of planting areas. (Amended 2/26/96)

D. Additional Concrete (Adopted 2/24/92)

1. General

a. Plans for all additional concrete work must be submitted to the Architectural Review Committee for approval BEFORE work commences. Concrete installations that do not meet the established guidelines WILL be subject to removal at the homeowner's expense.

2. Front Yard Installations

a. The (mean) average extension permitted on one or both sides of the driveway shall not exceed the width of the outside garage pilasters.  
(Revised 7/31/95)

b. Any additional concrete installation for the front yard of a single detached home is limited to an additional 100 square feet outside the courtyard. A maximum of 60% of the square footage within the courtyard may be concrete. For an attached home, the front courtyard may be all concrete.  
(Revised 1/27/97)

3. Rear Yard Installations

a. Additional concrete for the rear yard shall be limited to five percent (5%) of the surface area of the lot, excluding fully enclosed additions to the structure and one sidewalk, maximum 40" wide, between the front and rear yards. (Amended 11/30/92)

- b. The total square footage of additional patios or other slabs may not exceed 480 square feet.
- c. Installations must not upset the drainage pattern established by the Developer for the protection of the entire community.

4. Other Installations

- a. The Architectural Review Committee may make exceptions to the above in extenuating circumstances such as, but not limited to:
  - Unusual shaped lots
  - Where the above regulations would work an undue hardship on the property owner
  - (Deleted - January 27, 1997)

E. Flagpoles (Adopted 2/24/92)

1. Flagpole shall not be more than 20 feet in height above the finished floor grade of any dwelling or unit. At least 10% of the pole height must be placed in concrete in the ground.
2. The flagpole shall be no more than 3 inches in diameter at its base and shall be made of anodized or brushed aluminum, fiberglass, or steel painted so that it will not rust.
3. Ornamentation on the flagpole will be limited to a ball or an eagle on top of the pole.
4. The flagpole may be installed either in front or rear yard. If located in the front yard, it must be at least 18 feet from the front property line. If located in the back yard, the following apply:
  - a. Where two homes back up to each other, the pole may be no closer to the rear property line than half the distance between the rear of the original patio and the rear property line.



- b. Homes on the golf course may install a pole to within 1 ½ feet from the rear property line.
5. Flagpoles to be installed in Garden Villas and Duplexes must have prior approval of the Homeowners' Association and shall be installed in the courtyard area only.
6. Ropes and metal fasteners for attaching the flag are to be secured in such a way that they do not bang against the pole on windy days.
7. Flagpoles are not to be used for anything other than flying flags.
8. Flagpoles shall not be used as antennas nor may they have guy wires attached to them.
9. Flagpoles shall be limited to one per residence.

F. Ancillary Equipment

1. All additional ground-mounted mechanical equipment and solar heating equipment shall be screened from view per the aforementioned Section B.2.g. Roof-mounted mechanical and solar heating equipment shall be allowed on flat roofs only. Such equipment shall be screened from view from all four sides to the height of the highest point of the equipment. Such screening shall be integral with the building forms and materials and shall not exceed a height of 13'0" from the existing grade.
2. All swimming pools, spas, or Jacuzzis shall be of the in ground type or semi-in-ground type with the maximum height not to exceed 42" above the finished lot grade. (Revised 7/31/95)
3. No transmitting or receiving radio antennas will be allowed in any yard of any residence.
4. A satellite dish may be installed with the following limitations: (Revised 1/27/97)
  - a. The maximum size of a satellite dish shall be one meter (39 inches) in diameter. (Revised 1/27/97)

- b. For single family detached homes, one meter (39 inch) satellite dish must be ground mounted or mounted at the base plate of the home in the rear or side yard. If adequate reception cannot be obtained, then they may be ground mounted or mounted at the base plate of the home in front yards with sufficient screening. If this does not provide adequate reception, then other options will be considered on a case-by-case basis. If installed in side yards, they shall be mounted no closer to the front property line than the front edge of the garage or house. The maximum installed height from ground to top of dish shall be 50 inches including those mounted at the base plate of the home. (Revised 1/27/97)
- c. For attached family homes, one meter (39 inch) satellite dish must be ground mounted or mounted at the base plate of the home only in the rear yard, with sufficient screening, and not in the common area. They can be ground mounted or mounted at the base plate of the home in the front yard if adequate reception cannot be obtained. If this does not provide adequate reception, the other options will be considered on a case-by-case basis. Maximum height from the ground to the top of the dish shall be 50 inches. (Revised 1/27/97)
- d. Any transmission cable from the dish to the house must be underground. (Revised 1/27/97)
- e. A ground mounted or mounted at the base plate of the home satellite dish must be screened or disguised by materials such as shrubs, imitation boulders, etc., appropriate to the site as approved by the ARC. (Revised 1/27/97)
- f. The ARC will inspect the final dish installation for compliance with the ARC approved plan. (Revised 1/27/97)

5. All additional Air Conditioning units must be at or near ground level, not to exceed a total height of 42 inches above the finished lot grade. These units must be screened from view. (Adopted 9/29/95)
  
6. Solar screens shall be mounted to the existing window framework so as to form an integral unit. The frame shall be white or beige in color and the screening material shall conform to the current ARC approved colors. (Revised 10/28/96)

G. **Trash Containers**

All trash containers, if stored in a yard, shall be stored in a yard other than the front or side yards of the residence. However, if a wall enclosing the side yard is provided or added, such trash containers may be stored behind the wall. All trash containers are subject to the requirements of the Master Declaration, Paragraph "(1)", Section 2, Article 4.

H. **Signage**

1. "For Sale" and "For Rent" signs shall be permitted within the community. Such signs shall be located wholly within the property of the residence. Signs shall be limited to a maximum area of three square feet and may be double sided. The overall height from finished grade may not exceed four feet. Only one sign per residence shall be allowed. Signs must be removed within two working days following the sale or rental of the property. Placement of all signs shall conform to the criteria set forth in Appendix F. (Amended 10/27/92).
2. "Open-House" directional signs which give directions to a dwelling or office space which is for sale or for lease to which the public is invited for a walk-in inspection shall not be permitted in the development. "Open House" signs may be placed only on the property which is for sale or rent. Such signs will be subject to the same limitations as those in paragraph H1, above, and must be removed daily upon termination of the open house hours. (Amended 10/27/92).
3. Signs which indicate that a residence is protected by a security system shall be permitted within the community. Such signs for single family detached homes shall be located between the eighteen (18) foot setback from the sidewalk and the front of the residence. (Revised 9/29/95) For Duplex and Garden Villa models, the signs shall be located between the twenty-one (21) foot setback from the sidewalk and the front of the residence. Signs shall be limited to a maximum of one hundred fifty (150) square inches, and are to be single-

sided. The overall height of the sign from finished grade may not exceed thirty (30) inches. Signs provided by a security company as part of the overall security system will be used without alteration by the homeowner. Only one such sign per residence shall be allowed. Decals may also be used, only in windows, of a size not to exceed thirty-six (36) square inches. (Adopted 10/27/92)

4. Neighborhood watch signs on residences or their grounds shall be limited to window decals or stick-ons, of a size not to exceed thirty-six (36) square inches. "No Soliciting" signs may be displayed at entrances to homes. Such signs should not exceed twenty-five (25) square inches in area, and be constructed of durable materials. Colors should be those of commercially available signs. These signs should be mounted on gates, pillars, or on or beside doors, NOT on posts in yards. (Adopted 10/27/92).
5. "No Trespassing" signs shall be limited to posting at the rear of homes bordering the golf courses. The signs will be standardized throughout the community. For single family detached homes, they shall be limited to one per residence. For Duplex subassociation may authorize the posting of such and Garden Villa models, the cognizant homeowners' signs, not to exceed one per residence. A standardized sign, approved by the Architectural Review Committee, available for purchase from the Sun City Summerlin Community Association (or an exact copy in message content, size, materials, and color) is the only such sign allowed. Signs will be mounted only on metal posts or attached to existing walls/fencing, at a height not to exceed thirty (30) inches above the finished grade. Posts must be made of anodized or brushed aluminum, fiberglass, or steel painted so that it will not rust. Signs must not be placed on the golf course proper. (Adopted 10/27/92).

I. Ramadas and Gazebos

Ramadas and Gazebos shall be allowed to be constructed on lots of single family detached homes with the following provisions:

(4/25/89)

1. The structure must be detached from the existing home.
2. The location of the structure must conform to the setback requirements of Appendix A.
3. The height of the structure shall not exceed 12'0" above the floor level of the existing home.
4. The size of the structure shall not exceed 150 square feet of area.
5. The sides of the structure must be a minimum of 75% open.
6. The structure shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color, and materials of the existing home.

J. Prohibited Structures

Pursuant to the Master Declaration, the following structures shall be prohibited from use in Sun City Summerlin:

- Storage buildings or sheds (except as noted in Master Declaration)
- Clothes lines or clothes poles
- Detached garages
- Tents of a permanent nature

### III. NON-RESIDENTIAL DEVELOPMENT STANDARDS

#### A. Architectural Character

The following development standards and guidelines will be considered by the Architectural Review Committee when plans are submitted for review. The underlying philosophy behind the review process is to maintain an orderly development of the community by insuring that planning and design criteria previously established are reflected in new projects to be built within the community.

1. No highly reflective finishes (other than glass, which may not be mirrored) shall be allowed on exterior surfaces, including the exterior surfaces of roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes and equipment. Paint used on any exterior surfaces shall not exhibit excessive light reflectancy (should not exceed 85 %) or be excessively dark (should be no less than 40% reflectancy).
2. In keeping with the low profile of the community, roofs should be predominantly flat or of low pitch to reinforce horizontal architecture. The maximum roof pitch allowed will be 5:12. All pitched roofs shall be tiled. The style of the tile shall be compatible with the architectural theme and character of the community. The color of all roofs must conform to the color standards in the following section.
3. The colors of the community are rich and varied, and are highlighted by different light conditions. The intent is to reflect these rich colors on all exterior surfaces. Dominant or primary colors are prohibited, although occasional accent colors may be used judiciously. The Committee must approve all colors for exterior use.

(4/25/89)

4. Exterior surfaces should generally consist of materials which are compatible with the community and able to weather the desert conditions. Masonry Large expanses of painted surfaces, particularly wood, will not weather well and will not be allowed.

#### B. Landscaping

The Sun City Summerlin landscape is based on a philosophy of compatibility with and respect for the climatic conditions of the region, a sensitivity to its fragile ecosystems, and a commitment to low water usage and energy conserving techniques. The majority of introduced plant materials will be indigenous, arid or semi-arid plants insuring minimal water usage and compatibility with the built and natural environments. Where any natural areas are disturbed during the course of construction, they shall be revegetated to insure an uninterrupted sense of "fit" between the community and its physical environment.

1. The entire project site, where not built upon or paved, shall be landscaped. Landscaping shall extend to the back of the sidewalk (or curb if no sidewalk exists) on all adjacent street sides of the site.

2. The minimum density of plant material shall depend upon the size of the site and the extent of the landscaped area. There shall be an appropriate amount of specimen sized trees and shrubs to reflect the density of the natural open desert areas of the community. Ground planes shall be covered with a combination of inert and living materials. Inert materials shall include decomposed granite and river run rock. If turf is used, common Bermuda grass is not allowed.

3. All areas paved for pedestrian traffic such as walkways, plazas, and courts, shall be a hard surface material with limited vertical irregularities. Asphalt paving shall not be allowed for such use.



4. The following trees will not be allowed in Sun City Summerlin

<u>Common Name</u>	<u>Botanical Name</u>
Mulberry	Morus Alba
Oleander	Nerium Oleander
Olive	Olea Europaea

5. All landscaping shall be designated and maintained so as not to interfere with the view of any ground signs on the site or adjacent properties, and not obstruct the view of traffic entering, exiting, or passing by the site.
6. Where the landscaping of a new project is to adjoin an existing landscaped area, the new landscaping shall form an appropriate transition between the two.
7. All landscaped plantings shall be maintained by a fully automated underground watering system.

C. Ancillary Equipment

Heating, ventilation, and air conditioning equipment, ancillary mechanical equipment, radio and television transmitting and receiving antennas, trash receptacles, and similar appurtenances shall be screened from view from neighboring properties, all residential areas, pathways, open areas, golf courses, and streets. Roof-mounted units are permitted on roofs where complete visual screening is possible and where the screen is integral with the building forms and materials. The placement of any such equipment must be approved by the Committee.

D. Site Development

1. Fences and Walls

Walls up to 6' in height may be used to screen and create privacy between the commercial or institutional developments, and the residential areas of the community. They must be constructed of stucco, brick, masonry, or

(4/25/89)

native stone, and be finished on both sides. The colors of all walls must conform to the overall color standards as described above. Where perimeter walls are used to delineate a particular project, they should include construction and/or landscaping details to prevent long expanses of solid, straight, undifferentiated walls. Decorative iron fences may be used judiciously in a project; however, color and pattern must be approved by the Architectural Review Committee. All walls shall reflect a consistent theme with regard to materials, colors, and finishes compatible with an overall wall concept for Sun City Summerlin.

2. Building Setbacks and Heights

All building setbacks and heights shall conform to the criteria set forth in Appendix A.

3. Drainage

Site drainage will conform to the drainage analysis performed for the platted property.

E. Lighting

Lighting used to illuminate any portion of the building or site is to be designed to that all illumination is contained within the legal boundary of the site. Neither direct illumination nor the source of illumination shall be visible from any adjacent property or street.

F. Improvements Provided by the Developer

The developer installs curbs and gutters in the public right-of-way in accordance with the October 21, 1987 approved Tentative Map for Sun City Husite (See Appendix D for approved details). Public sidewalks are provided and installed by the developer for all commercial sites. If these off-site improvements have not been completed for the subject site and driveway depression details can be supplied in time, the developer will incorporate same with the initial construction of curbs, gutters, and public sidewalks. However, any and all changes to existing curbs, gutters, public

(11/30/92)

sidewalks and driveway depressions will be the responsibility of the project owner. These will be approved by Del E. Webb Communities. All curb, gutter, and sidewalk finish work will be inspected by the developer.

G. Signage

All signage erected or installed on Non-Residential properties shall conform to the Sun City Summerlin Sign Standards (attached as Appendix "C"). In addition, all signage shall conform to Title 17.58 of the City of Las Vegas Municipal Code.

H. Parking Regulations (Amended 11/30/92)

1. The parking requirements for all permitted uses in Sun City Summerlin shall conform to those set forth in the attached Appendix B.
2. For purposes of Article IV, Section 2(x) of the CC & Rs, there shall be no designated parking areas other than garages and residential driveways directly in front of garages, as installed by Developer. Specifically, there shall be no parking of vehicles on additional concrete areas as approved by the Architectural Review Committee. (Adopted 11/30/92)

I. Temporary Facilities

Temporary buildings shall be allowed to be placed on commercial lots zoned as village centers and neighborhood focuses with the following criteria:

1. Permitted use as temporary banking facilities only.
2. Gross building area shall be no greater than 1200 sq. ft. Maximum building height shall be 12 feet.
3. The duration of stay shall not exceed 12 months and shall be removed within 7 calendar days upon occupancy of the permanent facility, whichever comes first.

(4/25/89)

4. The parking lot, driveways, and walkways shall consist of a dustless material.
5. Landscaping shall be provided within an area extending 10 feet from the perimeter of the building, parking lot, and driveways. The quality and quantity of the landscaping shall be determined during architectural review. Specimen trees of 24" box and larger may be temporarily placed above ground. It shall be the owner's responsibility to maintain all landscaping in a well watered and pruned condition.
6. A temporary sign identifying the name of the facility only may be installed within the landscaped site of the temporary facility. The sign shall be limited to 48 sq. ft., one-sided and 6 ft. in height.
7. The architecture of the building shall have some redeeming qualities and be consistent in character and color with the community. Buildings on wheels or piers shall have a skirt enclosing the crawl space under the building. Such skirt shall be of a material and color compatible with the building. All trash containers and mechanical equipment shall be screened from view.
8. The owner or his representative shall submit plans for approval to the Architectural Review Committee in accordance with Sections IV, C and D. Those plans shall consist of:
  - a. Site plan of the full site showing the location and size of the building, parking lot, and driveways and landscaped area.
  - b. Building elevations.
  - c. Temporary facility sign.

## IV. ARCHITECTURAL REVIEW REQUIREMENTS

The Architectural Review Committee has been established to monitor, review, and control the development of Sun City Summerlin. It shall maintain and enforce the standards and guidelines set forth herein so as to provide an orderly and cohesive community. It shall also provide a timely review of residential, commercial, and institutional projects planned for the community.

A. Residential Property Owners

1. Pursuant to Section 2, Article XI, of the Master Declaration, residential property owners are required to submit plans to and receive written approval from, the Architectural Review Committee prior to performing (1) additions, alterations, or modifications to existing dwelling units, (2) landscaping, (3) the installing of pools and spas, walls and fences, ramadas and gazebos, as well as any concrete work, ancillary equipment, signage, and other such on-site improvements not listed in the Development Standards. However, it shall be the responsibility of all residential property owners to comply with all standards and guidelines of Section 2 above, as well as all requirements of the Master Declaration and Tract Declarations.
2. All residential property owners shall submit plans to the Architectural Review Committee for consideration of any exception to or deviation from these residential Development Standards. Any actions desired by a tenant, lessee, or other resident must be submitted by the residential property owner only.
3. The requirements for submittal shall be the same as "Final Plan Submittal" for commercial and institutional property owners as set forth in Section B. 2 below. The Architectural Review Committee shall review such submittals without hearing and based solely on the information contained within the submittal. Pursuant to the Master Declaration and to the provisions of Paragraph 4 below, the decision of the Architectural Review Committee shall be final on all matters submitted to it.

(4/25/89)

4. Upon completion of review by the Architectural Review Committee, one set of plans shall be returned to the owner accompanied by a letter indicating the Committee's decision shall be rendered in one of the following three forms:
  - a. "Approved" - The entire document submitted is approved in total.
  - b. "Approved As Noted" - The document submitted is partially approved. An owner may proceed with the work to be performed; however, be responsible to comply with any and all notations on the submittal.
  - c. "Not Approved" - The entire document submitted is not approved and no work may commence.
  
5. Pursuant to Section 6, Article XI, of the Master Declaration, if it is determined by the Architectural Review Committee that work completed or in progress on any lot or parcel is not in compliance with the Residential Development Standards, the Committee or the Association shall notify the owner in writing of such non-compliance within 30 days of inspection, specifying in reasonable detail the particulars of non-compliance and shall require the owner to remedy the same. If the owner fails to remedy such non-compliance or fails to commence and continue diligently toward achieving compliance, Developer or the Association (as their interests shall appear) shall notify the owner that it shall take action to remove the non-complying improvements and/or seek injunctive relief, recovery of costs incurred, and imposition of a fine, which fine shall not exceed 10% (ten percent) of the cost of achieving compliance.
  
6. Any owner, lessee, or other resident aggrieved by a decision of the Architectural Review Committee may appeal the decision of the Committee in accordance with the procedures set forth in subparagraph a.
  - a. When a resident feels that he/she has been aggrieved by a decision rendered or actions taken by a specific committee, the following procedures will be followed:
    - 1) The resident will appeal in writing directly to the chairman of the committee issuing the decision. This appeal should include all of the pertinent facts of the

case as well as any new information that could have a bearing on the outcome of the appeal.

- 2) In the event the appeal is denied, and if the resident feels that his position has sufficient merit to warrant review at the next higher level, a request for such a review should be addressed to the Board of Directors through its president. A complete history of the situation should be included with the request. The Board will carefully review the documentation submitted and decide if they will hear the appeal. The decision of the Board will be final. (Adopted 8/25/97)

B. Non-Residential Projects

The owner and/or a designated representative of a commercial or institutional site is required to submit both preliminary and final plans to the Architectural Review Committee for review and approval.

1. Preliminary Plans

Submit no less than two sets of preliminary plans to include the following information:

- a. Site plan indicating building size and location, driveways, parking areas, landscaped areas, grading, any ancillary facilities and location of monument sign(s).
- b. Exterior elevations for all sides of all buildings to include sign location(s), description of exterior materials and dimensioned height of all buildings.
- c. Typical building section.

2. Final Plans (Also required of residential property owners with the exception of items f & g)

Submit no less than two sets of final plans and specifications consisting of the following:

- a. Site plan, including finished floor elevation, paving and parking (driveway widths, parking bay sizes), concrete curbs, planters, sidewalks, grading and drainage, location of trash receptacle, utility enclosures, site lighting (size and type), monument sign location and directional signage location and type.

(4/25/89)

- b. Floor plans of all buildings on the site indicating dimensions and type of exterior materials.
  - c. Exterior elevations (for all sides of the buildings) indicating type of materials and color of exterior surfaces.
  - d. Roof plan indicating type and color of materials, mechanical equipment location, parapet heights, and any screening for air conditioning or HVAC equipment.
  - e. Typical building section.
  - f. Electrical plans indicating extent and type of building exterior lighting.
  - g. Landscaping plans to include sprinkler system specifications and a complete plan list keyed to the plan indicating quantity, size, and type (both botanical and common names of plantings).
3. Upon completion of review by the Architectural Review Committee, one set of plans shall be returned to the owner accompanied by a letter indicating the Committee's decision. The Committee's decision shall be rendered in one of the following three forms:
- a. "Approved" - The entire document submitted is approved in total.
  - b. "Approved As Noted" - The document submitted is partially approved. An owner may proceed with the work to be performed; however, be responsible to comply with any and all notations on the submittal.
  - c. "Not Approved" - The entire document submitted is not approved and no work may commence.



4. Pursuant to Section 6, Article XI, of the Master Declaration, if it is determined by the Architectural Review Committee that work is completed or in progress on any lot or parcel is not completed in compliance with the Development Standards, the Committee or the Association shall notify the owner in writing of such non-compliance within 30 days of inspection, specifying in reasonable detail the particulars of non-compliance and shall require the owner to remedy the same. If the owner fails to remedy such non-compliance or fails to commence and continue diligently toward achieving compliance, Declarant or the Association (as their interests shall appear) shall notify the owner that it shall take action to remove the non-complying improvements and/or seek injunctive relief, recovery of costs incurred and imposition of a fine, which fine shall not exceed 10% (ten percent) of the cost of achieving compliance. Both the Architectural Review Committee and the Deed Restriction Enforcement Committee, prior to issuance of written notice and referral for further Board action, shall use reasonable efforts to mediate the dispute and encourage the homeowner to bring the improvements into compliance. (Revised 7/31/95)
5. Any owner, lessee, or other resident aggrieved by a decision of the Architectural Review Committee may appeal the decision of the Committee in accordance with the procedures set forth in Section C below. Such appeal may be considered only if the appellant has modified the requested action or has new information which would, in the Committee's opinion, warrant a reconsideration. If the Committee fails to allow an appeal or if the Committee, after appeal, again rules in a manner aggrieving the appellant, the decision of the Committee as to whether the plan as submitted is disapproved, is final. The Committee shall then refer the matter to the Deed Restriction Enforcement Committee or the Board of Directors, as appropriate, for disposition. The Hearing Panel will review the matter and make recommendations to the Board of Directors. (Revised 7/31/95)

C. Submittal Procedures (Revised 7/31/95)

The following procedures shall apply to owners of commercial, institutional, and residential properties when submitting plans and/or information for review by the Architectural Review Committee.

1. Application form - Architectural Review Committee Landscaping / Improvements requesting review by Architectural Review Committee is required for all submittals to include the following information:
  - a. Date, owner's name, address, telephone number and the Sun City membership number
  - b. The name, address and telephone number of owner's sub-contractor or representative (if applicable)
  - c. The unit and lot number of the property
  - d. The developer's original model number (applicable to residential property owners only)
2. The application shall clearly state the nature of the request:
  - a. Review and approval of preliminary plans (for nonresidential property owners only)
  - b. Review and approval of final plans
  - c. Review and consideration of exceptions to or deviations from the Development Standards
  - d. Appeal of a "not approved" submittal or any notation of an "approved as noted" submittal.
  - e. Homeowner's Signature
3. Submittal shall be made in duplicate for all documents contained in the submittal.
4. All submittals are to be addressed to:

Sun City Summerlin Community Association  
Architectural Review Committee  
c/o MOUNTAIN SHADOWS RECREATION CENTER  
9107 Del Webb Blvd.  
Las Vegas, Nevada 89134

#### D. Fees (Optional)

There shall be a submittal fee of \$25.00 for residential owners and \$50.00 fee for commercial and institutional owners which will accompany all requests for review by the Architectural Review Committee. All fee payments shall be made at the time of request and made payable to the Sun City Summerlin Community Association. All fees are non-refundable

#### V. NON-LIABILITY FOR APPROVAL OF PLANS

Architectural Review Committee approval of plans shall not constitute a representation, warranty or guarantee that such plans and specifications comply with engineering design practices or with zoning or building ordinances, or other governmental regulations or restrictions. By approving such plans and specifications, neither the Architectural Review Committee, **Architectural Review Committee-Subcommittee**, the members thereof, the Association, any member thereof, the Board or Declarant assumes any liability or responsibility therefore or for any defect in the structure constructed from such plans or specifications. Neither the Architectural Review Committee, **Architectural Review Committee-Subcommittee**, any member thereof, the Association, the Board nor Declarant shall be liable to any member, owner, occupant, or other person or entity for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings, and specifications, whether or not defective, or (b), the construction or performance of any work, whether or not pursuant to the approved plans, drawings, and specifications. (Revised 11/25/96)

#### VI. CHANGES AND AMENDMENTS TO THE DEVELOPMENT STANDARDS

It is imperative that these design standards and guidelines be amended and updated as follows:

- A. Changes to these Development Standards may be proposed by the Board of Directors of the Community Association and the Architectural Review Committee. Additionally, any property owner, lessee, resident or recognized community group or association may submit to the Architectural Review Committee proposed changes to these Development Standards for review and consideration.

(4/25/89)

- B. Any Architectural Review Committee recommendation shall be approved by two-thirds of the Committee members and be forwarded to the Board of Directors.
- C. Upon adoption by the Sun City Summerlin Community Association's Board of Directors, the change shall become an amendment to the Development Standards and Guidelines. Such amendment shall be promptly posted at all community facilities' bulletin boards and copies made available at the Community Association office.
- D. All amendments shall become effective upon adoption by the Board of Directors. Such amendments shall not be retroactive to previous work or approved work in progress.
- E. In no way shall any amendment to the Sun City Summerlin Design Standards and Guidelines change, alter or modify any provision of the Master Declaration, any Tract Declaration or bylaws of the Community Association.

VII. ARCHITECTURAL REVIEW SUBCOMMITTEES

The Sun City Summerlin Architectural Review Committee may, as it deems necessary, establish and abolish subcommittees of the Architectural Review Committee to perform specific duties to assist the Architectural Review Committee. These specific duties may include, but not be limited to, those as prescribed by the following paragraphs of Article VI, Section 2 of the Master Declaration:

(d) Animal and wildlife (g) Maintenance of landscaping  
(k) Antennas (I) Trash containers and collection (o)  
Signs (u) Walls and fences (v) Trucks, trailers,  
recreational vehicles, campers and boats (w) Motor  
vehicles

An Architectural Review Subcommittee shall consist of not less than three (3). The Architectural Review Committee shall appoint all members of an Architectural Review Subcommittee. At least one Architectural Review

(4/25/89)

Committee member must be a member of the Architectural Review Subcommittee and that member act as Chairman of the subcommittee. Appointees to the Architectural Review Subcommittee need not be architects, owners, lessees or residents and do not need to possess any special qualifications of any type except such as the Architectural Review Committee, may, in its discretion, require.

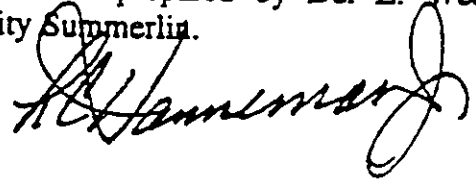
The operation and procedures of an Architectural Review Subcommittee shall be established by the Architectural Review Committee upon its formation.

An Architectural Review Subcommittee shall only investigate, review and recommend to the Architectural Review Committee an appropriate course of action. All approval or denial authority will rest with the Architectural Review Committee.

(4/25/89)

VII. AUTHORIZATIONS

These Development Standards have been prepared by Del E. Webb Communities, Inc. for use at Sun City Summerlin.



---

LeRoy C. Hanneman  
Senior Vice President  
General Manager  
April 25, 1989

These Development Standards have been adopted by the Board of Directors of the Sun City Summerlin Community Association on the \_\_\_\_\_ day of \_\_\_\_\_, 1989.

---

---

---

---

---

---

---

**SUN CITY SUMMERLIN DEVELOPMENT STANDARDS**

**APPENDICES**





APPENDIX A

**BUILDING SETBACKS AND HEIGHTS**

**A. SINGLE FAMILY DETACHED HOMES**

1. Front Yard: 18'0" Minimum
2. Side Yard: 6'0" Minimum
3. Side Yard Corner Lots: 10'0" Minimum
4. Rear Yard: 15'0" Minimum
5. Building Height: 24'0" Maximum

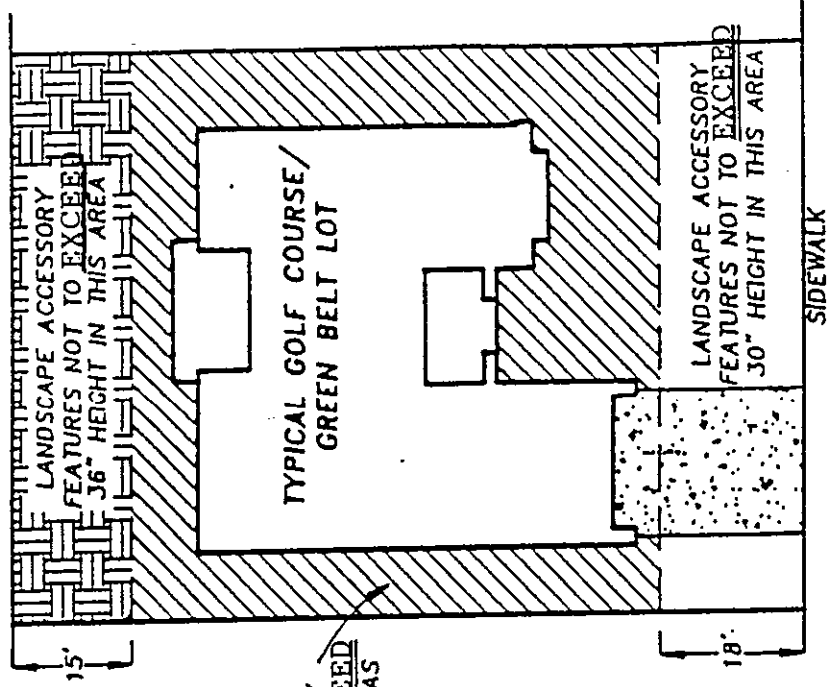
**B. NON-RESIDENTIAL NEIGHBORHOOD FOCUS**

1. Street Yards: 25' minimum
2. Yards Adjacent to Residential Areas: 1' of distance for every 1' of building height with a minimum of 15'
3. Yards Adjacent to Non-Residential or Open Space Areas: 5' minimum
4. Building Height: 24' Maximum

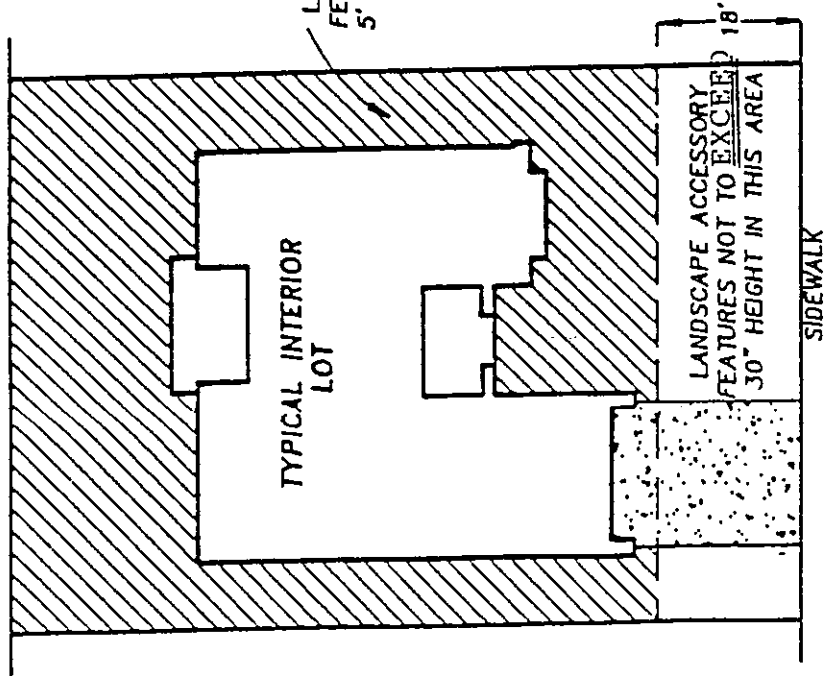
**C. NON-RESIDENTIAL VILLAGE CENTER**

1. Street Yards: 30' minimum
2. Yards Adjacent to Residential Areas: 1' of distance for every 1' of building height with a minimum of 15'
3. Yards Adjacent to Non-Residential or Open Space Areas: 5' minimum
4. Building Height: 36' maximum

GOLF COURSE/GREEN BELT



LANDSCAPE ACCESSORY  
FEATURES NOT TO EXCEED  
5' HEIGHT IN THESE AREAS



## APPENDIX B

### PARKING REQUIREMENTS

<u>PERMITTED USES</u>	<u>PARKING REQUIREMENTS</u>
Office, Professional & Governmental	1 space for every 300 sq.ft. of gross floor area
Food Stores, Grocery Stores, Convenience Stores	1 space for every 250 sq.ft. of gross floor area
Restaurants, Night Clubs, Bars and Lounges	1 space for every 50 sq.ft. of service floor area and 1 space per on-duty employee
Other Commercial, Retail, and Service Uses	1 space for every 300 sq.ft. of gross floor area
Churches	1 space for every five permanent seats, or 1 space for each 50 sq.ft. of main meeting hall, whichever is greater
Theaters, Auditoriums, Arenas, Indoor & Outdoor Stadiums	1 space for every five permanent seats, or 1 space for each 50 sq.ft. of main meeting hall, whichever is greater
Bowling Alleys, Skating Rinks and Similar Recreational or Entertainment Uses	1 space for every 300 sq.ft. of gross floor area
Funeral Homes, Private Clubs, Fraternal Organizations, Libraries, Museums, and Community Buildings	1 space for every 500 sq.ft. of gross floor area
Other Places of Public Assembly	1 space for every 300 sq.ft. of floor area if indoor, or 1 space for every 125 sq.ft. of activity area if outdoor

## PERMITTED USES

Hospitals, Institutions of a Charitable or Philanthropic Nature, Rest Homes, and Extended Care Facilities

Schools, Day Care Centers, Colleges & Universities, Satellite Campuses and Trade Schools

Single Family Detached Residences

Single Family Attached Residences

Catered Living Quarters

Community Recreational Facilities including Golf Courses/Club Houses, Open Spaces Activity Fields, Swimming Pools, Etc.

Temporary Construction Offices

Temporary Sales Office

## PARKING REQUIREMENTS

1 space for every 5 beds, 1 space for every 2 employees, 1 space for each staff physician

1 space for every two faculty members/ employees, 1 space for every 5 students over the age of 16

2 spaces for each unit

1 space for each efficiency unit; 1 space for each bedroom unit; 1.5 spaces for each 2 bedroom unit; 2 spaces for each 3 bedroom unit (or more) unit; 1 guest parking for every five dwelling units

1 space for every two sleeping rooms; 1 space for every two employees; 1 guest parking space for every five sleeping rooms

Parking to be determined at site plan review. Guided by the current standards of the recreation park and open space standards and guidelines by The National Recreation & Park Association

1 space for every on-duty employee using the facility plus 2 spaces

1 space for every 100 sq.ft. plus 1 space per employee

PERMITTED USES

Mixed Use Facilities

PARKING REQUIREMENTS

The required parking spaces shall be the sum of the required parking spaces for the various uses computed separately, and such spaces for one use shall not be considered as providing required parking for another use



## APPENDIX C

### SIGN STANDARDS FOR NON-RESIDENTIAL PROPERTIES

#### I. Introduction

It is the intent of these sign standards to maintain an attractive and uncluttered community environment in Sun City Summerlin. To this end, these requirements allow the Architectural Review Committee to control over concentration, improper placement, excessive height and size and avoid confusing distractions.

#### II. Scope

These requirements apply to all non-residential property owners, their agents or lessees within Sun City Summerlin, except the Declarant. These requirements do not apply to:

- A. Official public/governmental signs for traffic control.
- B. Temporary warning signs and barricades.
- C. Cornerstones, grave markers or headstones.
- D. Artistic statuary or metal tables of non-commercial nature.
- E. Signs which are generally found on the sides of vehicles identifying businesses.
- F. Residential signage (see Section II.H. of the Sun City Summerlin Development Standards). Revised 9/29/95

#### III. Approvals

- A. These requirements supersede all other sign requirements of Summerlin and the City of Las Vegas for compliance with use, type, size location,

aesthetic design, message content and maintenance. All structural, mechanical and electrical code compliance shall remain the authority of the City of Las Vegas.

- B. The design of all final freestanding monument signs, building signs (except as allowed for Village Center tenants in Sec. VI, B), site directional signage and temporary event signage and materials shall be submitted and approved prior to installation.
- C. All submittals shall conform to the procedures and requirements of the Architectural Review Committee Requirements set forth in Section IV of the Sun City Summerlin Development Standards.

#### IV. General Requirements

- A. The design of all signage is to be compatible or integral with the architecture of the building. Free-standing signage shall be the monolithic type, designed of materials, forms and motifs similar to those of the building architecture. Building mounted signs shall be integrated into the architecture and considered during all design phases.
- B. All signs shall be placed within the legal boundaries of the property. Location shall be so established as not to impede pedestrian or vehicular traffic.
- C. Illuminated signs shall not have wiring, conduit, transformers, raceways, tubing, lamps or other devices externally exposed to view.
- D. Action or animated signs, flashing signs or changing copy signs are not permitted.
- E. Signs on trailers, trucks, cars or other moveable devices are not permitted, except those displayed on commercial vehicles during the normal process of business.



- F. Portable signs (stake signs, tent signs and banners) are not permitted.
- G. All signs shall be constructed of permanent materials and shall be maintained in good appearance and working condition at all times.

V. **Description of Non-Residential Properties**

A. **Village Centers**

- 1. Phase I - Lots 3, 23 and 24.
- 2. Phase II - Lots 35 and 37.

B. **Neighborhood Focus**

- 1. Phase I - Lots 5, 7, 19 and 20.
- 2. Phase II - Lots 31 and 32.

C. **Religious Sites**

- 1. Phase I - Lots 6, 8, 18 and 21.
- 2. Phase II - Lots 30, 39 and 40.

The above lots are those indicated on the approved tentative map of Sun City Summerlin.

**VI** **Village Center Sign Requirements**

A. **Free-standing monument to identify center.**

- 1. Quantity: 1 if bounded by 1 street, 2 if bounded by 2 or more.
- 2. Size of Monument (including base and surround): 100 square feet per face. May be single or double faced.

3. Height of Monument Sign: 8'0" as measured from nearest curb.
4. Allowable Text: Name of center and no more than two major tenants.
5. Illumination: Internal illumination required.

B. Building Mounted Tenant Signage

It shall be the responsibility of the center's developer to consider the design of tenant signage as an integral part of the building design. The developer shall establish an overall signage system for the center to include quantities, sizes, areas, lettering type and style, color and use of logos. This signage system shall be a part of both the preliminary and final submittals for review to the Architectural Review Committee. No other submittals shall be necessary upon approval of the center signage system.

It is recommended that the tenant signage be limited to one per tenant, that the lettering be of individual reverse pan channel type, internally illuminated, and of the same style and color.

No temporary tenant signage shall be permitted.

C. Window Signs

Signage painted on the glass area of store fronts shall be allowed for the purposes of displaying the tenants name, address, business hours and credit card information only. This signage shall not be illuminated and shall be limited to 10% of the total glass area of the store front.

D. Site Directional Signage

It shall be the responsibility of the center's developer to consider the design of all site directional signage as an integral part of the site design. All site signage shall be planned in advance and shown on a site plan with the type and location of all signage proposed.

## VII. Neighborhood Focus Sign Requirements

### A. Sign Type: Free-standing monument to identify facility.

1. Quantity: 1 if bounded by 1 street, 2 if bounded by 2 or more.
2. Size of Monument (including base and surround): 48 square feet per face. May be single or double faced.
3. Height of Monument Sign: 6'0" as measured from nearest curb.
4. Allowable Text: Name of business and address.
5. Illumination: Internal illumination required.

### B. Building Mounted Signage

1. Quantity: 2 maximum per building.
2. Size: Total area of each sign shall not exceed 20 square feet.
3. Location: Signs may be located on building or building facia at locations compatible to design of building. No roof-mounted signs will be permitted.
4. Allowable Text: Name and nature of business only. Logo or established insignia may be used, but must be included within the 20 square feet allowable area.
5. Illumination: Non-illuminated or internally illuminated.

### C. Window Signs

Signage painted on the glass panels of the facility shall be allowed for the purpose of displaying the tenant's name, address, business hours and credit card information only. This signage shall not be illuminated and shall be limited to 10% of the glass area of the panel on which it is placed.

D. Site Directional Signage

It shall be the responsibility of the facility's developer to consider the design of all site directional signage as an integral part of the site design. All site signage shall be planned in advance and shown on a site plan with the type and location of all signage proposed.

E. Building Mounted Tenant Signage

It shall be the responsibility of the center's developer to consider the design of tenant signage as an integral part of the building design. The developer shall establish an overall signage system for the center to include quantities, sizes, areas, lettering type and style, color and use of logos.

This signage system shall be a part of both the preliminary and final submittals for review to the Architectural Review Committee. No other submittals shall be necessary upon approval of the center signage system.

It is recommended that the tenant signage be limited to one per tenant, that the lettering be of individual reverse pan channel type, internally illuminated, and of the same style and color.

No temporary tenant signage shall be permitted.

VIII. Religious Site Sign Requirements

A. Sign Type: Free-standing monument to identify facility.

1. Quantity: 1 if bounded by 1 street, 2 if bounded by 2 or more.
2. Size of Monument (including base and surround): 48 square feet per face.
3. Height of Monument Sign: 4'0" as measured from nearest curb.

4. Allowable Text: Name of religious facility, pastor, religious symbols, time of services and address.
5. Illumination: Non-illuminated or externally illuminated only.

B. Building Mounted Signage: None permitted.

C. Window Signs

Signage painted on the glass panels of the facility shall be allowed for the purposes of displaying the name of the facility, business hours, telephone number and religious symbols. This signage shall not be illuminated and shall be limited to 5% of the glass area of the panel on which it is placed.

D. Site Directional Signage

It shall be the responsibility of the facility's developer to consider the design of all site directional signage as an integral part of the site design. All site signage shall be planned in advance and shown on a site plan with the type and location of all signage proposed.

#### IX. General Sign Requirements (applicable to all sites)

A. Sign Type: Temporary construction sign

1. Quantity: 1 if bounded by 1 street, 2 if bounded by 2 or more.
2. Size: 48 square feet, single faced only.
3. Height: 6'0" above grade.
4. Allowable Text: Project name, developer, architect, tenants, and address. No advertising copy shall be allowed.
5. Duration: Sign must be removed upon installation of permanent free-standing monument sign or two weeks after the opening of the facility, whichever is sooner.

B. Temporary Realty Signs:

1. Quantity: 1 if bounded by 1 street, 2 if bounded by 2 or more. If single street frontage exceeds 500 feet, two signs will be allowed.
2. Size: 10 square feet per face, may be double faced.
3. Height: 6'0" above grade.
4. Allowable Text: Name, address, and phone number of realtor..
5. Illumination: None permitted.
6. Duration: Must be removed upon close of escrow.

C. Temporary Event Signage

Temporary signage and/or materials for the purpose of advertising grand openings or special events shall be allowed with the following provisions:

1. Prior approval by the Architectural Review Committee of the intent and general concept of the advertising.
2. The duration shall be no longer than two calendar weeks.
3. Each business shall be limited to two events per calendar year.
4. The advertising materials used shall cause no excessive noise or distractions.

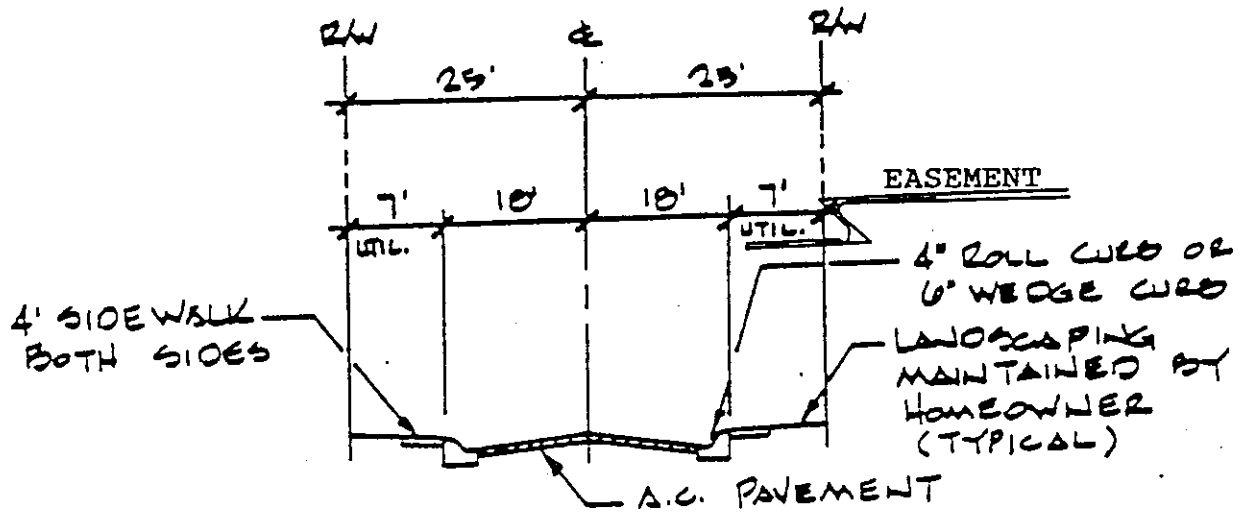
# SUN CITY SUMMERLIN DEVELOPMENT STANDARDS

## APPENDIX D

### IMPROVEMENT STANDARDS

#### INDEX

<u>DETAIL</u>	<u>TITLE</u>	<u>PAGE</u>
A	Typical Residential Street	D-2
B	60' Right-of-Way Streets	D-3
C	Street "C"	D-4
D	Street "B" & Del Webb Blvd.	D-5
E	Lake Mead Blvd.	D-6
F	Rampart Blvd.	D-7
G	Cheyenne Avenue	D-8
H	Outer Parkway	D-9

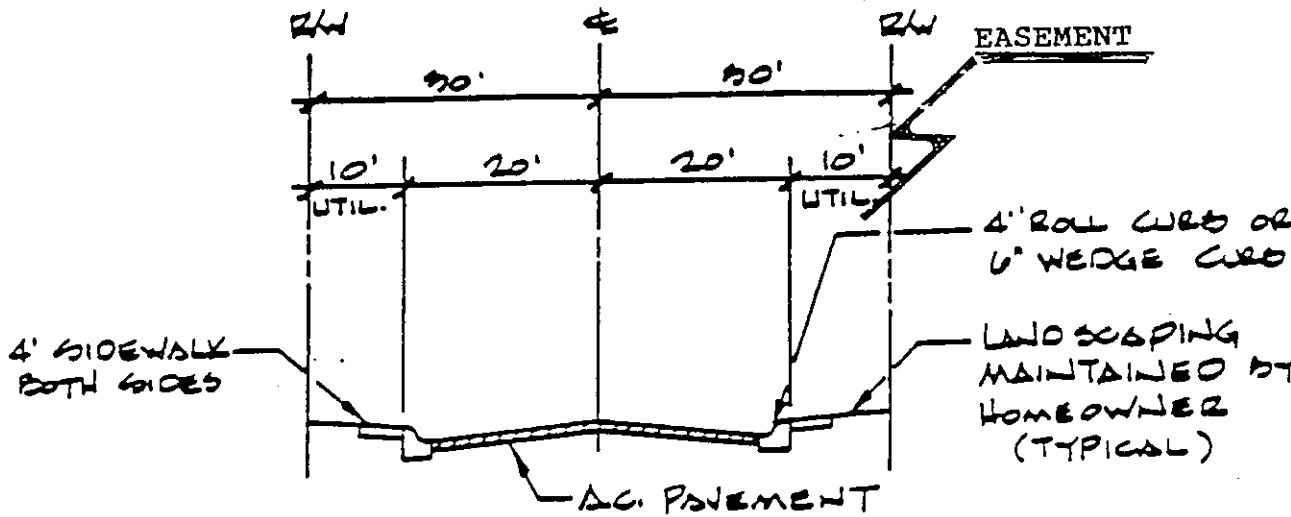


**NOTE:** STREET LIGHTING PER CITY OF LAS VEGAS STANDARDS.

**A** 50' **TYPICAL RESIDENTIAL STREET**  
**(PUBLIC STREET).**

Revised 9/25/95

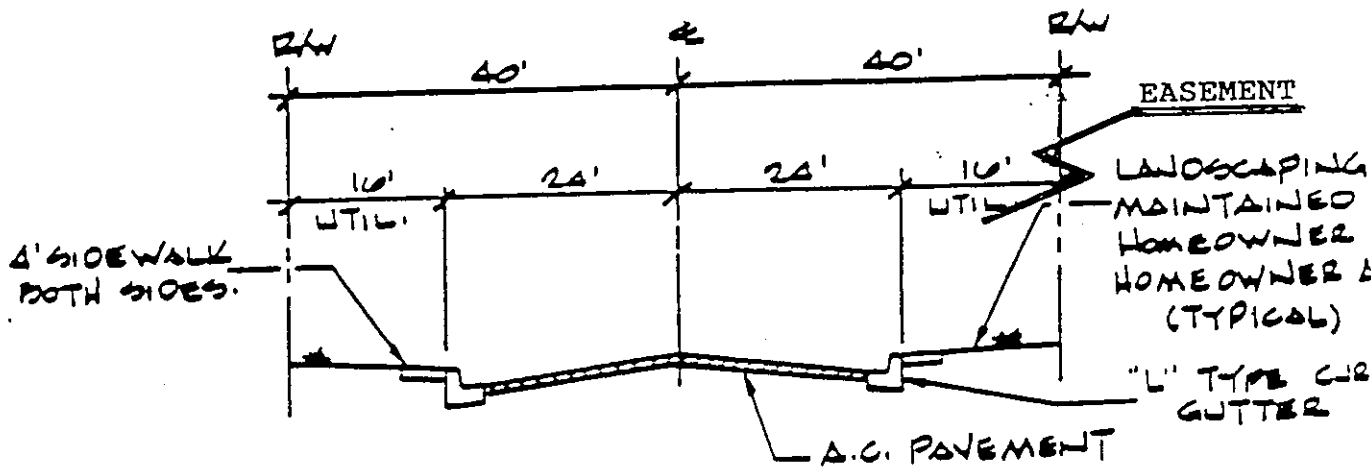




**NOTE: STREET LIGHTING PER CITY OF LAS VEGAS STANDARDS.**

**B 60' RIGHT OF WAY STREETS  
(PUBLIC STREET)**

REVISED 9/25/95

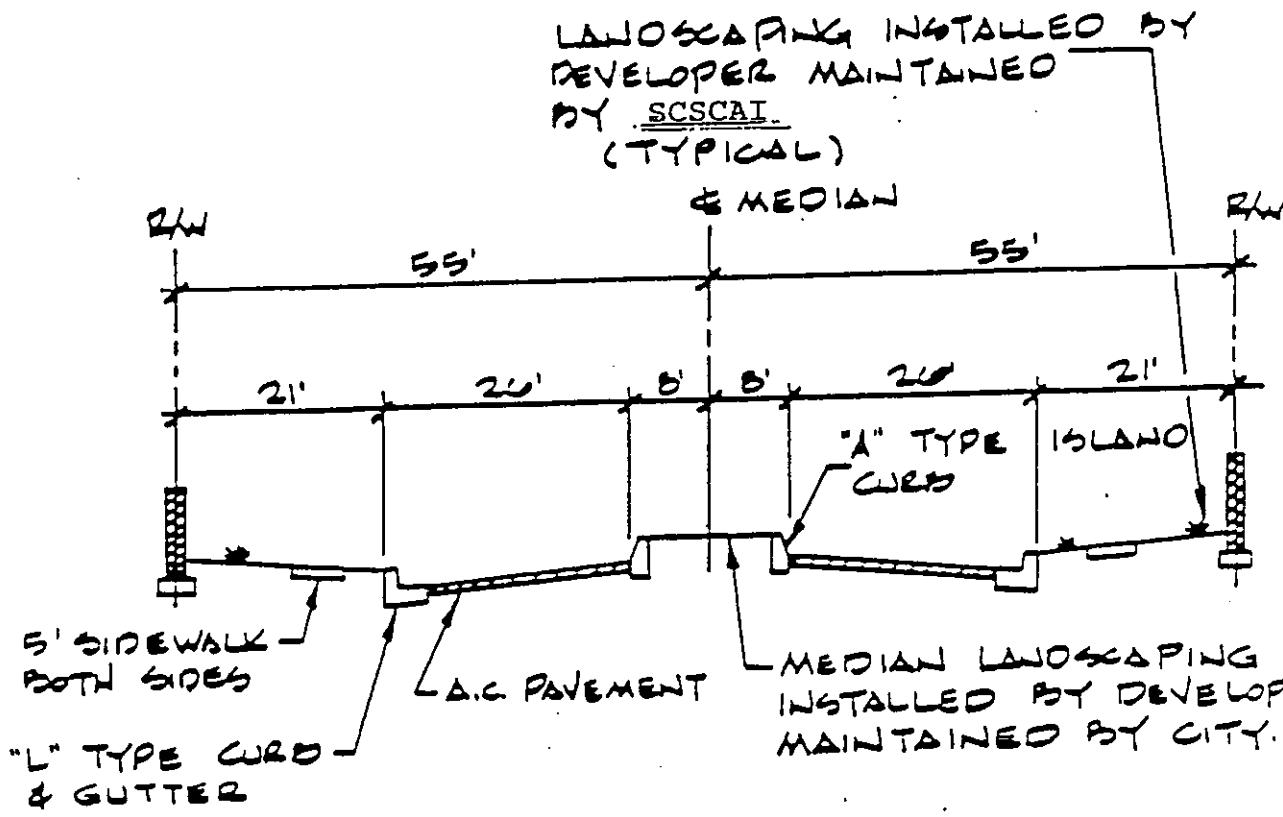


**NOTE:** STREET LIGHTING PER CITY OF LAS VEGAS STANDARDS.

**C**

80' **STREET "C"**  
**(PUBLIC STREET)**

Revised 9/25/95

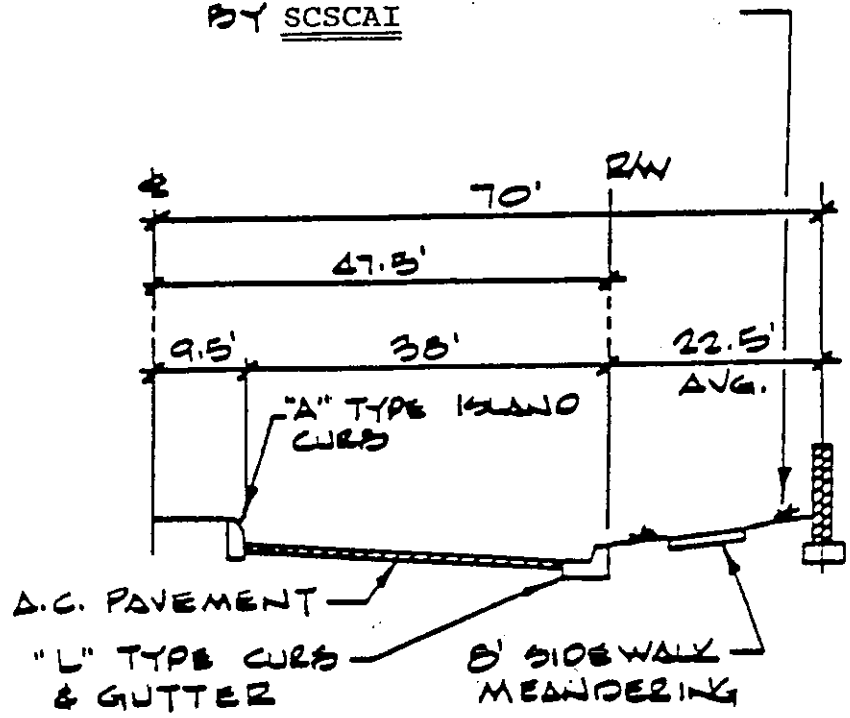


**NOTE:** STREET LIGHTING PER CITY OF LAS VEGAS STANDARDS.

**110' STREET "B" & DEL WEBB BLVD.**  
**D (PUBLIC STREET)**

Revised 9/29/95

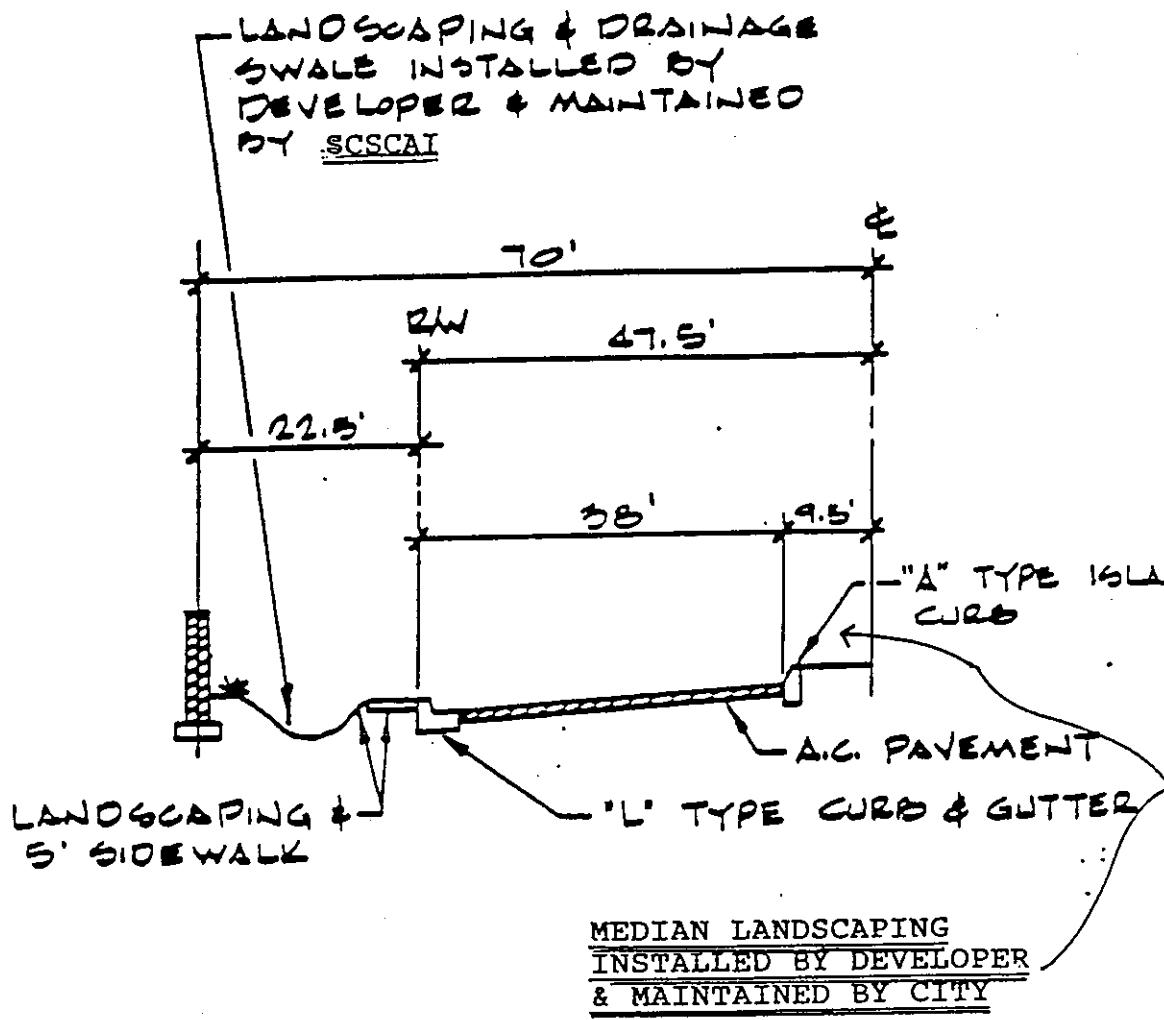
LANDSCAPING INSTALLED  
BY DEVELOPER AND MAINTAINED  
BY SCSCAI



NOTE: STREET LIGHTING PER SUMMERLIN STANDARDS.

**E** LAKE MEAD BLVD.  
(PUBLIC STREET)

Revised 9/29/95

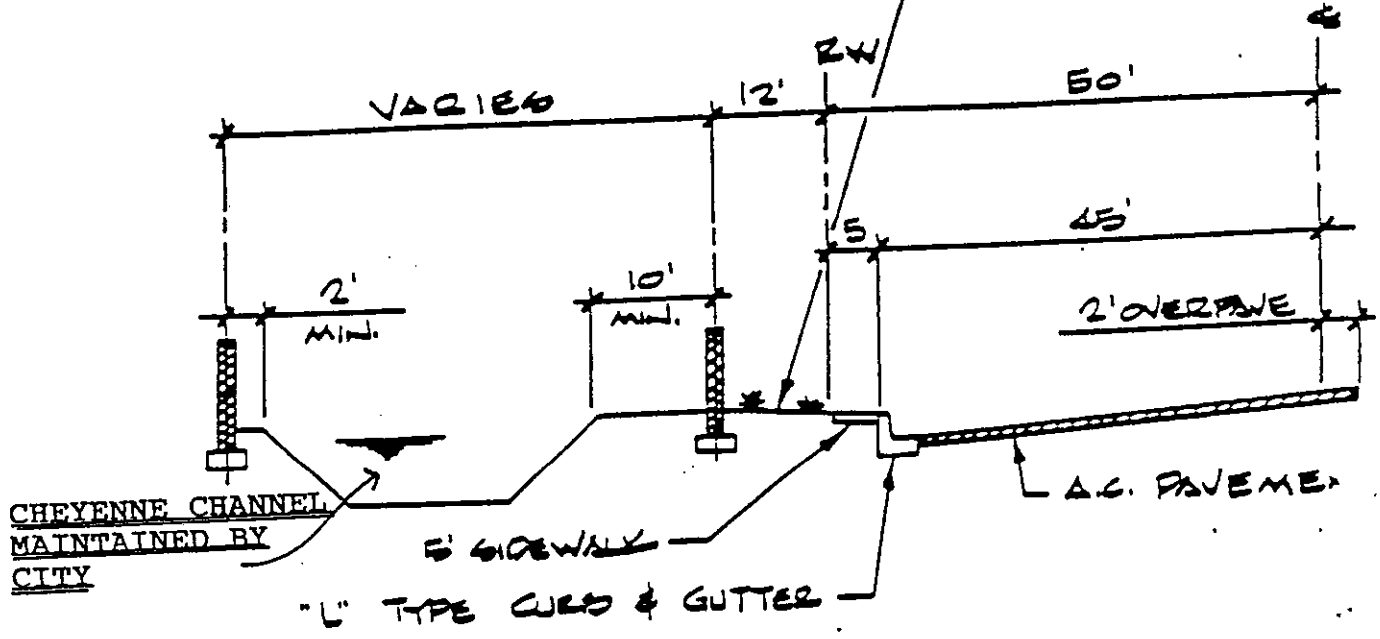


**NOTE: STREET LIGHTING PER SUMMERLIN STANDARDS.**

**F** RAMPART BLVD.  
**(PUBLIC STREET)**

Revised 9/29/95

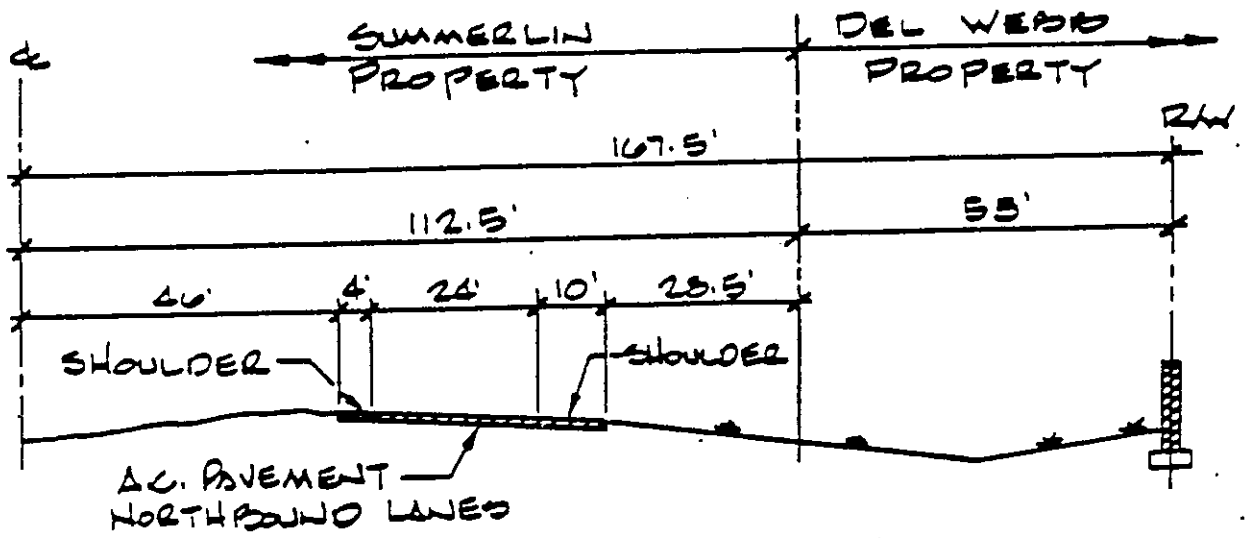
LANDSCAPING INSTALLED BY  
DEVELOPER & NO MAINTAINED  
BY SCSCAI



NOTE: STREET LIGHTING PER CITY OF LAS VEGAS STANDARDS.

**G**

**CHEYENNE AVENUE**  
**(PUBLIC STREET)**



H

**OUTER PARKWAY**  
**(PUBLIC STREET)**





SUN CITY SUMMERLIN DEVELOPMENT STANDARDS

APPENDIX E

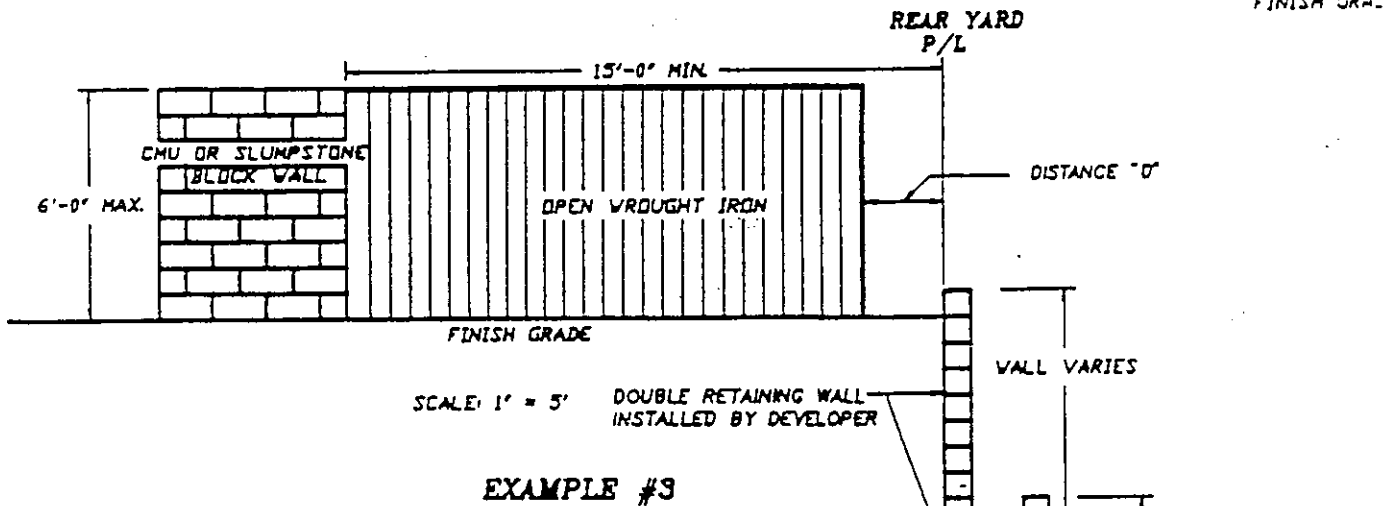
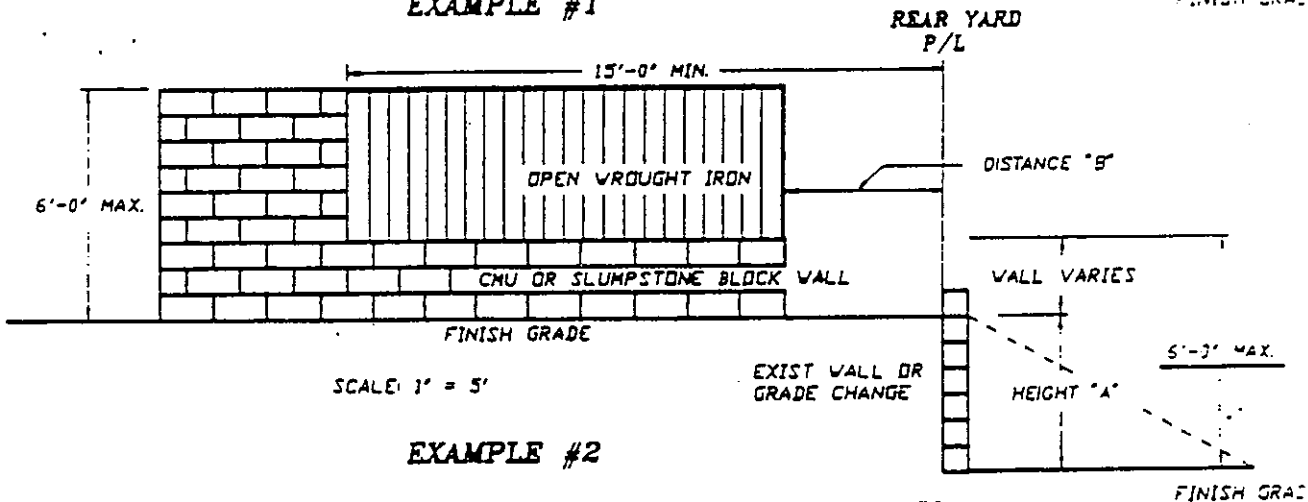
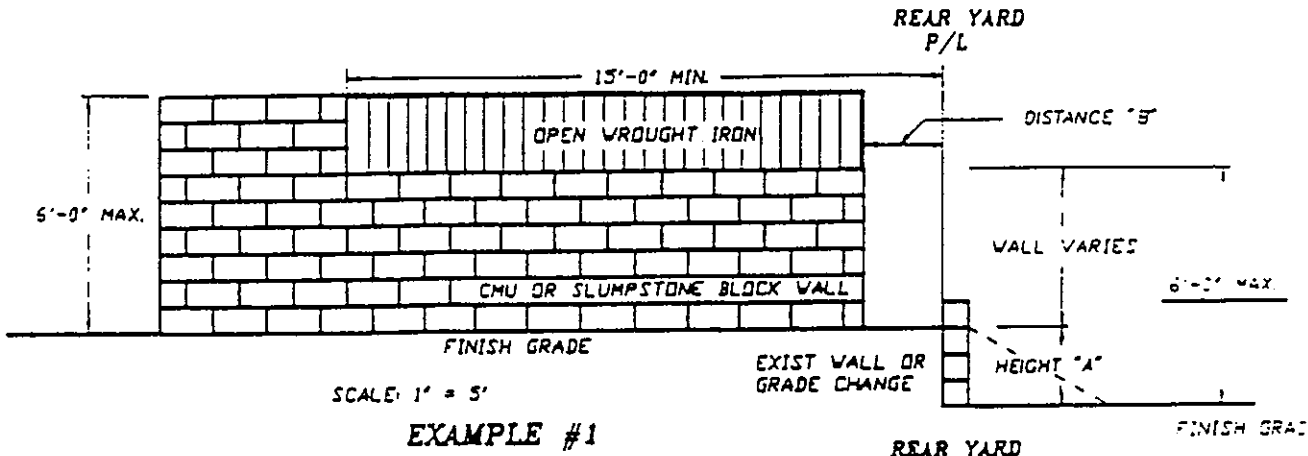
WALL STANDARDS

INDEX

<u>TITLE</u>	<u>PAGE</u>
Walls and Fences Built Atop Grade Changes	E-2
Rear or Side Wall with Existing Retaining Wall	E-3
Rear or Side Yard Wrought Iron Fence with Existing Interlocking Retaining Wall	E-4

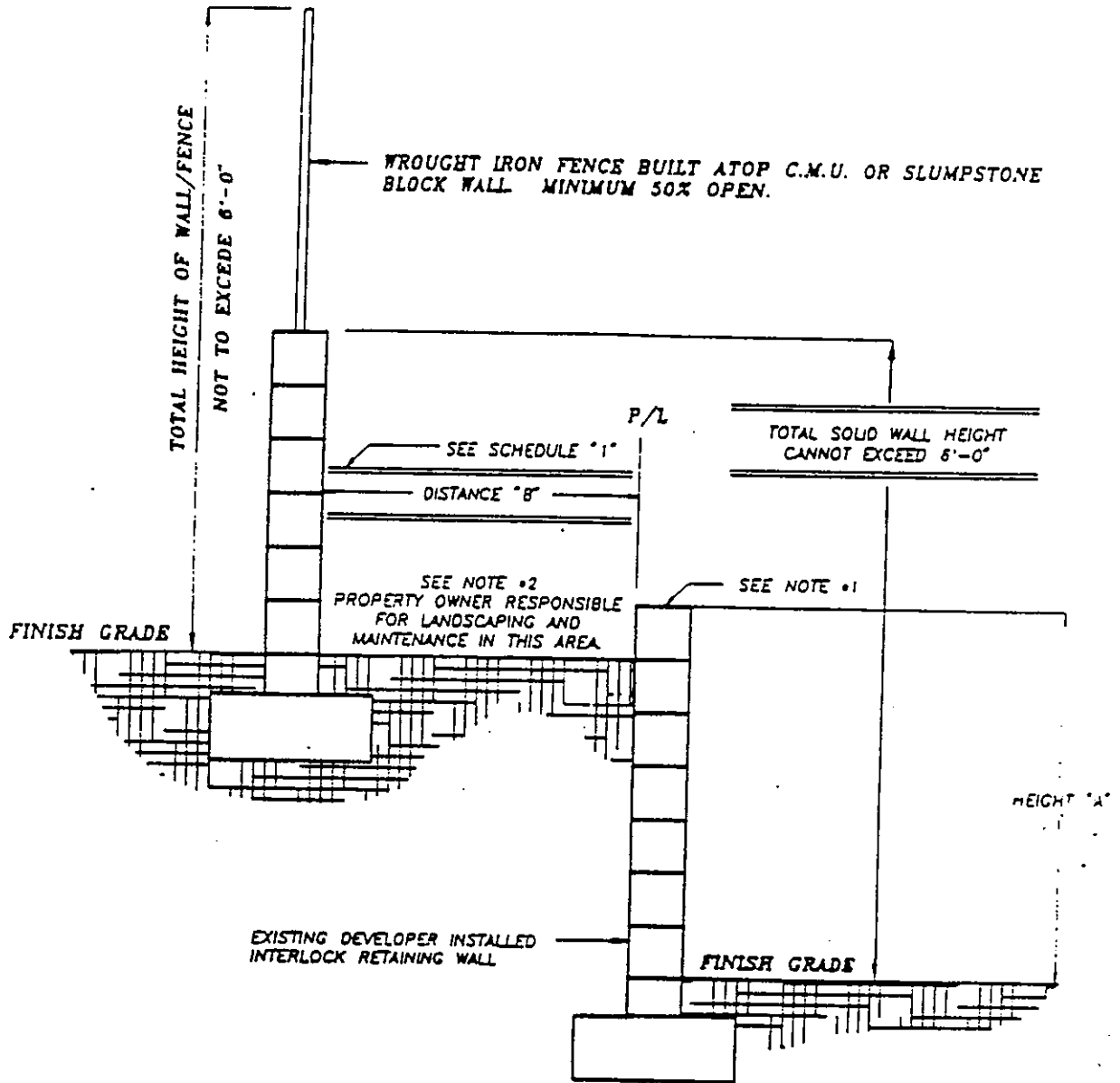
WALLS AND FENCES BUILT ATOP GRADE CHANGES

WHERE REAR AND/OR SIDE YARD BLOCK WALLS ARE TO BE BUILT, THE TOTAL HEIGHT OF THE BLOCK WALL, PLUS THE REAR NEIGHBORS GRADE DIFFERENCE, MAY NOT EXCEED 6'-0". THIS BLOCK HEIGHT IS TO BE MAINTAINED TO A MINIMUM OF 15'-0" FROM THE REAR PROPERTY LINE. ANY PORTION ABOVE THE 6'-0" TOTAL MAY BE CONSTRUCTED OF AN OPEN DECORATIVE WROUGHT IRON TO A MAXIMUM OF 6'-0" TOTAL WALL HEIGHT.



\*WALLS BUILT WITHIN SUN CITY REQUIRE A BUILDING PERMIT FROM THE CITY OF LAS VEGAS DEPARTMENT OF BUILDING AND SAFETY. BUILDING PERMITS ARE THE RESPONSIBILITY OF THE HOME OWNER OR HIS CONTRACTOR TO OBTAIN.  
 \*\*SOME WALLS MAY REQUIRE ADDITIONAL STRUCTURAL ENGINEERING. ANY ADDITIONAL ENGINEERING REQUIRED WILL BE THE RESPONSIBILITY OF THE HOME OWNER.

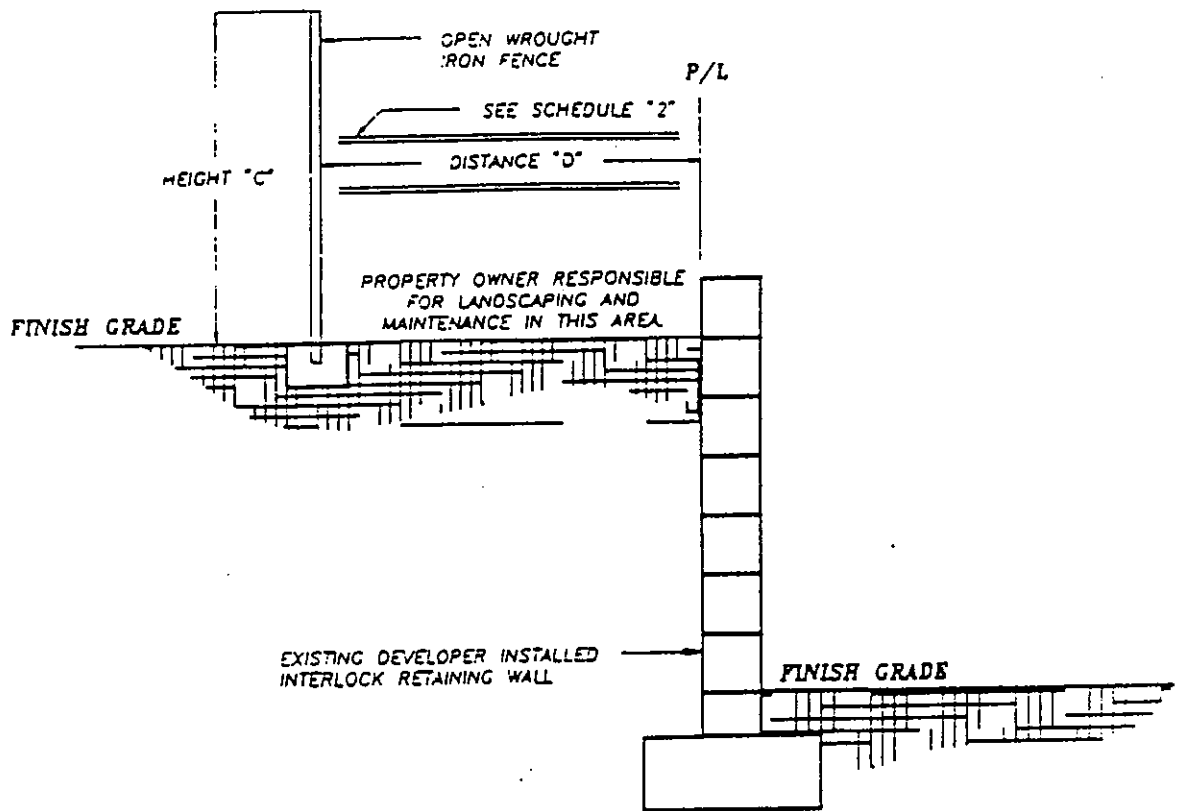
WITH EXISTING RETAINING WALL



USE THIS AS A GUIDE FOR DETERMINING MAXIMUM ALLOWABLE WALL HEIGHT AND SETBACK DISTANCE REQUIRED FROM EXISTING RETAINING WALL.

NOTE #1 NO WROUGHT IRON, ADDITIONAL BLOCK, C.M.U. OR SLUMPSTONE MAY BE INSTALLED ON-TOP OF THE EXISTING INTERLOCKING BLOCK WALLS.  
 NOTE #2 NO EQUIPMENT OR MACHINERY WILL BE ALLOWED WITHIN THE SETBACK DISTANCE "8" ON THE INTERLOCKING BLOCK WALLS.

# INSTALLATION OF REAR OR SIDE YARD WROUGHT IRON FENCE WITH EXISTING INTERLOCKING RETAINING WALL



SETBACK SCHEDULE "1"  
 SETBACK DISTANCE FOR HOMEOWNER INSTALLED  
 C.M.U. OR SLUMPSTONE WALL

HEIGHT OF EXISTING RETAINING WALL "A"	SETBACK DISTANCE "B"
3'-0"	3'-0"
3'-6"	3'-6"
4'-0"	4'-0"
4'-6"	4'-6"
5'-0"	5'-0"
5'-6"	5'-6"
6'-0"	6'-0"

SETBACK SCHEDULE "2"  
 SETBACK DISTANCE FOR HOMEOWNER INSTALLED  
 WROUGHT IRON FENCE

HEIGHT OF WROUGHT IRON FENCE "C"	SETBACK DISTANCE "D"
3'-0"	1'-4"
4'-0"	2'-0"
5'-0"	2'-0"
6'-0"	2'-0"

SUN CITY SUMMERLIN DEVELOPMENT STANDARDS

APPENDIX F

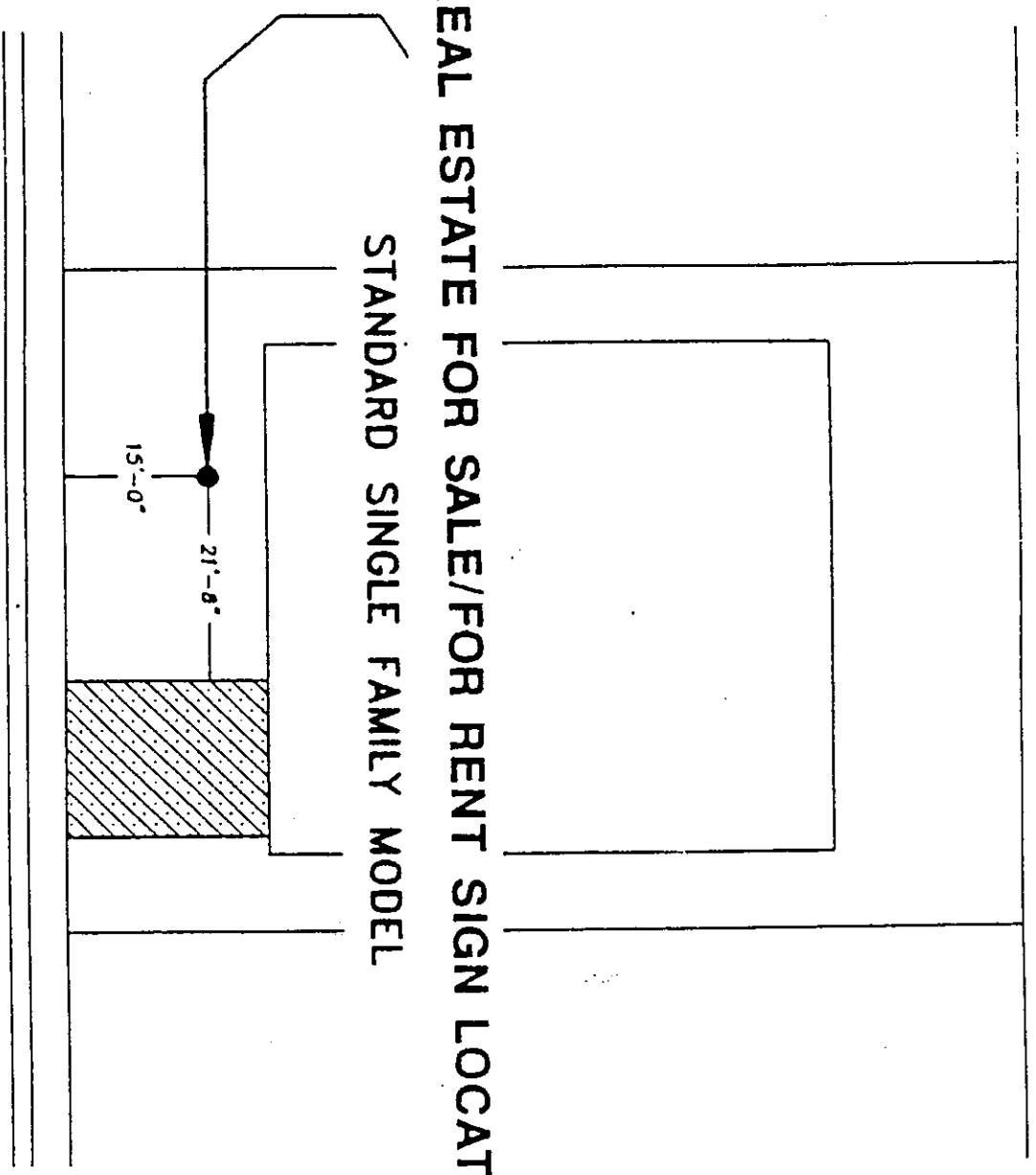
REAL ESTATE SIGN PLACEMENT

INDEX

<u>TITLE</u>	<u>PAGE</u>
Single Family Model Sign Placement	F-2
Duplex Model Sign Placement	F-3
Garden Villa Model Sign Placement	F-4

# REAL ESTATE FOR SALE/FOR RENT SIGN LOCATION

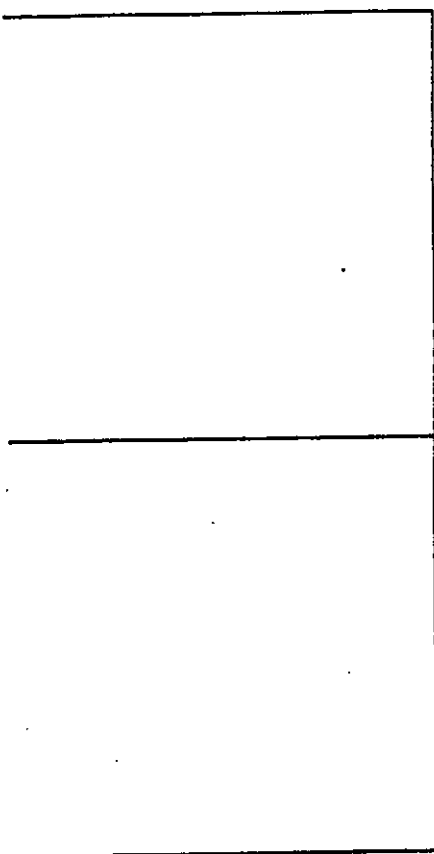
## STANDARD SINGLE FAMILY MODEL



• SIGN LOCATION 15' FROM BACK OF SIDEWALK  
21'-8" FROM EDGE OF DRIVEWAY

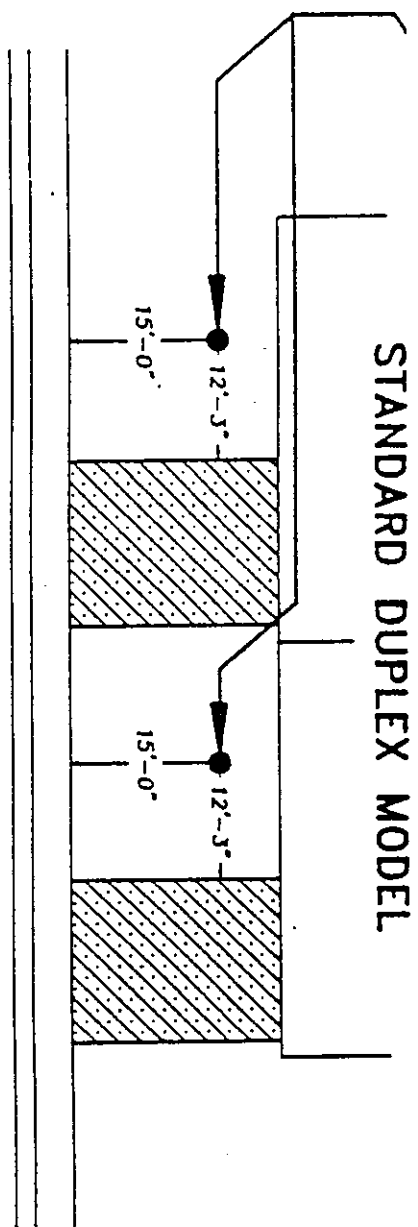
SCALE: 1" = 20'

4/11/2011  
D:\...



# REAL ESTATE FOR SALE/FOR RENT SIGN LOCATION

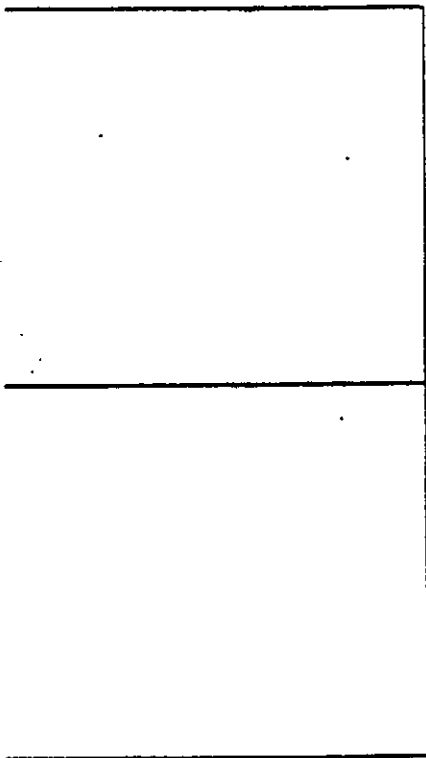
## STANDARD DUPLEX MODEL



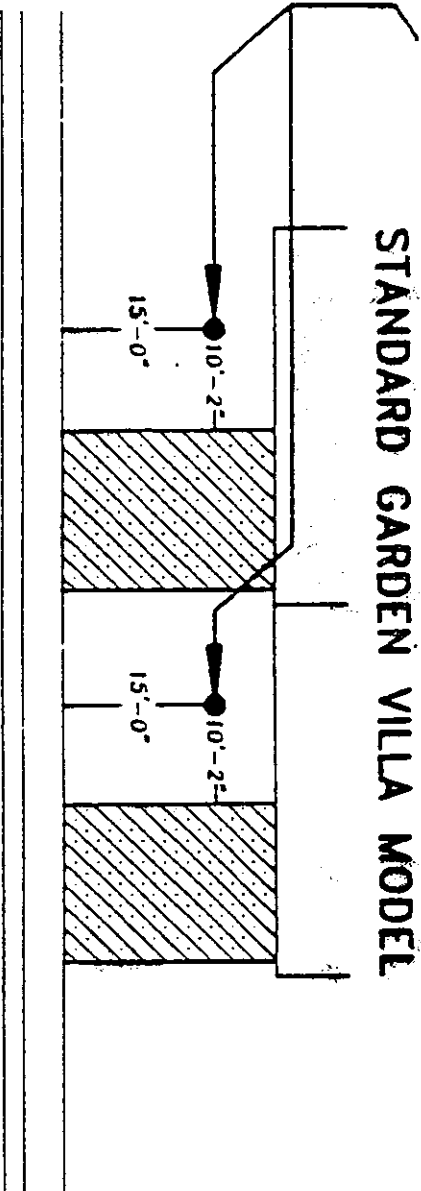
\*SIGN LOCATION 15' FROM BACK OF SIDEWALK  
12'-3" FROM EDGE OF DRIVEWAY

SCALE: 1" = 20'

**REAL ESTATE FOR SALE/FOR RENT SIGN LOCATION**



**STANDARD GARDEN VILLA MODEL**



•SIGN LOCATION 15' FROM BACK OF SIDEWALK  
10'-2" FROM EDGE OF DRIVEWAY  
SCALE: 1" = 20'