SECTION 1: INTRODUCTION

1.1 Purpose: The intent of the Manchester Park Homeowners Association (“MPHA”) Architectural Review Guidelines is to maintain a visually appealing living environment while encouraging design creativity within a consistent framework in order to preserve Community property values. The standards established for design, style, materials, colors and location of site improvements, landscaping, and signage are intended to accomplish this purpose. The process for reviewing proposed modifications ensure that all projects are developed with consistency and quality that will maintain this common goal.

1.2 Standards of Review: The standards and procedures set forth in these Architectural Review Guidelines are intended as a mechanism for maintaining and enhancing the overall architectural aesthetics, as well as controlling water usage, planting zones, types of plants, etc. throughout the community. In cooperation with the Southern Nevada Water Authority, the MPHA Architectural Review Guidelines promote the use of drought tolerant plants and water saving landscape design throughout the community. Review and approval of any application is made on the basis of the above-mentioned considerations. The Association shall not bear any responsibility for ensuring (a) structural integrity or soundness of approved conformity or modifications; (b) compliance with building codes and other governmental requirement; (c) conformity of quality, value, size or design with other improvements in the community; or (d) the continued quality of appearance of improvements over time. In order to maintain the ambiance and quality of the Common Element parks and open areas of the community, special attention and care shall be paid to improvements on all lots and dwellings adjacent to the Common Elements. Such improvements shall be held to stricter standards of review.

1.3 Amendment of Guidelines: These Architectural Review Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the CC&R’s. Such
amendments shall be disseminated to the Owners thirty days prior to implementation, as required by state law.

1.4 Authority of Architectural Review Committee (ARC): These Architectural Review Guidelines govern all property under the CC&R’s. They shall not apply to initial construction of improvements by the Declarant. The rights reserved for the Declarant under Article XII of the CC&R’s shall continue so long as Declarant owns any portion of the community or any real property adjacent to the community, unless earlier terminated in a written, recorded instrument executed by the Declarant.

Unless otherwise specifically stated in these Architectural Review Guidelines, no additional landscape (other than that installed in the front yards by the Declarant) may be installed upon any lot, and no modifications (including staking, clearing, excavation, grading and other site work, construction of an improvement, exterior alteration of existing improvements, and planting or removal of landscaping materials), or placement or posting of anything (hereinafter collectively referred to as “improvement”) shall take place without receiving the prior written approval of the ARC as defined in Article XII of the CC&R’s.

NOTE: Owners are responsible for compliance with all standards and procedures in these Architectural Review Guidelines. Pursuant to the requirements and restrictions set forth in the CC&R’s and any applicable supplement thereto, Owners are responsible for the actions of the contractors, and any subcontractors, agents, employees.

SECTION II: REVIEW PROCEDURES

2.1 Review of Improvements: An application for review of a proposed Improvement shall be submitted to the ARC. An application for review shall be designed by the Owner of agent of the Owner and, as set forth below, may require a reasonable fee for review (a “Review Fee”).

NOTE: Within 180 days of close of escrow, all front and side yard and additional, the rear yards of lots must be installed, after plan review by the ARC.

2.2 Supporting Documents: The MPHA Architectural Review Guidelines supplement the following documents that must also be consulted during the design and construction of any exterior improvements to the residence or site:

- City of Las Vegas Zoning Code
- City of Las Vegas Building Code
- Amended & Restated Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Providence (CC&R’s)
- Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Manchester Park (CC&R’s)
The ARC Guidelines are subject to interpretation by the ARC. The ARC may amend or augment the Design Criteria to meet specific site or functional requirements within the community.

2.3 Review Fee: A reasonable fee may be charge for review of all proposed improvement plans, as noted in Section 12.6 Fees; Assistance. In addition, if the submitted plans are of such complexity that additional review by an architectural or landscape expert is warranted, the fee charged by such expert shall be the responsibility of the homeowner. Review Fees shall be subject to change as determined necessary by the ARC in order to cover the Association’s expense for processing, copying and mailing.

2.4 Plans to be Reviewed: The plans and specifications shall include any or all of the following, as deemed applicable to the nature of the request: Site plans (showing location of existing dwelling and all improvements, equipment, structures, etc.), floor plans (if required for clarification), exterior elevations, setbacks, drainage pattern of lot, roof plan, building sections, landscaping and irrigation plan, plant list, lighting plan, pool/water feature showing overall design as well as placement of equipment, and wall or fencing plans. Color palette and material samples may also be required. Refer to Section V, Submittal Process.

2.5 Review Criteria: While the Architectural Review Guidelines are intended to provide a framework for improvements, which are not all-inclusive. In its review process, the ARC may consider:

- The quality of workmanship and design
- The harmony of external design with existing structures and dwellings
- The location in relation to surrounding structures and dwellings
- The topography or finish grade elevation

The improvement will not detract from the beauty and attractiveness of the common elements or enjoyment thereof by the Owners, and upkeep and maintenance will not become a burden on the Association. The improvement will not unreasonably interfere with existing views from other dwellings. ARC decision may be based on aesthetics.

2.6 Variances: The ARC shall not grant approval for proposed improvement that are inconsistent with the Architectural Review Guidelines, unless a variance is warranted. Variances may be considered for unique circumstances such as topography, natural obstructions, hardship, or environmental consideration. Variances cannot be contrary to the Declaration. No variance shall be effective unless in writing and signed by the ARC, with the support of a majority of the committee members; provided however that the ARC may not authorize variances without the written consent of the Declarant during the Declarant Control Period. The ARC may require written approval from adjacent or impacted Owners before granting a variance.

2.7 Review Period: Each application for review shall be approved or disapproved within 60 days of submission of a completed application and all supporting materials required by the ARC. The ARC shall provide its decision in writing to the Owner. The decision of the ARC shall be final on all matters, subject to
the Declarant’s veto right and DRC final approval. The Declarant shall have ten days from receipt of notice of ARC approval to veto such approval. The ARC’s written decision shall be rendered as follows:

- **Approved** – The entire application as submitted is approved in total.
- **Conditional Approval** – The entire application, or some portion thereof, is approved subject to the Applicant meeting certain outlined conditions.
- **Disapproved** – The entire application, or some portion thereof, has been rejected. The ARC will provide written comments regarding remedies to the rejection. No work may commence until the plan has been resubmitted, reviewed and approved by the ARC and DRC.

### 2.8 Responsibility of Master “Providence” Design Review Committee “DRC” Review:

Upon receipt of approval from the ARC, it shall be the Owners responsibility to submit for Providence Master DRC approval prior to initiating the construction of the improvements requested.

Owner will be responsible for becoming familiar with and following the Providence Master Design Guidelines and paying for any review fees associated with the submittal process set forth by Providence.

The Manchester Park ARC, Board of Directors, Developer or its agent, shall not be responsible for tracking the status of any submittal to the Providence DRC, Board of Directors, Mater Developer or its representative Agent.

**NOTE:** The Providence DRC reserves the right to veto any action decision made by the ARC. Owner acknowledges and understands that approval from both the Manchester Park ARC and the Providence DRC is mandatory before any work can commence.

### 2.9 Appeal Process:

Owners shall have the right to appeal a decision of the ARC by resubmitting the information and documents specified above. However, such appeal shall be considered only if the Owner has modified the proposed improvement or has new information which would, in the ARC’s opinion, warrant reconsideration. If the ARC does not allow an appeal or if the ARC, after appeal, again rejects the plan, the Owner may then appeal the matter to the Board of Directors for final disposition. Requests for Board review must be in writing and shall be considered at regularly scheduled Board meetings. Requests for Board approval must be delivered to Ideal Community Management (“ICM”) at least 15 days prior to a regularly scheduled Board meeting in order to be included on the meeting agenda.

In case of a disapproval and re-submittal, the ARC shall have 30 days from the date of receipt of the re-submittal to approve or disapprove any re-submittal. The filing of an appeal does not extend any maximum time period for the completion of any improvement.

### SECTION III: IMPLEMENTATION OF APPROVED PLANS

#### 3.1 All Work Must Conform to Approved Plans:

If it is determined that work completed or in progress is not in compliance with these Architectural Review Guidelines or any approval issued by the ARC, the Owner shall be notified in writing of such noncompliance, specifying in reasonable detail the particulars of noncompliance and requiring the Owner to remedy the same. Said notice may be accompanied by a cease and desist order, stopping all activity until the noncompliance is remedied.
If the Owner fails to respond to the notice or remedy such noncompliance, or fails to commence and continue diligently toward achieving compliance within ten (10) days of receipt of the notice, then such noncompliance shall be deemed to be in violation of the CC&R’s and these Architectural Review Guidelines. In such case, the ARC, the Board or the Declarant, whichever is appropriate, shall notify the Owner that it may take action to remove the non-complying improvements and/or seek injunctive relief, recovery of cost incurred (including any legal cost incurred by the Association or Declarant), and may impose a fine, which fine shall not exceed the amount allowed by law.

3.2 Time to Commence:

♦ Please note the 180 day landscape installation requirement in Section 9.7
  Except as otherwise specifically set forth herein, if construction does not commence on a project for which plans have been approved within 120 days of such approval (from the DRC after ARC approval has been obtained), such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the plans to the ARC and DRC for reconsideration.

3.3 Time to Complete: Once construction has commenced, it shall be completed within 180 days of commencement, unless otherwise specified in the approval or extended in writing by the ARC. If not completed within the specified time, the project shall be deemed in noncompliance and subject to enforcement action.

3.4 Inspections: As deemed necessary by the ARC, periodic inspections of work in progress may be conducted to ensure adherence to the approved plan. Upon completion of the project the ARC or its appointed representative may conduct an inspection of the improvement to verify compliance with the approved plan and these Architectural Review Guidelines.

3.5 Contractor Related Matters: “Construction Regulations” are hereby established to preserve and maintain the quiet enjoyment of the community, to maintain aesthetics and ensure safety for the Community and to provide reasonable access and controls for construction activity in order to reasonably minimize inconveniences associated with construction for all Owners and their guests.

As stated in Section 1.4 above, Owners are fully responsible for the actions of their contractors and any subcontractors, agents or employees thereof.

**Work Hours/Days-** All work is limited to the following hours:
- Monday-Friday: 7:00 a.m. to 6:00 p.m.
- Saturday: 8:00 am to 6:00 p.m.

**NO work will be permitted on Sundays or the following Holidays:**
- New Year’s Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day

**Materials/Equipment/Vehicles/Parking:** Equipment and materials not in daily use shall not be stored on the site. No materials or equipment shall be left in the streets without proper safety precautions and marking with caution tape, cones and/or barricades. Construction and crew vehicles must obey all
common courtesy traffic and safety rules, including not blocking driveways, mailboxes, fire hydrants or impeding traffic on streets or sidewalks.

**Conduct:** Offensive behavior or language and loud activity or music will not be tolerated. Animals, alcohol, drugs and firearms are not permitted, violators will be required to leave and may be trespassed from the property entirely.

**Damage:** Damage to any of the Common Elements or neighboring residences will be the responsibility of the Owner, who will be required to pay for any necessary repairs or replacements.

Violation of these Construction Regulations may result, after Notice of Hearing, in a fine being levied upon the Owner employing the Contractor involved.

**Section IV: ARCHITECTURAL AND DESIGN STANDARDS**

**4.1 Prohibited Items:** The following items/installations are prohibited in the community:

- Aluminum patio covers ("Aluma-wood" product is allowed)
- Basketball backboards installed on the residence.
- Clotheslines.
- Drainage alteration to any lot or Common Element.
- Fencing of wood, glass, metal, wire or chain link (see Section 4.3, type II Review Guidelines, Fencing).
- Ground cover of: wood chips, red lava rock, white rock.
- Mirrored window tint or tin foil.
- Mobile or manufactured homes.
- Palm trees (see Providence Approved Plant list attached hereto).
- The use of turf grass in the front yard of any dwelling.
- Roof mounted HVAC or evaporative cooling units
- Roofing of wood shake, fiberglass or simulated tile.
- Solar or Satellite Dish receiver installation on front plane of the residence (see Section 4.2 Type I Review Guidelines, Satellite Receivers).
- Storage buildings or sheds visible to any street or Common Element.
- Tents (except those used for temporary events).

**4.2 Type I Review Guidelines:** The following items require prior review and approval by the ARC or its representative. No fee will be charged for the review of these minor items. Unless unusual circumstances require further review by a professional consultant.

- **Antenna-** All antennae are restricted to the attic or interior of dwelling (see section 4.2, Type I Review Guidelines, Satellite Receivers).
- **Awnings-** Awnings must be durable construction to handle local winds and must compliment the color of the dwelling.
Barbecues - Portable barbecues do not require approval but must be stored out of view from the street or Common Elements. Constructed barbeque structures must meet all structure setback requirements (see Section 4.5, setbacks). Complex barbeque structures may be referred for professional review as necessary.

Concrete Work/Curbing/Walking/Pavers - Minor changes and additions of various types of concrete work, including stamping, staining and installation of paving stones, requires review of a site plan showing location, type and style of material and colors to be used. Style and colors must harmonize with the dwelling (see section 4.5 setbacks). More complex plans will require a Review Fee.

Doors:
- **Arcadia/French Doors** - Must harmonize aesthetically with the Dwelling.
- **Front Doors** - May be changed or modified, harmonizing aesthetically with the front of the dwelling.
- **Security/Screen Doors** - May be added and must match main or trim color Dwelling.

Flagpoles - The United States flag may be displayed on a portable pole attached to the Dwelling. One free standing flagpole will be allowed in the rear yard of the lot. Installation shall be a minimum of ten (10) feet from any property line and located wholly upon the Owners lot. Height of the pole from grade level of the lot shall not exceed twenty (20) feet. Lines and metal clips shall be shrouded or tied in a manner that will eliminate noise caused by being windblown. Only the United States flag shall be displayed on the pole and the size of the flag shall not exceed four (4) feet by six (6) feet in dimension. If lighting is installed, all due care must be taken to use a fixture and bulb wattage that will not cause a nuisance to neighboring lots. Minimum setback requirements is ten (10) feet from any property line.

Fountains - Manufactured “plug-in” fountains may be installed in front yards, courtyards, or rear yards, with a minimum setback of five (5) feet from any property line and three (3) feet from any structure. For larger structures, refer to “Water Features” below.

Greenhouse Windows - Greenhouse windows shall not project beyond dwelling eaves and must match existing window trim.

Gutters and Downspouts - Gutters and downspouts must match main dwelling or trim color.

Lamppost/Ambient Lighting - Fixtures must harmonize with the dwelling. Lampposts will not be allowed in front yards and all due care must be taken to avoid lighting nuisance to neighboring lots. The maximum height for lamppost is five (5) feet.

Landscaping - Refer to landscape Section 4.4 of these Architectural Review Guidelines for details on installation. Minor landscape changes, including replacement of existing plants with like material and seasonal color changes do not require prior review. However, no changes may be made to any landscaping in common areas/areas maintained by the Homeowners Association.
Landscape Accessory Features- These items do not require review. They include, but are not limited to benches, bird baths, birdhouses, pottery, statues and various other type of lawn art. Accessories located in the front yard or in the rear yard of a lot adjacent to Common Element open space shall be limited in height to thirty (30) inches and must be placed at least ten (10) feet from any property line. They are limited to five in number of separate pieces and must also harmonize with the aesthetics of the community. Items reported by residents shall be subject to review by the ARC. However, the ARC reserves the right on the alley loaded lots to prohibit certain Landscape Accessory Features found to be inconsistent with the design of the shared common area landscape design theme in the front of the units.

Painting- No approval is required to repaint the Dwelling or block fencing in accordance with the original color scheme. Any other painting requires approval. The type of paint and colors used in repairing shall be from color palette used at the time of initial construction. Wrought iron perimeter fencing and gates must be painted to match the Dwelling color scheme and must be maintained to avoid rust damage.

Playsets/swingsets, etc. - See Section 4.2 Type II Review Guidelines, sports/ploy equipment.

Retracting Screens- Retracting screens may be used on windows or patio covers and must harmonize with Dwelling color.

Rolladen Shutters- Rolladen shutters must be painted to match the Dwelling.

Roofing Material- Repair, replacement or new installations of any roofing material shall be of the same material and colors as originally installed. Only new installations of roofing material, and not repair or replacement of roofing material with substantially the same product, require ARC approval.

Satellite Receivers- Prior review of Satellite Receivers allows for proper placement that will not conflict with signal reception or Community aesthetics. Each Dwelling is limited to one (1) dish Satellite Receiver unit per lot. Unit size is limited to one (1) meter maximum. Consideration of location and screening from common Element and neighboring lots is critical to avoiding problems. The ARC reserves the right on the alley loaded lots to prohibit certain Satellite Receivers found to be inconsistent with the design of the shared common area landscape design theme in the front of the units.

Signage- Prior review and approval of signs is not required. One small warning sign (maximum 9x12") for each of the following uses is permissible: security, neighborhood watch, “no soliciting” or “beware of dog”. One for sale/rent sign per Dwelling is allowed (maximum “18x24”), in either the front yard or window. Signage placed on any Common Element will not be tolerated. Please refer to the community Rules for details on regulation of signage. No contractor signage during home improvement installations will be allowed.

Solar Equipment- The design of solar equipment should be integrated into existing roof colors. The impact on view from neighboring lots and Common Elements will be considered. Installation on the front plane of
any Dwelling will not be permitted. All connections and plumbing attached to the Dwelling shall be painted to match.

**Stone Veneer**- Any stone veneer must match color, style and quality of existing stone used in the community.

**Windows**- Windows may be placed or added but must match those in the existing Dwelling.
- Screens- mesh solar screens are permitted in the following colors: tan, sand, beige, bronze, and charcoal grey
- Tint- Bronze or grey is permitted. No reflective or mirror tint will be allowed.
- Stained Glass- Decorative stained glass accent windows and doors are permitted.
- Window Coverings- Temporary (30 day) window covering of white sheets, paper or Temporary blinds are permitted without prior approval. *Tin foil is not allowed in any window.*

**4.3 Type II Review Guidelines:** The following Guidelines are for more complex improvements that require adherence to more specific restrictions as well as submittal of detailed plans and samples. Review of these improvements shall require a Review Fee and may require an additional fee for review by a professional consultant.

**Specific attention should be paid to section 4.5, Setbacks for these submittals.**

**Fencing**- Only two types of fencing are allowed in the community: (1) Wrought iron fencing and (2) Split-faced or color stucco block walls. Specific guidelines for these types are noted below. Fencing in of the front yards on the alley loaded lots is not permitted.

**Fireplace/Fire pit**- Exterior fireplaces shall not exceed ten (10) feet in height and shall harmonize with the aesthetics of the Dwelling. Installation of any fireplace or fire pit shall be ten (10) feet from property line and five (5) feet from any structure.

**Gates**- All gates must be wrought iron to match existing within the Community- with minimum 5/8 inch pickets set four (4) inches on center. Maximum gate height shall be six (6) feet. Gates may be screened with metal mesh to match gate color. Wrought iron color must harmonize with color of the Dwelling. Double gates for vehicle access will be considered on a case by case basis, depending on size and location of the lot. All double gates must be completely screened with metal mesh. Use of any type of wood for gates or fences is not permissible.

**Patio/Decks/Patio Covers**- Patio/Deck surfaces may be constructed of concrete, stamped concrete, paving stones, flagstone or tile, and must harmonize with the Dwelling, wood decking, post or railing is not permissible. Patio Covers may be solid or lattice. Solid covers must match the roofing material of the Dwelling. Solid patio covers will not be permitted on the front of the Dwelling. Paint must match the Dwelling color scheme or may be white. Post must be a minimum of 4”x4” in size, constructed of “alum wood”, stone or stuccoed block. Decorative wrought iron supports harmonizing in color and design with the Dwelling are acceptable.
Pools/Spas/Water Features - All pools, spas and water features shall be designed and constructed so as to minimize impact on adjoining properties with light and sound. No portion of the walls, hardscape or raised bond beams shall exceed 30” in height as measured from pad grade of the lot. Pools must be in-ground; spas and water features may be in-ground, partially in-ground or above ground. The height of a spa cannot exceed 48” from pad grade level. Heaters and pumps must be installed in side yards, screened from neighboring views. Slides, waterfalls or water features cannot exceed five feet in height from pad grade. A deposit of $2000 is required for any in ground feature that is deemed approved to be constructed by the Board of Directors. The check will be held without deposit until the project is complete and an inspection has been performed by the Board of Directors indicating no common area damage has occurred and will need repairs.

Note: Construction access shall only be through the front property wall of the lot. NO access shall be granted through any wall or fence adjacent to any section of the Common Elements, including the parks and other landscaped Common Element lots. The alley loaded lots are required to only use that gate access to the rear and/or side yard area.

Ramadas/Gazebos/Palapas - Ramadas, gazebos or palapas must be permanent structures constructed to harmonize with the main Dwelling. They must meet all setbacks as noted in Section4.5 and cannot exceed fourteen (14) feet in height. Roofing material must be as noted for patio covers. No canvas or redwood structures will be permitted. Any lighting features must be designed to harmonize with the main Dwelling and not cause interference or nuisance to surrounding properties.

Sports/Play Equipment - All types of sports and play equipment (including swing sets) require prior review of type, style, color and placement. Consideration must be given regarding nuisance to all neighboring and common Element lots. NO portion of any play structure shall be approved that is greater than ten (10) feet in total overall height. The maximum platform height cannot exceed six (6) feet. Blue, green or neutral colors will be considered for any canopy that exceeds the six (6) foot height.

Basketball hoops cannot be mounted onto the Dwelling. Submittals for permanent hoops installed in the rear yard of a Dwelling will be considered under the above criteria. Portable basketball hoops will be permitted and do not require prior review. Pursuant to city and county code, portable basketball hoops cannot be used in the public streets. All such portable equipment must be stored out of sight in the garage or rear yard when not in use. In addition, no portable sports/play equipment shall be used in the private streets and alleyways of the project.

Walls - No structural alterations, changes, attachments or additions shall be allowed to walls constructed, unless it is the addition of no more than two (2) courses to the perimeter walls with the same type and color of cinder blocks. If any more than two (2) courses are requested then ARR approval will need to be obtained.

- Walls may be constructed of split-face block, painted stucco or integral color stucco on concrete block. Unpainted block, chain link, wire and wood are not permissible. Additional walls on any property must match the style of wall used within that neighborhood.
- New construction or alterations to walls placed on property lines shall require prior written approval from neighboring Lot Owner, which shall not be unreasonably withheld or delayed.
- Maximum height for perimeter property walls is six (6) feet.
Courtyard walls must be set back a minimum of five (5) feet from front of side property. Lines and cannot exceed 32” in height.

- Walls on corner lots must not encroach on County required sight visibility easements.
- Retaining walls must meet city building codes requiring damp-proofing and weep holes.
- **No construction or alteration may interfere with or alter drainage grades in any manner**

**Wrought Iron Fencing -** All wrought iron fencing installations must match existing Community fencing in design, with minimum 5/8 inch pickets set four (4) inches on center. Color shall harmonize with the Dwelling’s color scheme. Maximum fence height is six (6) feet. Lots adjacent to common areas may be restricted from adding additional fencing, not originally installed by Developer.

**4.4 Landscape Architectural Review Guidelines:** The providence landscape concept reinforces the overall community theme through an informal planting palette and design based on a community water conservation effort. Providence is striving to be conscious of the water conservation concerns of the Las Vegas Valley. Included in these Architectural Review Guidelines is an approved plant list on the Nevada Water Smart Landscape Program.

**Prohibited Plant List-** The following plants are not allowed under any circumstances:
- Baccharis sarrothroides/ Desert Broom.
- Bermuda Grass/Cynodon Dactylon.
- Common Olive (fruit bearing)/olea europea.
- Cottonwood.
- Green Fountain Grass/ Pennisetum Sectaceum
- Mulberry/Morus Alba
- Palm Trees of all varieties, with the exception of sago planted in a temporary pot.
- Tamarisk/Tamrix spp.

In addition, artificial plants may not be installed in-ground, are allowed in pots.

**Ground Cover-** The ground surface of all yards must be covered in total with a combination of inert and living materials. **NO BARE GROUND IS ALLOWED.**

Inert materials, which must be of a type that is impervious to water degradation, may include:
- Decomposed granite, ¼ minus size.
- Crushed rock sized 3/8 inch to 3 inches- installed at a minimum of 2-3 inches deep.
- Native rock up to six inches in size, used as cobble accent or riverbed (NO gray river rock).
- Colors must be pre-approved tan, gold, rose or rainbow colors which are compatible with the surrounding native area.

All rock mulches must be those which do not decompose when exposed to water and are compatible with the natural environment. No artificially colored rock, sandstone, red lava rock or wood chips will be allowed as mulch ground cover.

**Boulders-** Use of landscape boulders is encouraged. They should be installed securely so that a minimum of 1/3 of the mass is below grade and extend no more than thirty (30) inches above grade.
Grass Turf- Use of turf grass is prohibited in the front yard area. Turf is limited to 40% of rear yard area. All turf must be installed at a minimum of three (3) feet from all property walls and fences, in order to minimize water staining and damage. Common Bermuda grass is prohibited.

Synthetic Turf- Synthetic turf installation is allowed as long as the product meets minimum established requirements for quality and durability. “Astroturf” is not permissible. Synthetic turf should not exceed 75% of yard area.

Hardscape- Use of concrete, tile and stone accents for decks and patios, walkways, curbing and planter walls is encouraged to enhance landscape design. If colored materials are used they must harmonize with the Dwelling and surrounding structures. Use of hardscape is limited to 20% of the area of the lot. Pool decking is not included in this limitation.

Irrigation- Use of overhead sprays is limited to turf areas only and not allowed in planter beds. Every effort must be made to keep overspray of property walls and out of the streets. The area within three (3) feet of any property wall is limited to planter installation with drip irrigation only.

Sight Visibility- Landscaping on corner lots must not encroach on city required sight visibility easements.

Tree & Shrubs- Care must be taken in placement of trees and shrubs to avoid creating a maintenance nuisance or view restriction for surrounding lots and any adjacent common elements. A list of recommended trees and shrubs that flourish well in the desert environment is included with these Architectural Review Guidelines. Minimum recommended planting in side and rear yards is two trees- 15 gallon to 24 inch box in size-along with 15 one-gallon and 15 five-gallon shrubs. Drip irrigation only is allowed for all trees and shrubs. Trees and shrubs must be planted a minimum of three (3) feet from any structure or property wall. Root barriers for trees within ten (10) feet of any property line or structure are recommended.

Vines & Trellises- It is recommended that vines be attached to walls with metal fasteners and wire. If wood trellises are used, they must be painted to match the wall they are adjacent to. They must be secured from damage by blowing wind and kept in good repair.

Note: Professional assistance for design, selection and installation of landscape in this arid desert environment is highly recommended and will result in the most effective and maintenance efficient yard usage.

4.5 Setbacks: Setback minimums are designed to meet building and safety codes, as well as to minimize intrusion and nuisance issues between properties and along the community parks and open spaces.

Front - Measured from the back of the sidewalk, or from the back of the curb if there is no sidewalk. Minimum of five (5) feet for any tree or decorative fencing. Minimum of (10) feet for patio deck, cover or courtyard wall.
Side - Minimum of three (3) feet from the side property line for any tree, decking or walkway. Minimum of five (5) feet for any structure, such as a patio cover, palapa or gazebo. Minimum of ten (10) feet for any play structure or sports equipment installation.

Rear - Minimum of ten (10) feet from the rear property line for any patio cover, accessory structure or sports court. Minimum of three (3) feet for any tree, pool or spa installation.

SECTION V: SUBMITTAL PROCESS

5.1 Form and Fees: A completed “Submittal Form” with owner contact information must accompany each “improvement Submittal”. Fees for section 4.2 Type I Review will be waived unless the plans require review by an expert. Fees for Section 4.3 Type II Review are noted on the “Submittal Instructions” form. Additional fees may be charged if complexity of plans requires expert review. Fees are subject to change as deemed necessary by the ARC.

5.2 Plans and Samples: A complete set of installation plans, showing the Lot, footprint of the Dwelling and all required setback measurements, as well as the location of the planned improvement, is required. Color samples of hardscape, concrete, rock, tile, etc. are required. Pictures are preferred to physical samples. Catalog sheets showing design of equipment, lighting, etc. and any other items depicting the character and intent of the improvement will accelerate the review process.

5.3 Response Time: Each improvement submittal will be reviewed by association staff for completeness. Complete submittal forms will be date stamped and referred to the ARC. Within thirty (30) days of receipt of a complete submittal, a written response will be provided to the owner. Conditional approvals will not be given. Instead, the submittal will be returned with comments noting areas needing clarification and requiring re-submittal for an approval. If the submittal forms are incomplete, they will be returned to the owner by its representative agent. Only complete submittals will be forwarded to the ARC for review.
### PROVIDENCE
### APPROVED PLANT LIST

#### BOTANICAL NAME

**Trees**
- *Acacia Smallii* (Farnesiana)
- *Bauhinia Congesta*
- *Cercidium Floridum*
- *Chilopsis Linearis*
- *Chitalpa tashkentosis*
- *Cordial boisseri*
- *Fraxinus oxycarpa* 'Raywood'
- *Juniperus Monosperma*
- *Olea ‘Swan Hill’ or Wilsonii‘*
- *Pinus Eldarica*
- *Pinus Helepensis*
- *Pistacia Chinensis*
- *Plantanus Occidentialis*
- *Prosopis Glandulosa*
- *Prosopis Chilensis*
- *Quercus Fusiformis*
- *Quercus Buckleyii*
- *Quercus Virginana*
- *Sophora Secundiflora*
- *Ulmus Parvifolia*

**Common Name**
- Sweet Acacia
- Orchid Tree
- Blue Palo Verde
- Desert Willow
- Chitalpa
- Texas Olive
- Raywood Ash
- One See Juniper
- Fruitless Olive
- Mondel Pine
- Aleppo Pine
- Chinese Pistache
- Arizona Sycamore
- Texas Honey Mesquite
- Thornless Chilean Mesquite
- Escarpment Live Oak
- Red Rock Oak
- Southern Live Oak
- Texan Mountain Laurel
- Evergreen Elm ‘Allee’

**Shrubs**
- *Ambrosia Deltoidea*
- *Ambrosia Dumosa*
- *Busux microphylla*
- *Caesalpinia Gilliesii*
- *Calliandra Californica*
- *Calliandra eriophylla*
- *Cordial parvifolia*
- *Cotoneaster Glaucophyllus*
- *Cowtiana Mexicana*
- *Cupressus sempervirens*
- *Dalea Frutescens*
- *Eleagnus ebbingei*
- *Encelia Fairmose*
- *Ephedra Nevadensis*
- *Ericameria Laricifolia*
- *Euonymous Hybrids*

**Common Name**
- Triangle Leaf Bursage
- White Bursage
- Japanese Boxwood
- Yellow Bird of Paradise
- Baja Fairy Duster
- Native Fairy Duster
- Little Leaf Cordia
- Grey Leaf Cotoneaster
- Cliff Rose
- Italian Cypress
- Black Dalea
- Silverberry
- Brittle Brush
- Mormon Tea
- Turpentine Bush
- Euonymous
Fraxinus Greggi
Juniperus Sp.
Larrea Tridentate
Leucophyllum Sp.
Leucophyllum Frutescens ‘Green Cloud’
Ligustrum Sp.
Photinia Fraserei
Raphiolepis Indica
Rhus Trilobata
Rhus microphylla
Salvia clevelandi
Salvia Greggi
Simmondsia Chinensis
Xylosma Congesta ‘compacta’

Little Leaf Ash
Juniper
Creosote
Heavenly Cloud Sage
Green cloud sage
Privet
Fraser’s Photinia
Indian Hawthorne
Three Leaf Sumac
Single Leaf Sumac
Chaparral Sage
Autumn Sage
Jojoba
Xylosma

**Accents**
Agave Desmentiana
Agave weberi
Dasyliron wheeleri
Dietes Sp.
Hesperaloe parviflora
Muhlenbergia capillaries
Muhlenbergia lindheimeri
Muhlenbergia Rigens
Nolina Microcarpa
Opuntia engelmannii
Opuntia violacea ‘santa rita’
Pentstemon Sp.
Yucca baccatta
Yucca brevifolia
Yucca Elata
Yucca rigida

**Common Name**
Agave
Weber’s Agave
Desert Spoon
Iris
hesperaloe (yucca)
Regal mist deer grass
Autumn Glow Deer Grass
Deer Grass
Beer Grass
Engelmann’s Prickly pear
Purple Pancake
Penstemon
Banana Yucca
Joshua Tree
Soaptree Yucca
Blue yucca

**Groundcovers**
Acacia redolens
Baccharis ‘Centennial’
Baileya multiradiata
Dalea capitata ‘Sierra Gold’
Euonymous
Gazania rigens ‘ Sun Gold’
Hymenoxys acaulis
Juniperus Sabina ‘Buffalo’
Lantana ‘New Gold’
Melampodium leucanthum
Pyracantha Sp.

**Common Name**
Low Boy Desert Carpet
Centennial baccharis
Desert Marigold
Sierra Gold Dalea
Trailing euonymous
Gazania
Angelita daisy
Buffalo Juniper
New gold lantana
Blackfoot daisy
Red Elf Pyracantha
Rosmarinus officinalis ‘Prostratus’
Verbena gooddingii

Trailing Rosemary
Gooddingii Verbena

**Vines**
Feijoa Sellowiana
Gelsemium sempervirens
Photinia fraserii
Pyracantha sp.
Rosa banksiae

**Common Name**
Pineapple Guara
Carolina Jasmine
Fraser’s Photinia
Pyracantha ‘Firethorn’
Lady Bank’s Rose

**DESIGN REVIEW SUBMITTAL PROCEDURES**

**TYPE I SUBMITTALS**- These items require prior review and approval by the Architectural Review committee or its representative. No fee will be charged for the view of these minor items, unless unusual circumstances require further review by a professional consultant. Please refer to the Architectural Review Guidelines for a complete list of these items.

**TYPE II SUBMITTALS**- These items include major improvements to the Dwelling or Lot and most likely require professional construction/installation and building permits from the county. Please refer to the Architectural Review Guidelines for a complete list of these items.

**SUBMITTAL FEES:**
- Type I: No fee, unless further review by a consultant is required.
- Type II: No fee has been established by the ARC at this time.
- Professional Review: $75 per submittal, if required—payable in advance.

**FOLLOWING ARE THE STEPS FOR COMPLETING SUBMITTALS FOR REVIEW:**

**Step 1:** Complete a Design Review Application form (attached), including the following:
- Lot Owner name.
- Site address.
- Owner’s mailing address.
- Day time contact information.

**Step 2:** Include a site plan/drawing indicating the following:
- Lot property lines.
- Footprint of the Dwelling.
- Location of any other structure on the Lot, including play equipment, pool or spa, fountain, patio, gazebo, etc.
- Location of the item(s) include for review on the Design Review Application.
- Note distance in feet from all structures and property lines. Include dimensions of improvement (ie. width, height).
Step 3: Describe the item(s) being submitted for review as completely as possible, including:

- Size, height and color.
- Type of material(s)
- Method of installation (i.e. in-ground, on concrete or tile, etc.).
- Include a catalog sheets, spec sheets or photos that clearly show the above items.
- If necessary or requested, samples are acceptable and will not be returned. If samples are submitted, they should be small enough to fit into an envelope for handling.

Step 4: Include the required fee in the form of a check or money order made out to Manchester Park Homeowners Association.

Step 5: Owner will be notified in writing of the review results, within 15 to 60 days of receipted date of a complete Submittal package.

Step 6: Owner will need to submit to the Providence DRC for final approval in accordance with their established DRC Guidelines and application process. Please contact Ideal Community Management at (702) 247-1115 with any questions or concerns.