

PRESCOTT PARK COMMUNITY ASSOCIATION
ARCHITECTURAL AND LANDSCAPING IMPROVEMENT REQUEST

Please fully complete the attached and return to: Colonial Property Management, 8595 S. Eastern Ave. Las Vegas, NV 89123, Fax: 702.458.2582 or Email: sdesomov@cpmlv.com or mlowery@cpmlv.com

Homeowner Name: _____ Date: _____

Address: _____

Contact Information: Work/Cell: _____ Evening Phone: _____

Proposed Start Date: _____ Completion Date: _____

Name of Contractor: _____ Contractor's License #: _____

PROJECTS BEING SUBMITTED: (Please check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Pool/Spa & Equipment | <input type="checkbox"/> Solar Panels |
| <input type="checkbox"/> Satellite Dish/TV Antenna | <input type="checkbox"/> Sports Apparatus & Play Equipment |
| <input type="checkbox"/> Painting | <input type="checkbox"/> Fence(s) |
| <input type="checkbox"/> Patio/Patio Cover/Gazebo | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Landscaping: <input type="checkbox"/> Front <input type="checkbox"/> Back <input type="checkbox"/> Side (Check all that apply) | |

PLEASE FILL IN DETAILS IF NOT SHOWN ON PLANS:

1. Are all existing (previously installed) improvements shown on plans? Yes No
2. Types of building materials used: _____
3. Color Scheme of improvement: _____
4. Landscape Additions require: Names of plants, locations of plant material and color and sample of rock material.

CHECKLIST:

- | | | |
|---|-----|----|
| A. County and/or City building permits attached? | Yes | No |
| B. Impacted Neighbor Statement signed by all affected neighbors attached? | Yes | No |
| C. Original submittal and with plans attached? | Yes | No |

Please initial each paragraph below:

___NOTE: Owners remain permanently responsible for the maintenance and upkeep of additions and modifications to their property and must be recorded with their deed.

___NOTE: Plans that are approved are not to be considered authorization to change drainage plan as installed by the developer. The review is intended to consider aesthetic applicable aspects of drainage. Owner may also need to acquire approval from the County/City for permission to encroach within County/City easement.

- PROPER PERMITS MUST BE OBTAINED PRIOR TO ANY WORK COMMENCING.
- MAINTAIN (3') THREE-FOOT NO PLANT ZONE FROM BLOCK WALLS/HOUSE/PROPERTY LINES.
- ALL CONCRETE MUST BE OF EARTH TONE OR NATURAL COLOR. NO VIVID COLORS PERMITTED.
- DO NOT USE DECORATIVE ROCK THAT CONTAINS HIGH CONCENTRATIONS OF MINERAL SALTS DUE TO THE CORROSIVE NATURE OF SUCH SALTS.
- MAINTAIN PROPER DRAINAGE OF LOT AS INSTALLED BY THE DEVELOPER.
- DO NOT RAISE GRADE AGAINST WALLS OR HOUSE FOR ANY REASONS.
- DO NOT CAUSE WATER TO FLOW AGAINST HOME OR OVER ADJACENT LOTS.

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PLEASE INCLUDE THE FOLLOWING INFORMATION WITH YOUR REQUEST:

1. Description of Improvement/Landscaping.
2. Location and complete dimensions of Improvement to unit.
3. Measurements of Improvement in relationship to unit and neighboring unit(s).
4. Description of materials and color schemes.
5. Plans with signatures from adjacent and facing neighbors.
6. Signed copy of Condition for Approval and Disclaimer attachment.
7. Review entire set of Covenants, Conditions and Restrictions (CC&R's) to be in full compliance.

YOUR PROPERTY GRADE WAS DESIGNED BY A STATE LICENSED CIVIL ENGINEER TO DIRECT WATER AWAY FROM THE STRUCTURE AND ADJOINING PROPERTIES TOWARDS THE STREET GUTTER WATER COLLECTION SYSTEM. FAILURE TO MAINTAIN PROPER DRAINAGE MAY CAUSE, BUT IS NOT LIMITED TO: DAMAGE TO NON-MOISTURE RESISTANT IMPROVEMENTS, HEAVING OF FOUNDATION SOILS, UPLIFT OF PERIMETER FOOTINGS, DEFORMATION OF THE FRAMING AND DAMAGE TO ADJACENT PROPERTIES

8. Do not obstruct or impair proper drainage.
9. Do not divert water onto neighboring lots.
10. Do not allow water to pool or to come into contact with house foundation/slab
11. Patio overheads should be stained to match existing house trim color.
12. Observe side yard setback requirements for any overheads.
13. Any rework of the grade adjacent to the existing fence should be done very carefully to eliminate any kind of drainage problem to the adjacent neighbors. The grade cannot be raised against the fence for any reason.
14. Wrought iron, slump stone and wood fencing may not be modified without prior written approval.

This approval is limited to a determination as to quality of materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevations of the structure to be built on your property. You must comply with all provisions of the CC&R's recorded against your property especially as to any height restrictions or restriction as to number of stories. Your improvement must comply with all city and county building ordinances. The improvement may require a building permit that you would be responsible to obtain. It is not the duty or responsibility of the architectural committee to check compliance with any of the CC&R's or building ordinances. If for any reason the plans do not conform to those CC&R's, building ordinances or proper building practices and designs, the responsibility is solely that of the owner and is subject to the approval and enforcement rights set forth in the CC&R's. In approving your submission the association neither assumes responsibility or liability for your compliance, nor waives it's rights to hereafter enforce your compliance.

Homeowner must submit construction schedule to the Architectural Review Committee prior to commencement. Notification to the Architectural Review Committee must be given for inspection upon completion of this home improvement. Should you have any further questions, please contact the undersigned.

You must return this signed form to the Architectural Review Committee. By signing below you acknowledge that:

- I. The drainage on your property at this date is designed and functioning properly.
- II. You indemnify the Association, Developer and all third parties from damage resulting from your proposed improvement.
- III. Your proposed improvement may impair remaining developer warranties, if any.

Acknowledged and agreed:

Date

Homeowner

Date

Homeowner

PRESCOTT PARK COMMUNITY ASSOCIATION
PATIO COVER CHECKLIST

The following information is requested for all patio cover submittals.

1. Height: _____ Slope: _____
Width: _____ Overhang: _____
2. Setbacks must be clearly indicated on the site plan, meet all code requirements and approval by the Architectural Review Committee.
3. Roof Type: _____ (A or B)
 - A. Flat with spaced slats? Yes or No
If yes, will roof have exposed rafter tails? Yes or No
What is the spacing of the slats? _____
 - B. Must match existing roof type.
4. Wood Type: _____
Post Size: _____
5. Color:
 - A. All natural wood surfaces must be finished to match the color scheme of the exterior of the residence.
 - B. Will structure be painted? (Must match the color of the residence) Yes or No
 - C. Photos will be required once project is completed.
6. Will the patio cover consist of stucco? Yes or No
If yes, stucco **must** match the stucco type and color that is on the residence.

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PRESCOTT PARK COMMUNITY ASSOCIATION
IMPACTED NEIGHBOR STATEMENT

On _____, _____ submitted the attached plans for the
(Date) (Name)
installation of _____
(Improvement)

These plans were made available to neighbors as required and noted below for their review. They have been notified that I am submitting these plans to the Architectural Review Committee for approval.

N/A Property VACANT

Facing Neighbor: _____
(Print Name) (Signature)

Address: _____ Date: _____

I HAVE REVIEWED AND UNDERSTAND THE PLANS MENTIONED ABOVE

N/A Property VACANT

Right Side Neighbor: _____
(Print Name) (Signature)

Address: _____ Date: _____

I HAVE REVIEWED AND UNDERSTAND THE PLANS MENTIONED ABOVE

N/A Property VACANT

Left Side Neighbor: _____
(Print Name) (Signature)

Address: _____ Date: _____

I HAVE REVIEWED AND UNDERSTAND THE PLANS MENTIONED ABOVE

N/A Property VACANT

Rear Neighbor: _____
(Print Name) (Signature)

Address: _____ Date: _____

I HAVE REVIEWED AND UNDERSTAND THE PLANS MENTIONED ABOVE

(Submitters Signature)

NOTE: The "Facing Neighbor" is the one most directly across the street in front of your property; the "Rear Neighbor" is the one most directly behind your property. Where multiple neighbors may be impacted, each neighbor must have the opportunity to review the plans; use the back of this form for additional signatures. Please include all information.

NOTE: All signatures must be obtained prior to submitting plans for approval. Failure to obtain signatures may result in delays in the approval process. If you do not have front, rear, left or right neighbors, please note as such.