

**LOS PRADOS COMMUNITY ASSOCIATION
ARCHITECTURAL POLICIES AND GUIDELINES**

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**LOS PRADOS
ARCHITECTURAL POLICIES & GUIDELINES**

INTRODUCTION

- A. These guidelines are intended to supplement information contained in Articles VII and XII of the Master Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Los Prados Community Association and the Los Prados Community Association Rules and Regulations Section XI. They do not cover the entirety of those documents, therefore, it is advantageous to read the applicable CC&Rs and Rules and Regulations thoroughly prior to commencing any project covered by this document. The Architectural Control Committee and management staff can assist with the submittal process and interpretation of the CC&Rs and these Guidelines.
- B. The Architectural Control Committee (“ACC”) is constituted to assure continuity in design that will preserve and improve the appearance of the community and the property values therein. The ACC reviews all plans for exterior improvements and additions to residential lots and dwellings in Los Prados. Reviews are conducted objectively under the policy guidelines of the governing documents. Improvements and other property enhancements subject to review include without limitation, additions, modifications, and alterations to residential dwellings such as fences, walls, room additions, patios, patio covers, gazebos, swimming pools and spas, and landscaping. Failure to submit plans to the ACC or to complete projects according to approved plans is a violation of the Association’s governing documents and may result in sanctions on the homeowner in accordance with the governing documents.
- C. The ACC consists of three or more persons appointed by the Board of Directors of the Association. One of the ACC members will be a member of the Board of Directors. Committee membership is restricted to one person from a household. No member of the ACC may have a familial relationship with a member of the Board of Directors or an employee of the Los Prados Community Association. Committee members each have an equal vote on a project application. A majority vote of the committee is required to approve, reject, or table project applications. Applicants may appeal any unfavorable decision of the ACC directly to the Los Prados Board of Directors. Appeals must be made in writing citing reasons and providing information upon which the Board can make a decision. Appeals will be addressed no later than the first open board meeting following the receipt of the appeal.
- D. The ACC may grant reasonable variances or adjustments from the conditions and restrictions contained in CC&Rs Article VII or Article XII as described in Section 7 of Article VII.
- E. No member of the ACC can recommend a specific contractor to an applicant, become personally involved in the completion of any project applied for through the ACC, or receive any compensation from an applicant or contractor relative to any project applied for through the ACC.
- F. The ACC meets twice monthly. Submittals are due in the Association office no later than seven (7) calendar days before the date of the next regularly scheduled meeting. A \$250.00 refundable deposit must accompany all submittals which will be refunded after final clearance providing the project area is cleared of debris and clean.

- G. Approved projects should be completed within six (6) weeks of approval. The ACC must be apprised if a project will last beyond the six-week period. Upon approval, a tag will be attached to the residence lamppost indicating a project is in process. At completion of the work, a representative of the Architectural Committee will inspect improvements for adherence to approved plans. The ACC cannot give final release of any project or part of a project that requires City of Las Vegas final inspection. Such inspection must be obtained prior to notifying the ACC of project completion. The ACC tag will be removed only when completion is verified by the ACC.
- H. The ACC will have a recording secretary who will maintain written records of all applications submitted and actions taken thereon. Such records will be available to members of the Association for inspection at reasonable hours of the business day.
- I. These ACC Policies & Guidelines may be administratively amended at any regular legally-constituted meeting of the Board of Directors by simple majority vote of those in attendance, provided that no rule or amendment is contrary to the Association's governing documents. Changes become effective 10 days after posting of said rule or amendment on the bulletin board located at the Homeowner's Association office, 5150 Los Prados Circle, Las Vegas, NV 89130 and notifying homeowners of the amendment in the Master Association newsletter or by separate mailing.

GENERAL CONDITIONS

- A. Any condition or material not specifically addressed within these guidelines shall become a matter for consideration and determination by the ACC. Review and approval by the ACC of any such condition or material is therefore required.
- B. Committee approval of plans does not constitute acceptance of any technical or engineering specification or requirement of the City of Las Vegas and Los Prados assumes no responsibility for such. The function of the ACC is to review submittals for conformity to the Master Plan of the community. All technical and engineering matters, as well as applicable permits, are the responsibility of the owner. The committee recommends that the applicant seek ACC approval prior to that of the City of Las Vegas.
- C. ACC and/or City of Las Vegas approval of plans is not authorization to proceed with improvements on any property other than the applicant's.
- D. An oversight by the ACC regarding the CC&Rs, Rules and Regulations, or Policies & Guidelines does not constitute a waiver; therefore, any violation must be corrected upon notice.
- E. Access for equipment used in construction should be through the applicant's property. No access through common property will be allowed without prior written authorization from the Los Prados General Manager. When construction requires use of an adjoining property, the applicant must obtain written permission from the adjoining property owner and submit it with the plan and deposit. Projects do not require adjacent property owners' approval. However, the Association recommends that as a matter of courtesy, applicants make adjacent residents aware of the scope of projects, their start date and expected duration.
- F. Any homeowner who believes an approved project will adversely affect his/her property should immediately notify the Los Prados General Manager in writing explaining his/her concerns. The General Manager will review the complaint, attempt to resolve it, and if unable to do so, bring it to the attention of the ACC Committee and the Board of Directors.
- F. Streets must not be obstructed with equipment or building materials that could be hazardous to pedestrians, vehicles, etc. Materials temporarily placed on a street will be adequately barricaded, lighted, and marked to ensure safety.
- G. All work must be performed in a manner consistent with the standards of the general dwelling construction, appearance of the village and the Los Prados community as a whole. All work considered of an unsightly finished nature or of lesser quality than the prevailing community standards shall be reworked to an acceptable appearance at the owner's expense.

ARCHITECTURAL AND MATERIAL STANDARDS

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

A. LANDSCAPING. 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 homes and surrounding areas.

1. All new landscaping work, planting, and installation of permanent irrigation systems by an owner shall remain aesthetically consistent with the design and plan of the community. Periodic plant replacement or landscape irrigation equipment maintenance does not require ACC approval.
2. No owner shall further landscape or otherwise improve any property owned and maintained by the Los Prados Community Association without prior written authorization from the Los Prados General Manager after consultation with the Board of Directors.
3. Front and back yard landscaping consisting of trees and bushes must be maintained so as not to encroach upon, or be a nuisance or detriment to adjacent properties. If plantings are found to be detrimental to the community, e.g., causing damage to common or private property, homeowners will be required to abate the problem.
4. The following trees are not suitable for home landscapes and will not be approved by the ACC: Cottonwood, Mulberry, Fruit Bearing Olive, Poplar, and Willow.
5. Lattice material: Any lattice material to be used by the homeowner in landscaping or backyard projects must be approved by the ACC. The use of lattice as a screening material in landscaping will be approved or disapproved on the following factors:
 - a. Use: Lattice structures are considered on a case-by-case basis, e.g., lattice is an acceptable material for professionally built gazebos or to screen pool equipment. Lattice may not be attached to any fence.
 - b. Design (includes visibility and compatibility with community appearance).
 - c. Quality of construction and material, e.g., the use of PVC *pipe* for trellises is prohibited.

B. DESERT LANDSCAPING.

1. Homeowners must take appropriate measures to ensure a healthy, beautiful desert landscape. The Committee recommends use of proper weed barrier material or weed maintenance program under the desert rock that surrounds the plants and bedding areas and an efficient irrigation system that applies water to the plants

without watering the entire area. Use of plastic sheeting is not permitted due to the possibility it will affect drainage.

2. Homeowners are encouraged to coordinate any desert landscape project with the Las Vegas Valley Water District prior to submitting plans to the ACC. The Water District can provide contractor and/or plant recommendations and may have an ongoing program of homeowner compensation for which a homeowner may be eligible. If a homeowner takes advantage of a Water District program, a copy of the District's acceptance form must be included for the record.
3. Before commencement of installation of desert landscaping, an owner must: submit a written landscaping design to the ACC, and receive written approval of the landscaping design from the ACC. Commencement of installation without said written approval will be considered a violation of this provision. The Board of Directors interprets "desert landscaping" to mean a desert garden, not a yard of concrete and rock. Water-efficient plants and planting areas must be included.

C. FENCING AND GATES. All fence and gate construction requires review and approval of the ACC. Acceptable materials for construction, extension or repair of fencing are tan slump block with wrought iron square tubular posts, and/or Desert Tan wrought iron with posts set in concrete. *(Note: Desert Tan is a commercial color name of Sherwin Williams. Other companies may have a similar color bearing a different name.)*

1. No double property line fences may be constructed. Should a neighbor adjacent to the property line install a fence, said fence shall be the only fence.
2. Fencing will not be constructed lower than three feet nor higher than six feet. The slump block portion may not exceed three feet. Wherever possible, fencing will be the same height as any adjacent fencing. Fencing used in common areas to narrow upright spacing for pet areas is acceptable but must be made of same material as the existing fence. Chicken wire, lattice, metal mesh or plastic netting may not be used on common area or privately-owned fences.
3. Installation of wrought iron gates and gate screening requires ACC approval. All gates must be wrought iron, matching the Los Prados square tubular-type material and must be maintained and painted as required using approved color.
4. Materials used for modification of common area wrought iron fencing to restrain small pets must be approved by the ACC. Under no circumstance will chicken wire, plastic mesh, pickets or lattice be approved for such purpose.
5. Plans for a fenced-in area to be utilized as a dog run must be submitted to the ACC for review and approval. Under no circumstance will chicken wire, plastic mesh, pickets or lattice be approved for such purpose.

D. PROTECTIVE SCREENING DEVICES. Owners of lots bordering the golf course may erect suitable screening to protect windows, patios, and other outdoor living areas from errant golf balls. Such screens must be as unobtrusive as possible to neighbors and golfers. 1¼" galvanized metal mesh, which is commercially available has proven to be the most effective, durable, and least visible of the various mesh screens. Posts should be galvanized steel and must be set in

concrete. Post and eye caps, top and bottom rails, tension bars and post straps must be used and have galvanized metal finish. Screens should be the minimum height and width commensurate with safety. When submitting plans, show a diagram of the house, lot lines, and location of the proposed screen. Give dimensions of screen, maximum height above ground, distances from lot lines and house, and materials to be used. It is preferred that the posts and fences be located three (3) feet inside the owner's property line to reduce the chance of a ricochet into a neighbor's yard or house. However, for homes with current landscaping or lots whose size renders this not feasible, the ACC may approve screens 6" inside the property line of the applicant on a case by case basis.

E. PATIO COVERS AND GAZEBOS.

1. Complete submittal forms, including the Patio Cover Checklist (Exhibit B). Permits are required prior to approval of any patio cover or gazebo. Minimum finished size for wood, Alumawood, or a stucco post is 6" x 6."
2. Structures may be of wood, Alumawood, or stucco construction. All natural wood surfaces must be finished and weatherproofed.
3. Metal and wood gazebos must be anchored to concrete piers or a concrete slab and be able to resist winds in accordance with City of Las Vegas building codes. ACC review and approval is required. Gazebos built of block or wood and stucco must conform architecturally to the residence. Construction requires ACC review and approval and must meet City Code requirements.
4. Acceptable patio roofing materials are wood or Alumawood slats or solid Alumawood. Wood slats must be at least 2" x 2" or, solid Alumawood covers with a minimum of 6" posts sturdy enough to bear the weight of the solid roof structure and that can withstand winds in accordance with local building codes. Color of slats or solid covers must be compatible with the color of the house and accepted by the ACC. Roof tiles must match the residence roof.
5. Exposed gutters and downspouts will be painted to match adjacent roof, post, and/or wall material.

F. RETRACTABLE PATIO COVERS.

1. Canvas covers must be a solid color that is compatible with the home.
2. Covers must be electronically controlled from inside the home.
3. Covers must have a device that will automatically retract the cover during winds in excess of 15 miles per hour.
4. Covers must be inspected periodically and damaged canvas replaced or the patio covers must be removed.

G. POOLS, SPAS AND RELATED EQUIPMENT. These items may require specific permits and inspections by the City of Las Vegas. At a minimum the ACC requires the following:

1. Submittal of complete proposed construction plans showing placement of pool and equipment.
2. Proposed location of additional gates and fencing. Any gates and/or fencing must conform to the Los Prados tan wrought iron standard in addition to city codes.
3. Equipment must be screened and located so as not to be a nuisance to adjacent properties. Neighbors should be consulted regarding the proposed location.
4. The rear yard setback minimum is 3 feet from the water line to the rear property fence.
5. The side yard setback minimum is 3 feet from the water line to the side property fence.
6. Any Jacuzzi or spa will be considered the same as a pool and must be fenced or completely enclosed by gazebo or lockable cover.

H. OTHER STRUCTURES.

1. GARAGE CONVERSIONS are not permitted. Garages may not be converted into living space.
2. ROOM ADDITIONS, EAVES AND BALCONIES or any other exterior alterations to any building are major construction items that require prior approval by the ACC in addition to City of Las Vegas permits. They shall be constructed with materials that conform to type, quality, character and detailing established in the existing dwelling.
3. CONCRETE PROJECTS, to include initial installation, expanding an existing pad, walkway, or driveway require prior approval.

ADDITIONAL MODIFICATIONS

- A. SOLAR SCREEN installation on windows does not require prior approval of the ACC if they conform to the existing color scheme of the residence.
- B. PATIO SHADES OR SCREENS are considered permanent in nature and must be approved by the ACC prior to installation. Screens should be a neutral color solar screen material that is spring loaded to facilitate roll up and down movement and must accommodate a tie down to avoid excessive flapping. Suggested mounting is inside of the eaves or header and of sufficient width to span the distance between patio posts. If mounted on the outside, mechanisms should be boxed in.
- C. LIGHTING: Low illumination landscape lighting does not require ACC approval. Higher illumination landscape or exterior lighting does require ACC review and approval. Lighting on porches, garage exterior, or for security of homes is approved if it is placed so that it does not create an annoyance to neighbors. Holiday decoration lighting, such as for Christmas and Hanukah, is permitted in season without ACC approval, but must be removed within 30 days of the holiday.
- D. PLAY EQUIPMENT, including but not limited to swing sets, portable and permanent sports equipment, gymnastic and climbing structures, and playhouses require prior approval of the ACC.
- E. SOLAR ENERGY EQUIPMENT: The installation of any system to accommodate solar energy must be submitted to the ACC for review of placement. Examples are attic fans, solar heaters and skylights.
- F. EXTERIOR PAINTING AND COLOR COATING: Repainting of any residence or structure or improvement of any color must be submitted for approval prior to start of work. Application must include color samples for committee review. Samples of any paint or stain must be submitted for any exterior painting project. Suggested colors similar to the original Los Prados palette of colors are available for review at the Los Prados administrative office. A variance may be requested. Initial color coating of driveways and walkways on the front of a home require ACC review and approval and submission of a color sample.
- G. ANTENNAE: ACC review is required before installation of any type of receiving or transmitting antenna on the exterior of a residence.
- H. WINDOW AWNINGS: No window awnings are permitted.
- I. SECURITY BARS AND DOORS: Installation of security bars on windows and security doors requires ACC review for color. Color must compliment existing residence colors. The Association strongly recommends that homeowners ensure that proper emergency egress is available.
- J. NAMEPLATES: The placement, size, and material, must be reviewed and approved by the ACC. The nameplates on the mail boxes provided by the developer are pre-approved.
- K. MAILBOXES: All mailboxes will be mounted on the slump block posts provided by the developer.

- L. LAMPPOSTS: Lampposts in front of a residence will be black in color and maintained as required.
- M. FLAGPOLES: One freestanding flagpole may be permitted on a lot. ACC review and approval of the location is required. The height of the flagpole may not exceed 25 feet. The flagpole must be set into a concrete base and capable of resisting winds as per City of Las Vegas code requirements. A flagpole may not be attached to common area walls or fencing.

Los Prados residents are encouraged to suggest revisions and improvements to these guidelines by addressing their comments to the Architectural Control Committee through the Association's General Manager.

ARCHITECTURAL COMMITTEE SUBMITTAL PROCESS

The below listed items are required to be included as necessary for review by the Architectural Control Committee. Applications must be submitted no later than one week prior to an ACC meeting to allow for administrative processing. Currently, ACC meetings are held on the first and third Thursdays of each month. It is strongly recommended that applicants read CC&R Articles VII and XII and the Los Prados Community Association Architectural Policies, Guidelines and Procedures prior to submitting requests to the ACC. Applications must be signed by the homeowner or contain a signed letter of authorization from the homeowner if signed by a person other than the homeowner.

- ORIGINALS OF APPLICABLE ITEMS BELOW ARE REQUIRED. ATTACH ADDITIONAL PAGES WHEN NECESSARY.

- A. APPLICANT INFORMATION FORM
- B. PATIO AND PATIO COVER CHECKLIST
- C. LANDSCAPE CHECKLIST
- D. NOTICE OF COMPLETION
- E. HOMEOWNER / CONTRACTOR ACKNOWLEDGMENT
- F. INDEMNITY AGREEMENT
- G. REQUEST FOR VARIANCE
- H. PAINT AND COLOR COAT SAMPLES

- PLANS AND PERMITS OF WORK TO BE DONE

Detailed drawings showing height, length, width, color, and what the improvement(s) will look like when finished. Please make sure all dimensions are shown, including house footprint and measurements to property lines. A copy of any required City of Las Vegas building permit must be submitted to the Los Prados Administrative Offices for filing prior to start of work.

- LANDSCAPING (Form - Exhibit C MUST be completed)

Plans must show a detailed diagram of the house footprint, relationship to adjacent properties, lot, and where the landscaping improvements will be. Indication and location of plant types and tree types are required.

- MATERIAL SAMPLES

Color sample(s) of paint, pictures of gazebo, pool, patio cover or spa should accompany plans for the same. Sample size of paint should be large enough to give a true idea of the actual color.

- DEPOSIT

A \$250.00 deposit is required. This will be refunded provided the street and/or construction areas are left in a clean condition after work is completed.

Failure to follow these requirements and procedures may cause the request to be delayed pending submission of additional information and documentation. An incomplete application may affect the time limits for approval.

Attendance at an ACC meeting is recommended to ensure timely resolution of any issues relative to the project.

Applicant Will Attend ACC Meeting (Check one): Yes No

EXHIBIT A

**LOS PRADOS COMMUNITY ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE APPLICANT INFORMATION FORM**

Name:	Address:
Main Contact Phone:	Village:
Proposed Start Date:	Expected End Date:

PROJECTS REQUESTED: (Check appropriate item(s), complete and include appropriate exhibit forms)

Room Addition:	<input type="checkbox"/>	Roofing	<input type="checkbox"/>	Gate:	<input type="checkbox"/>	Protective Screen:	<input type="checkbox"/>
Concrete Walkway:	<input type="checkbox"/>	Driveway Extension:	<input type="checkbox"/>	Other Concrete:	<input type="checkbox"/>	Balcony:	<input type="checkbox"/>
Lighting:	<input type="checkbox"/>	Play Equipment:	<input type="checkbox"/>	Gazebo:	<input type="checkbox"/>	Pool/Spa:	<input type="checkbox"/>
Antenna:	<input type="checkbox"/>	Security Bars/Doors:	<input type="checkbox"/>	Solar Energy Equipment:	<input type="checkbox"/>	Exterior Painting:/Color Coat*	<input type="checkbox"/>
Lamppost:	<input type="checkbox"/>	Flagpole:	<input type="checkbox"/>	Nameplate:	<input type="checkbox"/>	Landscaping:	<input type="checkbox"/>
Wall:	<input type="checkbox"/>	Fence:	<input type="checkbox"/>	Patio Slab:	<input type="checkbox"/>	Desert	<input type="checkbox"/>
Side	<input type="checkbox"/>	Side	<input type="checkbox"/>	Patio Cover:	<input type="checkbox"/>	Front	<input type="checkbox"/>
Rear	<input type="checkbox"/>	Rear	<input type="checkbox"/>	Patio Shade:	<input type="checkbox"/>	Rear	<input type="checkbox"/>
Front	<input type="checkbox"/>	Relocation	<input type="checkbox"/>	Patio Screen:	<input type="checkbox"/>	Side	<input type="checkbox"/>
Relocation	<input type="checkbox"/>	Extension	<input type="checkbox"/>	Gutters:	<input type="checkbox"/>	Trees	<input type="checkbox"/>
Extension	<input type="checkbox"/>		<input type="checkbox"/>	Drains:	<input type="checkbox"/>	Lawn	<input type="checkbox"/>
Other: Describe below	<input type="checkbox"/>		<input type="checkbox"/>	Mailbox:	<input type="checkbox"/>	Artificial Grass	<input type="checkbox"/>

* Please complete EXHIBIT H
OTHER:

Please complete for our records.

Existing Color HOUSE TRIM ROOF

FRONT DOOR GARAGE DOOR POP OUTS

Applications must be accompanied by drawings, plans, or diagrams indicating the scope of the project. Yes: No:
Copies of City Permits or Las Vegas Valley Water District approval are included with this application. YES: No:

Plans that are approved by the ACC are not to be considered authorization to change the drainage plan as installed by the developer and approved by the City of Las Vegas or any other applicable City Code.

Signature of Applicant/Homeowner

Date

EXHIBIT C

LANDSCAPE CHECKLIST

The following information is required for all landscape applications. This information must be accompanied by drawings or contractor's plans which show all the listed details, lot dimensions, footprint of home including driveway and patio as well as property lines and what the completed project will look like to include type and placement of plantings.

Approximate lot size:	Dimensions of area to be landscaped:
<p>If removing sod, method of removal:</p> <ul style="list-style-type: none"> • Herbicide: Yes <input type="checkbox"/> No: <input type="checkbox"/> • Physical removal to a depth of _____ inches 	<p>Type of weed barrier:</p> <ul style="list-style-type: none"> • Landscape felt: <input type="checkbox"/> • Landscape fabric <input type="checkbox"/> <p>Note: These types of weed barrier conform to the requirements of the Las Vegas valley Water District. Plastic sheeting may not be used as it can affect drainage requirements.</p>
<p>Type of landscape rock/stones to be used. NOTE: A minimum of ¾" size stone/rock is required from curb to 3 feet into the property.</p> <ul style="list-style-type: none"> • Size: _____ Note: a minimum size of ¾" rock is required within 3 feet of the roadside curb. • Color: _____ • Depth of Rock/stone _____" 	Plant Listing:

Has an application been made for a rebate from the Las Vegas Valley Water District? YES NO

NOTE: If yes, upon completion and before final inspection, provide a copy of the approval letter from the Water District to the Los Prados Administrative Office.

Remember to **CALL BEFORE YOU DIG** at **811** to avoid disrupting utilities. Get more information at www.call811.com.

EXHIBIT D

NOTICE OF COMPLETION OF HOME IMPROVEMENTS

When the project is finished, to include any final release by the City of Las Vegas, please complete out and return this form to the front desk at the Clubhouse, or mail to.

Los Prados Community Association
5150 Los Prados Circle
Las Vegas, NV 89130

Applicant/Homeowner Name **Day Phone**

Address **Village**

Date of Completion

Signature of Applicant/Homeowner

Do not write below this line

Los Prados Staff

Date received: _____

Staff Signature: _____

Assigned to ACC member _____ **for review of completion in accordance with approved plan.**

Received from ACC Member. Date _____

Project is complete **Project requires further work**

Applicant's deposit check returned: Date _____

Staff Signature: _____

EXHIBIT E

HOMEOWNER / CONTRACTOR ACKNOWLEDGMENT

Applicant/Homeowner Name (Please print)

Address

Phone

A copy of the Los Prados CC&Rs and ACC Guidelines have been made available to me and HAVE HAVE NOT (Check one) been read by me in regard to compliance for the requested improvements attached.

If a contractor will be used to perform any or all of the improvements, a signed bid stating the contractor's compliance with the Los Prados CC&Rs or a signature on this Exhibit indicates the contractor's review has been made.

Homeowner's signature _____ Date ____/____/____

Contractor's signature _____ Date ____/____/____

Contractor's License No. _____

EXHIBIT F

INDEMNITY AGREEMENT

Recitals

- A. The undersigned Applicant is the owner of a lot or house located in Los Prados (“Owner”) and wishes to commence construction of the improvements (the “Improvements”) set forth on Exhibit “A” attached hereto. (Note: If the applicant is not the homeowner, a letter of authorization for the applicant to submit the project application must be included. The letter must state that the applicant has full authority to act for the owner.)
- B. The undersigned Contractor has been hired by Applicant to effect the improvements (“Contractor”).
- C. Construction of the improvements is subject to the Master Declaration of Covenants, Conditions, and Restrictions of Los Prados (CC&Rs) and a Declaration of Restrictions of a sub-association at Los Prados, as well as certain Rules and Regulations of the Architectural Review Committee ACC).
- D. The Los Prados Community Association (the “Master Association”) and the ACC may, but are not obligated to, exercise supervisory responsibility with respect to ascertaining that Contractor’s operations and improvements comply with the Rules and Regulations of the ACC and the CC&Rs.
- E. Certain indemnities are required of Owner and Contractor, as follows, prior to commencement of construction of the improvements:

Accordingly:

- 1. Applicant and Contractor hereby agree to construct the Improvements in accordance with the CC&Rs and the Declaration of Restrictions of any sub-association having jurisdiction over the Improvements, the Rules and Regulations of the ACC, and the Rules and Regulations promulgated by the Master Association.
- 2. Applicant shall be responsible for the conduct of Contractor and its employees within Los Prados. Applicant and Contractor understand and agree that violations of the Rules and Regulations may be met with a stop work order and revocation of Contractor’s right to enter Los Prados Community Association, Inc.
- 3. Applicant and Contractor hereby indemnify Los Prados, the Master Association, and all sub-associations and the ACC, as well as their agents and assigns, and Applicant and Contractor agree to hold them harmless against and from any and all liabilities, claims, losses, damages and expenses, including attorneys fees arising from or in any way connected with the Improvements or construction of the Improvements.

APPLICANT

Name

Address

Signature

Date

CONTRACTOR

Company Name

License No.

Address

Authorized Signature

Date

EXHIBIT H

PAIN T SAMPLES

Please attach a paint/color coat sample or daub paint/color coat in the appropriate box.

<p style="text-align: center;">House:</p>	<p style="text-align: center;">Trim:</p>
<p style="text-align: center;">Front Door</p>	<p style="text-align: center;">Garage Door:</p>
<p style="text-align: center;">Pop Outs:</p>	<p style="text-align: center;">Concrete Color Coat:</p>