

GREEN VALLEY RANCH COMMUNITY ASSOCIATION ARCHITECTURAL APPLICATION FOR PROPERTY IMPROVEMENT/ALTERATION

Pursuant to the provisions of Article 11 of the Master Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Green Valley Ranch (CC&Rs), no construction, alteration, grading, addition, excavation, modification, decoration, redecoration or reconstruction or an improvement within Project, or other activity within the jurisdiction of the Architectural Committee...shall be commenced or maintained by any Owner, until the plans and specifications, therefore showing the nature, kind, shape, height, width, color, materials and location of the same shall have been submitted for review by the Architectural Review Committee (ARC) and approved in writing.

Failure to follow these requirements and procedures may cause your request to be delayed pending submission of additional information and documentation to the Architectural Review Committee. Below is a list of items that are required to accompany the application prior to review by the Architectural Review Committee. An incomplete application may affect the time limits for approval.

APPROVAL FROM GATED SUB-ASSOCIATION IS REQUIRED PRIOR TO SUBMITTAL TO MASTER ASSOCIATION. PLEASE PROVIDE COPY OF APPROVAL LETTER FROM YOUR SUB-ASSOCIATION.

ORIGINALS PLUS ONE COPY OF ITEMS 1-5 BELOW ARE REQUIRED

1. Property Improvement / Alteration Application
 - A. Complete homeowner information (address, telephone, sub-association)
 - B. Homeowner signature
 - C. Approximate start and completion dates
 - D. Project(s) being submitted

2. Signed Neighbor Awareness Statement

This statement is to be signed by the "front facing" neighbors, directly across the street and the "side" neighbors, to the right and left, and the "rear" neighbors, those at the rear of the property who would be affected by the construction.

3. Plans Showing the Work to be Done

Plans must include front, side and rear elevation drawings and to-scale cross sections if applicable, with improvement shown in relation to the home and other existing structures; all setbacks shown and a to-scale site plan depicting the improvement on the lot and in conjunction with property lines, the residence, and any other existing pertinent improvements; accurate dimensions of all aspects (height, length, width) must be shown; a plot plan of your sub-division showing the location of your lot (lot block and number) is also required. Please also include a colored picture of your home when submitting for a pool, patio cover, balcony etc.

4. Landscape Plans

Landscape plans must be drawn to accurately depict the lot, residence, property lines, existing walls and fences. Landscape materials, such as sod, tree and shrub types and sizes must be specified, as well as their location. Samples of decorative rock or colored photo of the size and color of the rock must be included. Please review Section 4 of the Homeowner Architectural and Landscape Guidelines and Standards for Green Valley Ranch for recommended plant material and installation.

5. Material Samples

Example: Type of rock to be used, type of artificial grass, color chip of paint, pictures of gazebo, pools, patio cover, and spa should accompany the plans for the same. Rubber top fill is prohibited for the use of artificial grass.

6. Bond if Applicable

A \$10,000.00 Bond for crane-over requirement of perimeter wall for installation of Pool / Spa / Structure are required prior to presentation before the Committee.

RETURN TO: GREEN VALLEY RANCH COMMUNITY ASSOCIATION
C/O TERRAWEST MANAGEMENT SERVICES
11135 S. EASTERN AVENUE, SUITE 120
HENDERSON, NV 89052

GREEN VALLEY RANCH COMMUNITY ASSOCIATION ARCHITECTURAL APPLICATION FOR PROPERTY IMPROVEMENT/ALTERATION

Name: _____ Home Phone: _____
 Address: _____ Work/Cell Phone: _____
 Start Date: _____ Finish Date: _____
 Sub-Association: _____

PROJECTS BEING SUBMITTED: (Please check all that apply)

Landscaping	Walls	Structure		Play Equipment	Miscellaneous
<input type="checkbox"/> Side	<input type="checkbox"/> Side	<input type="checkbox"/> Painting	<input type="checkbox"/> Solar Systems	<input type="checkbox"/> Play Structure *	<input type="checkbox"/> Temp. Shed
<input type="checkbox"/> Front	<input type="checkbox"/> Front	<input type="checkbox"/> Deck	<input type="checkbox"/> Roof	<input type="checkbox"/> Basketball Hoop	<input type="checkbox"/> Ext. Lighting
<input type="checkbox"/> Rear	<input type="checkbox"/> Rear	<input type="checkbox"/> Pool & Equip. *	<input type="checkbox"/> Patio Cover*	<input type="checkbox"/> Swing set	<input type="checkbox"/> Other
<input type="checkbox"/> Trees	<input type="checkbox"/> Retaining	<input type="checkbox"/> Spa & Equip. *	<input type="checkbox"/> Storage Shed		
<input type="checkbox"/> Conversion	<input type="checkbox"/> Relocation	<input type="checkbox"/> Room Addition(s)*			
<input type="checkbox"/> Walkways	<input type="checkbox"/> Extension	<input type="checkbox"/> Satellite Dishes			
<input type="checkbox"/> Driveway	<input type="checkbox"/> Fence	<input type="checkbox"/> Gazebo*			

*Requires Pool/Patio Cover or Other Structure Checklist

PLEASE FILL IN DETAILS IF NOT SHOWN ON PLANS

Are all existing improvements shown on plans? Yes No
 Neighbor Awareness Statement Attached? Yes No
 Originals Plus One Copy Attached? Yes No
 Pool/Patio Cover/Other Structure Checklist Complete? Yes No

Names of Plants: _____

Types of Materials Used: _____

Types of Wood Surfaces: _____

Color Scheme #: _____

**Plans that are approved are not to be considered authorization to change the drainage plan as installed by the developer and approved by the City of Henderson. The review is intended to consider aesthetic appearance of the drains, pipes and coring, and other applicable aspects of drainage. Owner may also need to acquire approval from the City of Henderson for permission to encroach within city easement.*

This Architectural Application has been reviewed for compliance with Architectural Guidelines and aesthetics only. The homeowner is responsible for ensuring that all structural, safety, and health requirements are considered. Homeowners are responsible for any damage caused to the common areas and/or street from material and/or equipment used. All materials, while stored, must be fully covered and surrounded by safety cones. The Green Valley Ranch Community Association assumes no responsibility for the construction methods or materials used.

Homeowner's Signature _____ Date _____

For Architectural Committee Use Only

Approved Denied Conditional Approval
 Comments: _____

ARC Committee Signature _____ Date _____

**GREEN VALLEY RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL APPLICATION FOR PROPERTY
IMPROVEMENT/ALTERATION**

Neighborhood Awareness Statement Form

On _____, the attached plans for _____ were made available to all neighbors as required and noted below for their review. They have been notified that I am submitting these plans for Architectural and Landscape Committee approval.

Signature of front facing neighbor: _____

Address: _____ Phone: _____

Signature of side neighbor: _____

Address: _____ Phone: _____

Signature of side neighbor: _____

Address: _____ Phone: _____

Signature of rear neighbor: _____

Address: _____ Phone: _____

Signature of rear neighbor: _____

Address: _____ Phone: _____

Homeowner's Signature

Date

**GREEN VALLEY RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL APPLICATION FOR PROPERTY
IMPROVEMENT/ALTERATION**

Pool / Patio Cover / Other Structural Checklist

The following information is needed for all structural submittals. This information must be accompanied by plans which show all the listed details, dimensions, and what the completed project will look like.

1. Type of Structure: _____

Height _____ Length _____ Width _____ Overhang _____

2. Setbacks:

Right _____ Left _____ Front _____ Rear _____

3. Roof: _____

Equipment/Shed/Sports Apparatus screened from view? Yes No

Flat with spaced slats: Yes No N/A

If yes, will roof have exposed rafter tails? Yes No N/A

What is the spacing of the slats? _____

Match existing roof type? Yes No N/A

Rolled roof? Yes No N/A

Give description of material (i.e., fiberfelt weight, alumawood, etc.)

4. Post Size (min. 4" x 6" for inside properties): _____

5. Color: _____

6. Natural color of wood being used? Yes No

(All natural wood surfaces must be finished)

Will patio be stuccoed? Yes No

If yes, stucco must match the stucco type and color that is on the residence.

* NOTE: Color must be painted to match color of residence.

When applicable, the deeded Homeowner is responsible for obtaining City of Henderson building /structural / pool permit(s). Be advised that construction may not commence until a copy of such permit is received by the Master Association Office.

**GREEN VALLEY RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL APPLICATION FOR PROPERTY
IMPROVEMENT/ALTERATION**

Pool /Spa Bond Form

If a homeowner requests approval to gain entrance to his/her property over one of the community perimeter walls to install a pool/spa on the homeowner's property, the homeowner shall abide by the following:

- Submit Completed Application, Neighborhood Awareness Statement, and this form.
- Owner shall post a bond or deposit in certified funds, in the amount of \$10,000, to be held by the Association's management company for crane over perimeter wall projects. No breach of wall is permitted.
- Association's management company will return the deposit at the direction of the ARC Committee at the time of completion less any expenses or repairs incurred by the Association in relation to the improvements.

CC&Rs Article 11 Section 10,

Variance: States in part....."The Architectural Committee may specifically authorize variances from compliance with any of the architectural and landscaping control provisions. Such variances must be specifically evidenced in writing, must be signed by at least a majority of the members of the Architectural Committee, and shall become effective upon Recordation. If such variance(s) is granted, no violation of the covenants (or supplemental Declaration) shall be deemed to have occurred with the respect to the matter for which the variance was granted."

Homeowner Name

Address

For Architectural Committee / Office Use Only

Approved Denied Variance

Bond Received Date: _____ Received By: _____

Comments: _____

ARC Committee Signature

ARC Committee Signature

**GREEN VALLEY RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL APPLICATION FOR PROPERTY
IMPROVEMENT/ALTERATION**

Pool /Spa Bond Release Form

When your pool/spa improvement project has been completed, please fill out this form and return to:

Green Valley Ranch Community Association
c/o TerraWest Management Services
11135 S. Eastern Avenue, Suite 120
Henderson, NV 89052

_____	_____
Homeowner Name (please print)	Daytime Phone
_____	_____
Property Address	District/Sub-Association
_____	_____
Type of Improvements Completed	Date of Completion

I hereby request release of bond deposit in the amount of \$10,000.00 submitted to TerraWest Management Services on ___/___/___.

Homeowner's Signature: _____ Date: _____

For Office Use Only

Bond Release Form Received Date ___/___/___ Received by: _____

Notified Accounting Department: ___/___/___ (attach supporting documents)

Homeowners Signature upon receiving bond deposit Date