

SUNRIDGE AT MACDONALD RANCH

ARCHITECTURAL AND LANDSCAPE STANDARDS AND GUIDELINES

(Updated December 2019)

PURPOSE

To preserve the continuous design excellence and sensitivity to the environment within Sunridge at MacDonald Ranch.

To provide maximum, quiet enjoyment for each resident in the use of his or her personal and real property.

To preserve equity in implementation of policies, plans and documents and allow for individual creativity within standard guidelines.

These Guidelines contain policies and procedures to assist the Architectural and Landscape Control Committee ("Committee") and property owners through the improvement review process.

INTRODUCTION

These guidelines are intended as a supplement to Article VIII of the Master Declaration of Covenants, Conditions and Restrictions (CC&R'S) of the Sunridge at MacDonald Ranch Community. They do not cover the entirety of the legal documents. **IT IS TO YOUR ADVANTAGE TO READ THE CC&R'S THOROUGHLY.**

The Committee does not seek to restrict individual creativity or personal preferences, but rather to assure continuity in design which will preserve and improve the appearance of the Community and the property values therein.

The Committee reviews all plans for exterior improvements and additions to residential lots and dwellings in Sunridge. These improvements include without limitation, additions, modifications and alterations to residential dwellings such as fences, walls, room additions, patio covers, gazebos, pools and spas; planting of trees as well as certain other landscaping.

Failure to submit plans to the Committee or to complete improvements according to approved plans is a violation. (Refer to CC&R's, Article IV, Section 4.10 and By-laws, Article XIII, "Notice and Hearing Procedure").

The Committee meets on the second Wednesday of each month. Submittals are due in the Management Company office by noon, the Thursday prior to the meeting date to be accepted. A \$20 fee (made payable to SUNRIDGE AT MACDONALD RANCH) must accompany all submittals, except those for landscape only.

Submittal forms along with a "Checklist" designed to guide you through the completion process are included in the Home Improvement Application packet. These forms are available at the Management Company office or website.

The Committee staff will be happy to assist with the submittal process and interpretation of the CC&R's and these Guidelines.

THANK YOU IN ADVANCE FOR YOUR COOPERATION IN THIS MATTER.

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100 -- GENERAL CONDITIONS

1. **CONDITIONS NOT DEFINED:** Any condition or material not defined within these Guidelines shall become a matter for the consideration and determination of the Committee.
2. Architectural approval by the Committee does not constitute waiver of any requirements by applicable governmental agencies. Separate processing and permits are the individual homeowner's responsibility.
3. Committee approval of plans does not constitute acceptance of any technical or engineering, specifications, or requirements of the City of Henderson, and Sunridge assumes no responsibility for such. The function of the Committee is to review submittals for conformity to the Master Plan for the community, all technical and engineering matters as well as applicable permits are the responsibility of the owner. **APPROVALS OR VARIANCES GRANTED BY THE CITY OF HENDERSON DO NOT SUPERSEDE THE CC&R'S OR THESE GUIDELINES.**
4. Approval of plans is not authorization to proceed with improvements on any property other than the applicant's.
5. An oversight by the Committee regarding the CC&R's or Policies & Guidelines does not constitute a waiver; therefore, any violation must be corrected upon notice.
6. **ACCESS THROUGH COMMON PROPERTY WILL BE DISCOURAGED.** (Building equipment and materials must be contained on the applicant's property. Streets may not be obstructed with equipment or building materials that are hazardous to pedestrians, vehicles, etc.).
7. No homeowner may make changes which may affect or cause damage to existing common area landscape. The homeowner will be responsible for contacting management to coordinate any projects which may affect the common area landscape.
8. When construction requires use of adjoining property, the applicant must obtain written permission from the adjoining property owner and submit it with the plan submittal.
9. All work must be performed in a manner consistent with the standards of the general dwelling construction and appearance of the community. All work considered to be of an unsightly finished nature or of lesser quality than the prevailing community standards shall be reworked to an acceptable appearance at the applicant's expense.
10. Submittal of color samples of any paint or stain is required when they deviate from the original color of the existing dwelling.
11. **NEIGHBOR NOTIFICATION:** The Neighbor Awareness Statement (EXHIBIT C of the Application packet) is a recommendation and intended only for notifying surrounding neighbors of any exterior changes that may impact their use and enjoyment of their property. It is intended for advisory use only and is required for the packet to be complete.
12. **TIME FRAME FOR COMPLETION:** Once started, all landscape projects must be completed within sixty (60) days. Once started all pool and other structural projects must be completed within one hundred twenty (120) days. Should unforeseen circumstances occur which require an extended period of time; the homeowner must obtain an "Extension Form" from the Management Company and submit to the committee for their approval (no additional fees required). Within thirty (30) days of project completion, the homeowner must submit a "Notice of Completion" along with photographs of the completed project to the Management Company.

200 -- ARCHITECTURAL AND LANDSCAPE MATERIAL STANDARDS

This section of the Guidelines delineates appropriate materials for use in modifications and specifies which modifications require prior submittal to the Committee. Any deviation from pre-approved items requires Committee approval,

NOTE: A homeowner may elect to have an un-landscaped back yard however the yard must not be visible from the street. Gates, walls or shrubbery must be used to screen the un-landscaped area from street view.

Nothing in this provision is to be construed to permit a nuisance situation.

210 -- LANDSCAPING (Refer to Section 5.08 of the CC&R's)

1. Landscaping can be effectively used to accent entryways, define space and create "soft" privacy screens. Since landscaping is a design element, consideration should be given to the relationship to adjacent houses and surrounding area. If plantings are found detrimental to the community by the Board, homeowners may be required to rectify the problem. Please refer to the Pre-Approved Plant List (Section 240).
2. All landscaping work, plantings and installation of permanent irrigation systems by an owner shall remain aesthetically consistent with the design and plan of the community and climatically and culturally appropriate to Southern Nevada.
3. No Owner shall further landscape or otherwise improve any property owned and maintained by the Sunridge at MacDonald Ranch Community Association.
4. No plant may exceed the tallest part of a two-story house. The Committee reserves the right to reject any plant material if it is deemed a nuisance or obstruction. NOTE: Any plants not listed in the Pre-Approved Plant List may still be submitted for review by the committee.
5. No tree planting shall occur within five (5) feet of a neighbor party wall or Association wall and all trees within ten (10) feet of any community or neighbor wall, sidewalk, driveway or street easement must be planted with a deep root barrier. The barrier may be purchased at the warehouse outlets.
6. Landscape mounds under thirty-two (32) inches in height and forty-eight (48) inches in width, decorative treated lodge pole timbers no larger than twelve (12) inches in height installed in horizontal patterns and boulders no larger than two feet are permitted and must be approved prior to installation. Decorative curbing of concrete, plastic or wood must extend no more than 6 inches above the sod and must be approved prior to installation.
7. The use of decorative rock and gravel is permitted. Rock samples will not be required with the Architectural Application if any of the following colors are used and the size of the rock are $\frac{1}{2}$ inch to $1\frac{1}{2}$ inches.

220 -- APPROVED ROCK/GRAVEL COLORS:

California Gold	Brown Cinder Mix	Rocky Road	
Vergo Red Cinder	Desert Rose	Arizona River Pebble	
Calico Tan	Calico White	Peach	
Red Sandstone gravel		Apache Brown	Mohave Gold
Pink Coral	Cranberry Red	Wild Rose	
Desert White			

8. Shrubs and trees not in a ground cover shall be irrigated with an automatic drip irrigation system.
HOMEOWNERS ARE ENCOURAGED TO MAINTAIN A MINIMUM THREE (3) FOOT SEPARATION FROM PERIMETER OR PARTY WALLS TO ANY TURF BEING INSTALLED. THIS HELPS REDUCE, AND POSSIBLY AVOID, WATER DAMAGE TO WALLS SHARED BY NEIGHBORS OR THE ASSOCIATION.
9. The following minimum landscape requirements are required on all front yards and side yards:
 - A. Sixty (60) percent of the front and side yards planted must be with shrubs, groundcover or grass (organic material), or a combination of both, if a traditional theme is desired.
 - B. Forty (40) percent of the front and side yards must be planted with groundcover (organic material), if a desert theme is desired.
10. Owners who purchased homes which were landscaped by the builder will not be considered to be in violation if they choose to make no further additions to the plantings. These guidelines are to help owners who wish to upgrade the appearance of their homes to select appropriate materials.
11. Lots 60 feet or wider - The front yard landscape palette for lots that are 60 feet wide or wider will include the following as a minimum:
 - A. Each lot is required to plant a minimum of three (3) trees. Depending on the trees chosen, the required size of the trees will be either all three trees will be 24" box or two of the trees will be 24" box and one will be a 15 gallon. Palms, if used as part of the required plant palette, will have a minimum trunk height of 8 feet. Trees will be chosen from the Pre-Approved Plant List (Section 240). Trees other than those on the Pre-Approved Plant list may be substituted if approved by the Committee.
 - B. Each lot is required to plant a minimum of shrubs from the Pre-Approved Plant List (Section 240). Shrubs other than those on the Pre-Approved Plant List may be substituted if approved by the Committee.
12. Lots less than 60 feet wide - The front yard landscape palette for lots that are less than 60 feet wide will include) the following as a minimum:
 - A. Each lot is required to plant a minimum of two (2) 24" box trees from the Pre-Approved Plant List. Palms, if used as part of the required plant palette, will have a minimum trunk height of 8 feet. Trees other than those on the Pre-Approved Plant List may be substituted if approved by the Committee.
 - B. Each lot is required to plant a minimum of shrubs from the Pre-Approved Plant List Section 240). Shrubs other than those on the Pre-Approved Plant List may be substituted if approved by the Committee.

230 -- LANDSCAPE MATERIALS NOT PERMITTED:

White, natural mint green, or artificially painted rock (must be natural earth tones), and wooden railroad ties. (White rock installed prior to September 23, 2009 is grandfathered in and will continue to be considered approved. Future improvements containing white rock will be denied by the Committee.)

Common Bermuda grass, Oleanders, Common Mulberry, Common Olive, Cottonwood, Weeping Willows and Poplars.

Hedge-type plants exceeding eighteen (18) inches in height and/or shrubs with thorns planted closer than 12' to public sidewalks.

240 -- PRE-APPROVED PLANTS:

DECIDUOUS TREES:

Desert Sweet Acacia	Blue Palo Verde	Desert Willow (pods)	
Arizona Ash	Modesto Ash	Thorn-less Honey Locust	Mexican Palo Verde
Chinese Pistachio	Purple-leaf Plum	Valley Oak	Chinese
BLM Chaste Tree	Crepe Myrtle	London Plane Tree	

EVERGREEN TREES:

Strawberry Tree	Blue Atlas Cedar	Carob Tree
Arizona Cypress	Italian Cypress	Aleppo Pine
Afghan Pine	Italian Stone Pine	Chir Pine
Holly Oak	Heritage Oak	African Sumac
Olive (only low pollen Swan Hill & Wilson)		
Bottle Tree		

FRUIT & NUT TREES:

Pecan Tree	Edible Fig	Apple
Almond	Apricot	Pear
Grape		

PALMS:

Mexican Blue Palm	Pindo Palm	Mediterranean Fan Palm
Canary Island Date Palm		Date Palm
California Fan Palm	Mexican Fan Palm	Windmill Palm

240 -- PRE-APPROVED PLANTS: (Continued)

SHRUBS:

Strawberry Shrub	Glossy Abelia	Acacia
Fairy Duster	Sienna	Bush Morning Glory
Cotoneaster (various)	Desert Spoon	Red Yucca
Primrose Jasmine	Junipers	Crepe Myrtle Bush
Lantana	Trailing Lantana	Lavender
Creosote Bush	Texas Ranger	Chihuahuan Sage
Dwarf Myrtle	Heavenly Bamboo	Mock Orange
Pomegranate	Firethorn	Indian Hawthorn
Bush Rosemary	Autumn Sage	American Arborvitae
Arizona Rosewood	Compact Xylosma	Euonymus
Photinia	Day Lily	Society Garlic
Euriopus	Daisy	

GROUND COVERS:

Creeping Sand Verbena		Acacia Coyote Bush	Cotoneaster
Gazania	Trailing Lantana	Lippia	
Myoporum	Primrose	Dwarf Primrose	
Lavender Cotton	Green Lavender Cotton	Peruvian Verbena	
Periwinkle			

VINES:

Common Trumpet Creeper	Creeping Fig	Algerian Ivy	
Carolina Yellow Jasmine		English Ivy	Hall's Honeysuckle
Cat's Claw Vine	Boston Ivy	Silver Lace Vine	
Lady Banksia Rose	Star Jasmine		

The above list of plants is taken from a pamphlet, LOW WATER-USE PLANTS FOR SOUTHERN NEVADA, by Linn Mills, Area Horticulturist, University of Nevada, Cooperative Extension and Dennis Swartzell, Arboretum Director, University of Nevada, Las Vegas. It is a list of proven plants for Southern Nevada and use of these plants will be approved subject to review of their placement. All other plants must be approved by the Committee.

For more information the following reference materials are available free of charge from:

Clark County Comprehensive Planning and Zoning Division - "Plant Materials."

Las Vegas Valley Water District - "Desert Demonstration Gardens."

300 -- FENCING AND GATES

1. ALL FENCE CONSTRUCTION, extensions and stuccoing require prior submittal and approval of the Committee.
2. In the event that the participating builder does not provide fencing, one type of fence will be approved by the Committee for the entire development.
3. All walls including those that are facing the street of the community property and walls that are constructed along the sidewalk must be in conformity with the original color of the walls surrounding that community/sub-association. Accordingly, those walls that have been painted must be re-painted the same color as the original color of the wall which should match the color of the other original walls within the community/sub-association. Any and all walls that were not originally painted must remain unpainted so that they aesthetically match the walls that surround that community/sub-association.
4. Acceptable materials for construction, extension or repair of fencing shall be:
 - Accent banding of tile.
 - Stucco walls with wrought-iron grilles between pilasters.
 - Stucco or plaster materials must conform to type, quality and color, consistent with the character of the community.
 - Heavy texture, swirl or heavy trowel are unacceptable.
 - Stucco must be water sealed and maintained to the satisfaction of the Association.
5. Unacceptable materials for fencing are:
 - Aluminum or sheet metal
 - Chicken wire
 - Metal or plastic chain link
 - Plastic or fiberglass panels
 - Plastic webbing, reed or straw-like materials
 - Wood grape stake
 - Glass block and panels
 - Woven bender-board
 - Wood fencing

No double property line fences shall be constructed, Should a fence be installed by a neighbor adjacent to the property line, said fence shall be the only fence.
6. Fencing shall not be constructed higher than six feet above grade of highest adjacent lot, unless approved by the Committee.
7. Walls and shrubbery within 15 feet of an intersection shall be maintained at a maximum height of 2-1/2 feet.
8. Installation of wrought iron gates and gate screening do not require submittal if they meet the following specifications; All gates must be wrought iron, matching the square, tubular type structure with spacing per City code and without sharp spikes. Decorative design is acceptable. Gates may not exceed height of the fence. Colors can be white, black or match the residence colors. Decorative arches, double gates and security bars require approval of the Committee.

Gate screening can be metal mesh or lighter metal screen, similar to solar screening or window screening. Gate screening is to be painted to match the gate color.

400 -- PATIO SLABS, PATIO COVERS, AND GAZEBOS

DUE TO CONCERN WITH PROPER DRAINAGE, COMMITTEE REVIEW AND APPROVAL IS REQUIRED PRIOR TO THE POURING OF ANY CONCRETE.

MINIMUM SETBACK REQUIREMENTS ARE EXPLAINED IN SECTION 800.

1. Complete submittal forms including the Patio Cover Checklist and Gazebo/Spa Checklist (EXHIBIT D and EXHIBIT G of the Application packet) if applicable, are required before approval of any patio cover or gazebo/spa can be made.
2. Structures may be of wood or stucco construction with exception of vertical supports which may include other materials, as permitted by governing codes. All natural wood surfaces must be finished.
3. Acceptable roofing materials are:
 - Wood slat
 - White or red rolled roofing with tile border
 - Fiber-felt with tile border
 - Match the roof of existing dwelling
4. Exposed surfaces shall match or harmonize with the existing colors and materials of the main dwelling. Thin posts, such as 4"x 4" wood or metal pipe supports are prohibited. The minimum size for wood or stucco posts is 4"x 6".
5. Unacceptable construction materials for patio and awning structures shall be:
 - Metal structures (excluding aluminum)
 - Corrugated plastic and fiberglass
 - Plastic webbing, reed or straw-like materials
 - Composition shingles

500 -- POOLS, SPAS, AND RELATED EQUIPMENT

1. Submittal of complete construction plans showing placement of pool and equipment on property is required. Each will be considered on an individual basis.
2. Screening of equipment is required.
3. The rear yard setback minimum is three (3) feet from the water line to the rear property fence (See SECTION 800.2).
4. The side yard setback minimum is three (3) feet from the water line to the side property fence (See SECTION 800.2).

600 -- OTHER STRUCTURES

1. **GARAGE CONVERSIONS:** will not be permitted - the purpose of garages is to store vehicles. Garages may not be converted into living space or incur any structural changes. Garage doors shall be kept closed when not in use.
2. **ROOM ADDITIONS, EAVES AND BALCONIES:** or any exterior alterations to any building are major construction items which require prior approval of the Committee. They shall be constructed with materials that conform to type, quality, character and detailing established in the existing dwelling. Any addition to the existing dwelling must meet the minimum setback requirements outlined in SECTION 800 of this document.
3. **STORAGE SHEDS AND UTILITY BUILDINGS:** require prior approval. They must be placed on the property so as not to be visible from the street, or community property of Sunridge. Permanent accessory structures built identical to the existing dwelling in material and finish can be visible to the streets as long as they receive prior approval and meet the minimum setback requirements.
4. **DRIVEWAY EXTENSIONS AND WALKWAYS:** require prior approval, They shall be allowed on the condition that a minimum 18 inch strip of landscaping be parallel and contiguous to the property line and that drainage is not hampered.

700 -- ADDITIONAL MODIFICATIONS

1. **WINDOW TINTING:** will not require prior approval of the Committee if it consists of either light medium or dark Smoke Gray. Any other color of window tinting requires prior approval. Mirror finishes are not allowed.
2. **SCREEN DOOR:** installations do NOT require prior approval. This exception does not apply to security bar doors and storm doors, which require prior approval of the Committee, Security doors when approved shall be attached to the same door frame as main door.
3. **SOLAR SCREEN:** installations will not require prior approval of the Committee if one of the following colors is used:
Silver Gray, Bronze, Dark Bronze, Gold, Charcoal, Antique White, or Silver.
4. **LIGHTING:** Exterior lighting must be low wattage (40W). Higher wattage lighting may be approved if it is placed so that it does not create an annoyance to the neighbors, as determined by the Committee. Maximum height of light poles is twelve (12) feet. Holiday lighting in season is permitted without Committee approval, but must be removed between seasons.
5. **PLAYGROUND EQUIPMENT:** Manufactured metal swing sets and jungle gyms which cannot be seen above any surrounding fence do not require approval of the Committee.
6. **ALL OTHER TYPES OF PLAY EQUIPMENT:** including but not limited to, large swing sets, gymnastic and climbing structures and playhouses need prior approval of the Committee. Specific attention will be placed on location and impacted neighbor notification, Play equipment must be installed at a minimum of five feet from any property wall.

7. **BASKETBALL BACKBOARDS:** Backyard basketball backboards must be submitted to the Committee for approval and will be considered by the Committee utilizing the following guidelines:
 - A. Front yard or driveway basketball backboards are not allowed and will not be considered.
 - B. Backboards cannot be affixed to any structure. They may be mounted on a freestanding pole which can be permanent or movable.
 - C. The backboard shall be located at least ten (10) feet from the property line.
 - D. Adequately-sized plant material, trees, and/or shrubs, shall be used to screen/mask/diffuse the structure from long range view and to constitute a barrier to prevent the ball from encroaching on the neighbor's property.
 - E. The applicant must submit a proposal to the property manager of Sunridge together with his agreement that if approved, he will restrict activity on the court from 9:00 pm to 9:00 am.
 - F. The equipment must be a manufactured variety and maintained in like-new condition at all times.
8. **SKYLIGHTS:** must be submitted to the Committee for approval. Consideration will be based upon location and number of skylights, Skylight domes may be bronze, clear or white, All metal framing and flashing must be painted to blend with the roof. All visible manufacturer labels shall be removed prior to installation.
9. **IDENTIFICATION SIGNS:** Name signs, i.e. "The Smiths" require prior approval of the Committee and have the following limitations:
 - Maximum size - 30" long x 8" wide.
 - Material - wood or metal.
 - Color - black, brown, or to match trim on dwelling.
 - Must be professionally prepared and attached to the house or fence.
10. **HOUSE NUMBERS:** shall be uniform. House numbers other than the house numbers installed by the Participating Builder, or those approved for Sunridge at MacDonald Ranch by the Board of Directors will not be permitted.
11. **AWNINGS:** require prior approval of the Committee. They must be of canvas or approved fabric and of solid accent colors complimenting the architecture. Awnings must be properly maintained to the satisfaction of the Committee and may not be kept when frayed, split, torn or faded.
12. **AIR CONDITIONERS:** Any exterior air conditioner, other than those installed by the builder, must be submitted to the Committee for approval prior to installation.
13. **EXTERIOR PAINTING:** Any change in color from the original primary or trim colors of any dwelling or fencing requires prior submittal and approval.
14. **RECREATIONAL VEHICLES:** All recreational vehicles parked on any property must be located behind screened gates. A maximum of three feet clearance above the property fencing is acceptable. Any construction for concrete parking slab, cover, gates or screening must be reviewed by the Committee.

15. WINDOW COVERINGS: Permanent window coverings must be installed within 90 days after close of escrow. When using temporary window coverings, newspapers, bed sheets or other unsightly coverings may not be used.
16. SOLAR ENERGY EQUIPMENT: The installation of any system to accommodate solar energy equipment must have Committee approval.

800 -- MINIMUM SETBACK REQUIREMENTS FOR HOME IMPROVEMENTS

1. For home improvements attached to the existing house, i.e., patio covers, City of Henderson setback requirements will govern. The Committee will consider requests for variance for less than the City's ten foot minimum rear setback with the following requirements:
 - A. An absolute minimum setback of five (5) feet from the rear and side property line, including any overhang.
 - B. Verification of impacted neighbor approval of variation.
 - C. Compliance with all other Architectural Guidelines.
 - D. Committee approval prior to construction.
 - E. Proof of Henderson Building Permit including any applicable variance to City setbacks.
2. For free-standing accessory structures, i.e., gazebos, City of Henderson setback requirements are five (5) feet from both side and rear property lines, and six (6) feet from the existing house. If the City of Henderson grants the homeowner a building permit and the setback approved is from three (3) feet to five (5) feet from the side and rear property lines, the committee may grant like approval.
3. Storage and utility sheds must be five (5) feet from both side and rear property lines, with no restriction as to distance from the existing house.

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, 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, 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.

900 -- CHANGES AND AMENDMENTS TO THE ARCHITECTURAL STANDARDS

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

Changes to the Architectural Standards may be proposed by the Board of Directors of the Sunridge at MacDonald Ranch 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 Architectural Standards for review and consideration.

Any Architectural Review Committee recommendation shall be approved by two-thirds of the Committee members and be forwarded to the Board of Directors,

Upon adoption by the Sunridge at MacDonald Ranch Board of Directors, the change shall become an amendment to the Architectural Standards and Guidelines. Such amendment shall be promptly reported in the newsletter and copies made available at the Community Association office.

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.

In no way shall any amendment to the Sunridge Architectural Standards and Guidelines change, alter or modify any provision of the Master Declaration, any Tract Declaration or Bylaws of the Community Association.

FLAG AMENDMENT APPROVED

NOVEMBER 17, 2004

Sunridge homeowners will comply with the following rules if they display a flag. Any flags displayed in Sunridge must adhere to these guidelines:

1. Only the flag of the United States of America and service flags of the United States military can be displayed continually throughout the year. Display of these flags must be consistent with the Federal Flag Code and flag length is limited to six feet.
2. Seasonal, sports, and holiday flags can be displayed during the appropriate season and are limited to a length of four feet.
3. Only one flag of these types will be displayed per home.
4. Flagpoles and staffs cannot be installed so as to permit their associated flag to extend over another property.
5. Only the flag of the United States of America and service flags of the United States military can be displayed from a flag pole.
6. Poles will not exceed 25' in height.
7. Except for the flag of the United States of America and service flags of the United States military which can be displayed from a flagpole, all other flags must be displayed from a staff.

FLAG AMENDMENT ADDITIONS APPROVED

MARCH 18, 2009

8. Flags will be clean and in good condition at all times. Torn or faded flags will not be permitted.
9. Flags will not be displayed in a manner that poses a real and substantial danger to health or safety.
10. Flags made of balloons, flora, lights, paint, paving materials, roofing, siding or any other similar building, decorative or landscaping component or material will not be allowed.

ARTIFICIAL TURF AMENDMENT APPROVED

MAY 12, 2004

To create standards for artificial turf installations in the Sunridge community, the Architectural and Landscape Committee has established the following standards:

1. Artificial turf is allowed but will not comprise over 60% of the total plant area (which itself must cover 60% of the total front and side yard area) required by SECTION 210.9 of the Sunridge Architectural Standards and Guidelines. The rest of the required plant area will be organic plants and trees, No artificial plants or trees will be allowed in front or side yards.
2. A continuous edge of decorative curbing will be installed between artificial turf and other plant or mulch areas of the yard.
3. Only products designed to serve as outdoor turf will be acceptable. Typically these will have a pile height of 2" and a fiber weight per square yard of 45 ounces. Sprinturfs LawnScape, Progreen ST-9000, and Synlawn Synfescue are typical examples of materials that meet these requirements.
4. Artificial turf will be replaced immediately if worn, damaged, stained, or faded.

PARKING AMENDMENT APPROVED

AUGUST 20, 1997

SECTION 700.14 OF THE "ARCHITECTURAL GUIDELINES" HAS BEEN AMENDED TO AGREE WITH ARTICLE IV, SECTION 5.06, PAGE 37 OF THE CC&Rs AS FOLLOWS:

“No boat, trailer, recreational vehicle, camper, large truck or vehicle shall be parked or left anywhere within the Project for more than twenty four (24) hours in any seven (7) day period unless the vehicle is parked in such a manner so as not to be visible from any other Homesite.”

BASKETBALL BACKBOARDS REVISION APPROVED

MARCH 20, 1997

The Architectural Standards and Guidelines concerning Basketball Backboards were revised to read as shown in SECTION 700.7 of this document.

NEIGHBORHOOD AWARENESS FORM REVISION APPROVED OCTOBER 14, 2015

The Architectural Standards and Guidelines concerning Neighborhood Awareness Statement (EXHIBIT C of the Application packet) were revised to read as shown in SECTION 100.11 of this document.

ARCHITECTURAL GUIDELINE STANDARDS CHANGES FOR – DECEMBER 2019

HOMEOWNER RESPONSIBILITY FOR VENDOR ACTIVITY

The Homeowner is responsible for repair or replacement of any damage or defacement of common areas that occur as a result of improvements to their property. Homeowner shall ensure that any debris, rubbish, organic and non-organic materials will be removed from common areas impacted by improvements to their property upon completion of project.

IMPROVEMENTS REQUIRING THE USE OF CEMENTITIOUS MATERIAL

Homeowner shall ensure that any commercial contractor retained by them for an improvement to their property requiring the use of cementitious materials is notified that the “clean out” of construction equipment is prohibited in the storm/sewer systems within the community.

DAMAGE TO COMMON AREA

Homeowner is responsible for the cost of any damage to the common area as a result of construction for improvements caused by the homeowner and or their contracted vendor. Common Area Landscape is only to be modified, removed or restored by the association’s contracted landscaper or a vendor of the Association’s choosing. Damage to common area landscape caused by the construction of improvements will be repaired by the Association’s vendor of choice and the amount of repairs will be assessed to the homeowner’s account.