

# Calvada Architectural Review Committee

## CALVADA DESIGN AND DEVELOPMENT GUIDELINES

The existence of the Architectural Review Committee (hereinafter referred to as "ARC") and its publication of these guidelines is intended for the benefit of all of the residents of the Calvada Subdivisions. It is also in compliance with the mandates of the various Deed of Restrictions which require that "no building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved in writing by the Developer, Preferred Equities Corporation ("PEC"), or its duly authorized agent..." These guidelines set forth standards of design for the Calvada Community in order to inform property owners of the standards and requirements for construction and enhance the value of all homes located therein.

The intent of ARC is to require good design and quality construction which maintains harmony of external design with existing structures and location with respect to topography and finished grade elevation. Design elements must be combined with sensitivity, appropriate attention to scale, proportion and juxtaposition of forms.

### I. PURPOSE

To encourage the development and preservation of a fine community lifestyle environment, as well as individual property values, it is necessary to establish consistent guidelines for development. Upon receipt of proposed construction plans for all new construction, or additions to existing construction, ARC shall review such plans for compliance with appropriate subdivision Deed of Restrictions requirements. ARC shall only approve those plans which comply with the Deed of Restrictions. Each set of plans shall be evaluated on its own merit and its effect upon the existing residences within that subdivision. ARC shall disapprove those projects which fail to meet the minimal standards set forth herein for construction projects. By maintaining these uniform rules, ARC uses its best efforts to ensure all residents of the community the enjoyment of their property.

### II. AUTHORITY

The authority for ARC is set forth in the uniform General Requirements of the various Deeds of Restriction, which encumber all property within the Calvada Subdivisions. ARC is acting as an agent of the Developer, PEC, and is performing under that authority. ARC functions as an Advisory Group to the Calvada Subdivisions for the benefit of the total Calvada community.

### III. MEMBERS

ARC shall have sufficient background and expertise to properly interpret the submissions made and apply the appropriate Deed of Restrictions to determine compliance prior to approval. As such, ARC shall be made up of persons with experience in community development, architecture, construction and landscaping. ARC shall consist of not less than five (5) such persons and may also include a maximum of three (3) members appointed by PEC. Should the membership not meet these criteria, additional qualified members shall be appointed prior to further review of submissions. The members of ARC, other than any appointed by PEC, shall have the responsibility to appoint such new members as may be required to meet the membership obligations.

#### **IV. MAJORITY VOTE**

Each member of ARC shall have an equal vote. The views of all members of ARC shall be the basis for any and all recommendations made concerning the construction project. A simple majority shall be necessary for approval of compliance with the Deeds of Restrictions. A two-thirds majority shall be required prior to approving any variance from the Deeds of Restrictions.

#### **V. MEETINGS**

ARC shall meet bi-weekly to review construction plans for residential and commercial projects submitted for review. If no submissions are made prior to the bi-weekly meeting, that meeting may be continued for a period of two weeks. Every effort will be made to respond within two (2) weeks from submission. All plans must be submitted no later than 5 p.m. two business days before the scheduled meeting.

#### **VI. RESPONSIBILITIES**

- A. ARC has been established to review all plans for compliance with the Uniform General Requirements in the appropriate Deed of Restrictions.
- B. ARC has also been established to advise on the following:
  - 1. Architectural styles and exterior design themes for all residential and commercial properties.
  - 2. The establishment and revision as needed of the Design and Development Guidelines.
  - 3. The assistance to owner and/or contractors whose plans and specifications have been rejected and provide reasonable assistance and recommendations for adjustments to bring specifications into harmony with the architectural standards and criteria defined herein.
  - 4. All signage placed on residential lots.
  - 5. Location and details for hedges, fences, architectural walls or screen enclosures must be in conformity with the Deed of Restrictions and shall be reviewed by ARC.

#### **VII. LIMITATION OF RESPONSIBILITIES**

The primary function of ARC is to review the plans and specifications to determine if the proposed structure conforms in appearance and construction criteria with the standards as set forth by the applicable Deed of Restrictions. ARC shall not assume responsibility for the following:

- A. The structural adequacy, capacity or Safety features of the proposed improvement or structure.
- B. Soil erosion, uncompactable or unstable soil conditions.
- C. Compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances.
- D. Performance or quality of construction performed by any builder or his subcontractor.
- E. Marketability of the product.

## **VIII. INSTRUCTION SHEET/DESIGN DOCUMENTS TO BE SUBMITTED FOR ALL CONSTRUCTION**

### **A. PLOT PLAN**

- 1 Show setbacks from all property lines.
- 2 Scale: 1 inch = 50 feet (min.)
- 3 Utility easements as recorded,
- 4 Site amenities Parking.

### **B. EXTERIOR ELEVATIONS**

- 1 Scale: ¼ inch = 1 foot, 0 inches.
- 2 Conceptual elevations of front, rear and side of each unit to be constructed.
- 3 Descriptions of colors, materials and finishes.
- 4 All plans must be submitted in 24" x 36" "blueprint" format.

### **C. FOUNDATION LOCATION**

- 1 Assures compliance with setback requirements.

### **D. FINAL SURVEY**

(Although not mandatory, a final survey is recommended.)

- 1 Surveying engineer shall certify on the final survey that the locations and elevations of driveway aprons, ground floor slab, sidewalks and swales are in conformance with these Design and Development Guidelines.

E. Construction of approved submissions must be completed within 14 months after such approval.

## **IX. KEY DESIGN GUIDELINES - SITE BUILT SINGLE FAMILY**

The following list summarizes those design elements which ARC requires for site built housing:

- A. **COMPLIANCE WITH RESTRICTIONS:** Compliance with all restrictions as found in the Deed of Restrictions.
- B. **EXTERIOR AESTHETICS:** Emphasis on the aesthetics of exterior architectural theme/detailing and compatibility with surrounding residences, while considering the subdivision as a whole. The project shall reflect harmony of design with existing structures and location with respect to topography and finished grade elevation.
- C. **QUALITY CONSTRUCTION:** Quality construction shall be required of all projects in the community.
- D. **EXTERIOR MATERIALS:** For exterior construction, the following list of materials are acceptable, depending on the external design of a majority of the existing structures in the immediate area of the proposed project and considering the structures throughout the subdivision. Other materials may be acceptable; however, they must be submitted to ARC for approval and will be considered a variance.
  1. Stucco.
  2. Genuine brick or natural stone.
  3. Wood: timbers, boards, tongue and groove, rough-sawn lumber, horizontal lap, bevel, exposure to suit style of proposed and surrounding houses.
  4. Roofing: flat cement tile (integral color) or glazed tile, wood shake, barrel tile, Spanish "S" tile. Fiberglass or any imitation or artificial material shall be reviewed by ARC.
  5. Paints and stains including semitransparent.

6. Wood and metal trim work and decorative details.
  7. Wood and metal railings, balustrades, benches, millwork.
  8. Ceramic tile.
  9. Factory prefinished aluminum fascias and soffits.
  10. Wood, plastic, metal, or composition shutters.
  11. Exterior window or door trim and similar decorations shall be of the same color and material, and shall be directly compatible with the exterior walls.
- E. PATIOS, PORCHES AND DECKS: All patios, porches and decks shall receive prior approval from ARC.
- F. POOLS, SPAS AND SCREEN ENCLOSURES: The outside edge of any pool, spa or screen enclosure shall be within the minimum setback of any property line.
- G. ROOF: The minimum roof pitch shall be not less than 4/12, unless the design of the residence includes a "Santa Fe" style of flat roofing.
- H. SOLAR COLLECTORS: Appropriately designed solar heating systems are encouraged. Such systems shall be designed to be aesthetically pleasing and in harmony with the rest of the project.
- I. TRASH CONTAINERS: All movable dumpsters, trash containers and contents thereof shall be stored or concealed by means of fences, walls or opaque landscaping so as not to be visible from any street or adjoining lot. Movable containers may not be placed for pickup more than 24 hours prior to a scheduled pickup and must be removed no more than 24 hours after such pickup.
- J. GARAGES: All residences shall include a minimum two (2) car attached garage.
- K. NO SEPARATE STRUCTURES: No garage, tool shed, car port or storage room shall be constructed separate and apart from the dwelling. Any other separate structures must receive specific written approval from ARC.
- L. SIZE: All single family residential structures shall contain, at minimum, the livable square footage set forth in the appropriate Deed of Restrictions.
- M. GENERAL:
1. All plans should be prepared and sealed or wet stamped by an architect, professional engineer or residential designer licensed to practice in the State of Nevada.
  2. All construction should be performed by contractors and subcontractors licensed by or within the State of Nevada. Construction of any improvements shall commence no later than six (6) months following the approval by ARC of the plans.

## **X. KEY DESIGN GUIDELINES - MANUFACTURED SINGLE FAMILY**

The following list summarizes those design elements which ARC requires for manufactured housing:

- A. COMPLIANCE WITH RESTRICTIONS: Compliance with all restrictions as found in the applicable Deed of Restrictions.
- B. EXTERIOR AESTHETICS: Emphasis on the aesthetics of exterior architectural theme/detailing and compatibility with surrounding residences, while considering the subdivision as a whole. The project shall reflect harmony of design with existing structures and location with respect to topography and finished grade elevation.

- C. **QUALITY CONSTRUCTION:** Quality construction shall be required of all projects in the community.
- D. **EXTERIOR MATERIALS:** For exterior construction, the following list of materials are acceptable, depending on the external design of a majority of the existing structures in the immediate area of the proposed project and considering the structures throughout the subdivision. Other materials may be acceptable; however, they must be submitted to ARC for approval and will be considered a variance.
1. Stucco.
  2. Genuine brick or natural stone.
  3. Wood: timbers, boards, tongue and groove, rough-sawn lumber, horizontal lap, bevel, exposure to suit style of proposed and surrounding houses.
  4. Roofing: flat cement tile (integral color) or glazed tile, wood shake, barrel tile, Spanish "S" tile. Fiberglass or any imitation or artificial material shall be reviewed by ARC.
  5. Paints and stains including semitransparent.
  6. Wood and metal trim work and decorative details.
  7. Wood and metal railings, balustrades, benches, millwork.
  8. Ceramic tile.
  9. Factory prefinished aluminum fascias and soffits.
  10. Wood, plastic, metal, or composition shutters.
  11. Exterior window or door trim and similar decorations shall be of the same color and material, and shall be directly compatible with the exterior walls.
- E. **PATIOS, PORCHES AND DECKS:** All patios, porches and decks shall receive prior approval from ARC.
- F. **POOLS, SPAS AND SCREEN ENCLOSURES:** The outside edge of any pool, spa or screen enclosure shall be within the minimum setback of any property line.
- G. **ROOF:** The minimum roof pitch shall be not less than 4/12, unless the design of the residence includes a "Santa Fe" style of flat roofing.
- H. **SOLAR COLLECTORS:** Appropriately designed solar heating systems are encouraged. Such systems shall be designed to be aesthetically pleasing and in harmony with the rest of the project.
- I. **TRASH CONTAINERS:** All movable dumpsters, trash containers and contents thereof shall be stored or concealed by means of fences, walls or opaque landscaping so as not to be visible from any street or adjoining lot. Movable containers may not be placed for pickup more than 24 hours prior to a scheduled pickup and must be removed no more than 24 hours after such pickup.
- J. **GARAGES:** All residences shall include a minimum two (2) car attached garage or carport.
- K. **NO SEPARATE STRUCTURES:** No garage, tool shed, car port or storage room or any other structure shall be constructed separate and apart from the dwelling without prior written approval from ARC.
- L. **SIZE:** All single family residential structures shall contain, at minimum, the livable square footage set forth in the appropriate Deed of Restrictions.
- M. **CONVERSION TO REAL PROPERTY:** Residences shall be converted to real property by permanently affixing the home to land which is owned (through life estate, lease or contract for sale) by the owner of the manufactured home and ensuring that the home is placed on the tax roll of the county Assessor as real property.

- N. **FOUNDATIONS:** In addition to all necessary jacks, manufactured homes shall be placed upon concrete footings or foundations, of a size and type determined by the supplier or installer of the manufactured home, sufficient to support all weight bearing walls.

## **XI. GENERAL GUIDELINES**

- A. **CONSTRUCTION TRASH:** All construction sites shall be maintained in a neat and orderly fashion. Trash from construction work shall be covered and removed from the job site daily. The owner or contractor is responsible for trash that blows off the site.
- B. **NO STOCKPILING/DUMPING:** There shall be no stockpiling or dumping on adjacent lots or on streets.
- C. **CALL BEFORE YOU DIG:** No digging or excavation shall take place on any property without notifying the Call Before You Dig number 1-800-227-2600. The affected utility shall be notified immediately of any accident resulting in damages or interruption to any utility services.
- D. **EQUIPMENT:** Construction equipment may be left on the site while needed, but shall not be kept on the street, unless prior permission has been granted by Nye County.
- E. **VARIANCES:** All variance requests shall be made in writing to ARC and shall be considered on a case-by-case basis. All individual variances, properly approved by ARC, shall be in writing, with an explanation and justification for each variance. Any variance granted shall be considered unique and will not set any precedent for future decisions.