

DESIGN GUIDELINES

FOR

VU NEIGHBORHOODS

AT

MACDONALD HIGHLANDS

(THE FOOTHILLS @ MACDONALD RANCH

MASTER ASSOCIATION)

ADOPTED JANUARY 27, 2021

SECTION 1: OVERVIEW

1.1 INTRODUCTION

VU, VU Estates and VU Pointe are neighborhoods in the master community known as The Foothills at MacDonald Ranch and are collectively referred to herein as “VU Neighborhoods” and individually referred to herein as “VU”, “VU Estates” or “VU Pointe”. Owners within the VU Neighborhoods are members of The Foothills at MacDonald Ranch Master Association (“Association”) which is controlled by a Board of Directors. Owners and their Units are subject to the Master Declaration of Covenants, Conditions and Restrictions for The Foothills at MacDonald Ranch (“Declaration”). The Board of Directors for the Association has adopted Design Guidelines for The Foothills at MacDonald Ranch Community known as MacDonald Highlands Design Guidelines (“Design Guidelines”). The Design Guidelines provide design standards that have been established to protect and maintain the long-term quality and value of the Community. The Board of Directors has established a Design Review Committee (“DRC”) to implement and enforce the Design Guidelines.

Pursuant to the Declaration, design guidelines may be established for the Units in the Neighborhoods in the Community. The Units in the VU Neighborhoods are being developed by VU, LLC (referred to herein as “Participating Builder” or “Builder”). Accordingly, the guidelines set forth herein are for the VU Neighborhoods and are hereinafter referred to as “VU Neighborhood Design Guidelines”. Capitalized words that are not defined in these VU Neighborhood Design Guidelines shall have the definitions provided in the Declaration.

1.2 VU NEIGHBORHOOD LOCATION

The VU Neighborhoods are located within The Foothills at MacDonald Ranch Community in Henderson, Nevada and is bounded by the McCullough Mountain Range on the North and Dragon Ridge Golf Course on the Southeast.

1.3 PURPOSE OF DESIGN GUIDELINES

The Declaration requires approval of the DRC prior to the installation of any structure or any alteration, improvement or modification (“Improvements”) or the performance any Construction Activity upon or to a Unit. The Design Guidelines are for the purpose of providing Owners with criteria for Improvements and Construction Activities. The VU Neighborhood Design Guidelines are intended to supplement the Design Guidelines established by the Association to address the particular construction criteria for any Improvements and/or Construction Activities upon or to the *Units in the VU Neighborhoods*. The VU Neighborhood Design Guidelines contain more specific requirements than the Design Guidelines particularly for the Units in the VU Neighborhoods and such are not considered conflicts. The VU Neighborhood Design Guidelines are subject to the Design Guidelines, the Clark County Building Code, the Declaration, the Governing Documents for the Association and any and all applicable laws and ordinances.

1.4 APPLICATION OF VU NEIGHBORHOOD DESIGN GUIDELINES

The VU Neighborhood Design Guidelines apply to all residential construction within the VU Neighborhoods including but not limited to structures, (new construction, remodels, additions, and accessory structures), paving, landscaping, utilities, and site amenity features. The VU Neighborhood Design Guidelines are subject to interpretation by the Design Review Committee (“DRC”) and the Builder. The Builder and/or the DRC (with the Board’s consent) and the Board of Directors may amend the VU Neighborhood Design Guidelines to meet specific site or functional requirements of the Units in the VU Neighborhoods.

1.5 LIMITATION OF LIABILITY

The standards and procedures in these VU Neighborhood Design Guidelines are intended as a mechanism for maintaining and enhancing the overall aesthetics of the VU Neighborhoods, but shall create no duty to any person. Each Owner shall be responsible for obtaining all necessary permits and for complying with all applicable governmental (including, but not limited to County) requirements.

1.6 SCOPE OF REVIEW

The DRC shall review and approve or disapprove (deny), all proposals, plans and specifications submitted to it for any proposed improvement, alteration, or addition to a Unit in any VU Neighborhood, on the basis of the factors set forth in the Design Guidelines and the VU Neighborhood Design Guidelines and with regard to the visible appearance of the size, color, location, and materials thereof. The DRC shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of, any proposal, plan or design from the standpoint of structural safety or conformance with building or other codes.

SECTION 2: DESIGN REVIEW PROCESS

2.1 VU BUILDER APPROVAL

Prior to the commencement of any Improvements or Construction Activity upon any Unit in any VU Neighborhood, an application for approval of such Improvements and/or Construction Activity including any and all proposals, plans or specifications for any proposed installation, improvement, alteration thereto (“Application”), must be submitted to the DRC. The form of the application shall be determined by and obtained from the DRC.

Prior to submittal of the Application to the DRC, the Improvements and Construction Activity set forth in the Application must be approved by the Builder. The form of the Builder’s approval (“Builder Approval Form”) is attached hereto as Exhibit “D”.

The Participating Builder, in its absolute discretion, may approve or deny the Application. The Participating Builder may consider the original design of the Unit and the neighboring Units, the original construction, the aesthetics, the consistency and harmony with the rest of the VU Neighborhood, the quality of workmanship, topography, finish grade elevation and other things. Request for the Participating Builder approval shall be made by providing the Application to:

Participating Builder
Attn: Ken Sailley and Erika Geiser
10300 W. Charleston Blvd.
Suite 13 Box 427
Las Vegas, NV 89135

Email:
Ken Sailley, ksailley@christopherhomes.com
Erika Geiser, egeiser@christopherhomes.com

The Participating Builder shall approve or deny the Application within a reasonable time following submittal and shall provide applicant with its decision in writing.

2.2 DRC ADMINISTRATION

Following execution of the Builder Approval Form, the Application shall be submitted to the DRC and the DRC shall administer all submittals for design review, with regard to the implementation of the VU Neighborhood Design Guidelines and shall consider the approval or denial of the Participating Builder. The procedure described in the Design Guidelines shall be used to administer the implementation process.

2.3 DILIGENT COMPLETION OF IMPROVEMENTS

Upon approval of the DRC, applicant shall immediately commence work on the Improvement, alteration, or addition to a Unit in the VU Neighborhood. Such work shall be carried out diligently from the commencement thereof and shall be completed within a reasonable time, not to exceed six (6) months.

SECTION 3: ARCHITECTURAL CHARACTER

3.1 ARCHITECTURAL CHARACTER AND THEME

The architectural character envisioned for the VU Neighborhoods is described as contemporary. The VU Neighborhood Design Guidelines establish the framework to achieve harmony and compatibility within the VU Neighborhoods. Any modifications to an existing Unit in a VU Neighborhood shall comply with the Design Guidelines and the VU Neighborhood Design Guidelines.

3.2 ARCHITECTURAL COMPONENTS

The architecture of a Unit can be broken down into three major components, including 1) building facades, 2) roofs, and 3) architectural features and accents. The proper design treatment of these three components will result in a visually pleasing home and neighborhood environment throughout the particular VU Neighborhood. The following is a general description of each of these components and should be addressed relating to the contemporary architectural style.

3.3 EXTERIOR PAINT COLOR

Any repaint of the exterior of a Unit in a VU Neighborhood must be one of the pre-selected and pre-approved color schemes. The VU Neighborhood paint palette has been pre-selected and pre-approved by the Participating Builder. Attached as Exhibit "A" is a list of the pre-selected and pre-approved paint colors that may be utilized. A DRC review is required if changing the color scheme of a Unit including a change from an original palette color to another pre-approved color scheme. The color schemes of the VU Neighborhoods have been designed to have variation and not duplicate in series. The accent colors cannot be the same color as the Unit directly adjacent to the Unit and should vary in nature pursuant to the original design intent.

3.5 WALLS, FENCES & GATES

All wall and fence construction, extensions, and finish materials not installed as part of the original construction of the Unit by the Builder must be submitted for review and approval by the Builder and the DRC prior to construction.

3.6 ROOF MATERIALS

In the event of any change in the roof of a Unit in a VU Neighborhood, the roof materials shall be the same material and color as already established in the particular VU Neighborhood. A DRC review is required if changing the roof material and/or color.

Permitted Roof Materials: Single ply TPO

Permitted Roof Color: Gray

3.7 WINDOW AND DOOR OPENINGS

Any modifications to windows or door openings to a Unit in a VU Neighborhood shall be of the same material and color as already established in the particular VU Neighborhood which is of a contemporary architectural style. The colors for windows and doors are attached hereto as Exhibit "A".

Window tinting is not allowed on any Unit in a VU Neighborhood except that the solar window film offered by Builder may be used on windows of a Unit.

3.8 GARAGE DOORS

Any modifications to garage doors on a Unit in a VU Neighborhood shall be of the same material and color as already established in the particular VU Neighborhood which is of a contemporary architectural style. Damaged garage door panels must be replaced and match the original door design, texture, paint finish.

SECTION 4: RESIDENTIAL LANDSCAPE

4.1 INTRODUCTION

The intent of the landscape design is to create a unique theme by incorporating a rich palette of arid region plant material, native plants and sub-tropical plants. The palette and patterns complement the setting, topography, and architectural character of the VU Neighborhoods.

4.2 LANDSCAPE THEMES

The change of any landscaping shall be consistent with the landscaping and rock mulch initially installed by the Builder; all other changes require approval of the DRC. Plant material must be tolerant of the Las Vegas climate, in particular the seasonal hot, cold and windy conditions.

4.3 TREES

No trees on the yard (front, rear or side yard) of any single-story Unit in VU (excluding VU Estates and VU Pointe) may exceed the highest point of the parapet on the roof. "Parapet" shall mean the extension of a wall at the edge of the roof.

4.4 ROOF DECKS

No personal property, plants, equipment, materials of any kind may be placed on the roof deck of a Unit which exceeds 36 inches or which impedes the view of any neighboring Unit.

SECTION 5: VIEW CONES

5.1 PURPOSE

The character of the VU Neighborhoods provides for view opportunities and strong view orientations for various Units. As such, Improvements, Construction Activities, structures, landscaping, walls, objects, lighting, etc. upon any Unit in the VU Neighborhoods must be made in such a manner and location so as not to unreasonably intrude upon nor inhibit views from a neighboring Unit in a VU Neighborhood.

5.2 REAR YARD VIEW CONE

The rear yard of each Unit in a VU Neighborhood contains a “View Cone” which extends along the side property line and across a portion of the rear property line. The size, shape and location of a View Cone for each Unit shall be determined by the Builder. At a minimum, the View Cone shall be measured by 10’ X 10’ as more specifically described on Exhibit B. Some View Cones may be larger due to the size and shape of the Unit and/or Lot; an example is set forth on Exhibit C.

5.3 IMPROVEMENTS AND LANDSCAPING IN REAR YARD

No plants, trees or other landscaping in the rear yard of a Unit in a Vu Neighborhood, including within any View Cone, may be taller than 36 inches from the ground.

No landscaping or improvements may be modified on a Unit in a Vu Neighborhood without approval of the Participating Builder, and the DRC, as applicable, who shall determine whether or not such modification interferes with the view for any Unit in a VU Neighborhood.

Retractable awnings are not allowed on a Unit in VU Neighborhood.

5.4 FENCING

Any and all fencing on any Unit in a Vu Neighborhood shall be located, constructed and maintained for the purpose of preserving and protecting the views of adjoining Units in the Vu Neighborhoods. No solid walls are allowed along the rear property line of any Unit. Side yard fencing may not be extended beyond that initially installed and set by Builder on each Unit.

5.5 CONDITION

Any portion of a Unit in a Vu Neighborhood which is visible from another Unit in a Vu Neighborhood shall be kept in a neat and clean condition and free of weeds, debris and residue.

5.6 REAR YARD SLOPED AREA

Natural landscaping may be planted in the rear yard sloped area of a Unit in a VU Neighborhood; however, no landscaping may be taller than 3 feet. The rear yard sloped area is the sloped area from the top of scarp (beginning point of slope) to the rear property line as shown on Exhibit B.

SECTION 6: AMENITIES

6.1 ACCESSORY STRUCTURES

No accessory structure, gazebos, trellis, sheds, casitas, water features or other such building may be constructed within the View Cone. The height of any such structure may not exceed the highest point of the Parapet (as defined in Section 4.2).

6.2 SWIMMING POOLS

Swimming pool slides and swimming pool and spa equipment, including the screening of any such slides or equipment, shall not be located within the View Cone on any Unit.

6.3 PLAY EQUIPMENT

Play equipment including but not limited to swing sets, jungle gyms, sports courts, etc. shall not be located within the View Cone on each Unit. The screening of play equipment shall not be within the View Cone on each Unit.

SECTION 7: CONDITION OF UNIT DURING IMPROVEMENTS/LANDSCAPING

7.1 LOCATION OF STAGING MATERIALS

During the installation of any landscaping or other improvement, any dumpster, piles of materials or other such items (“Staging Materials”) may be stored within the boundaries of the Unit during the construction of the improvement and/or installation of the landscaping. However, no Staging Materials may be placed on the streets in a VU Neighborhood for more than 24 hours. The location of Staging Materials shall be approved by Building and DRC. The application for approval shall include the proposed location of the Staging Materials.

7.2 PARKING

The parking of vehicles for contractors, subcontractors, laborers, etc. shall not interfere with any other Owner or Unit in a VU Neighborhood. The location of parking shall be included in the application for approval and shall be approved by the Builder and DRC.

Revised October 2020

Exhibit A

Exterior Color Pallet - Exhibit A

Christopher
H O M E S



FINAL

EXTERIOR COLOR/MATERIAL SPECIFICATIONS AND COLOR BLOCKING

August 09, 2017

REVISED:

December 22, 2017

December 28, 2017

October 1, 2018

December 16, 2019

May 19, 2020

September 22, 2020



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PAINT & MISCELLANEOUS ITEMS

PAINT MANUFACTURER All paint to be Sherwin Williams (SW), unless otherwise stated differently.

PAINT APPLICATION Typical, all paint colors should finish in inside corners, unless otherwise noted differently. Fascia boards, overhangs, eaves, headers, etc. should be painted their specifically designated colors with the color being applied on all sides of each item, including the undersides.

NON-DECORATIVE ITEMS All non-decorative items such as meter doors, non-decorative vents, etc. to be painted the same color as the adjacent field color.

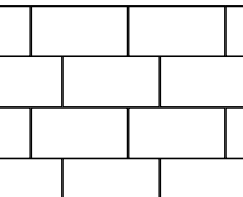
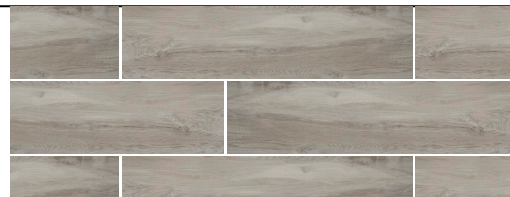
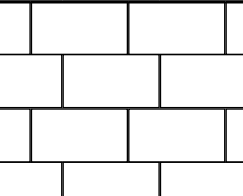



FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 1 (Res. 1 & 2 Models)

Color Blocking Code	Item	Manufacturer	Color & Name	LRV %
	Body 1 (Light)	Sherwin Williams	7009, Pearly White	77
	Body 2 (Medium)	Sherwin Williams	7017, Dorian Gray	39
	Body 3 (Dark)	Sherwin Williams	7019, Gauntlet Gray	17
	Awning over Garage Doors	Amarr, Vista	Option #1 Dark Bronze Anodized Option #2 Clear Anodized	
	Standard Garage Door (Solid Flat Panel - No Windows)	Wayne Dalton Style: Contemporary	Grey	
	Optional Garage Door	Amarr, Vista	Option #1 Dark Bronze Anodized Option #2 Clear Anodized	3
	Trellis, Railings, Downspouts & Other Metals	Sherwin Williams	6258, Tricorn Black	3
	Windows (Aluminum)	Milgard Aluminum Windows	Dark Bronze Anodized	
	Sliding Doors (Aluminum)	Fleetwood Windows & Doors	Dark Bronze Anodized (Stock)	
	CMU Block	Old Caste, Split Face	Valley Tan	
	Porcelain Tile (Wood Grain)	Arizona Tile: Aequa Grout Color: Bostik Misty Gray H144	Cirrus (8"x32")	
	Porcelain Tile	Arizona Tile: Fusion Grout Color: Bostik Taupe H151	Piombo (16"x32")	
	Optional Faux Wood Vinyl for Awning & Porch Underside	Virginia Hardwood Prime Waterproof Planking	Silver Mine	
<i>All Side and Rear concrete block wall specifications by Client/Builder.</i>				

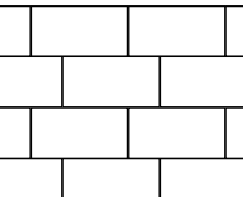
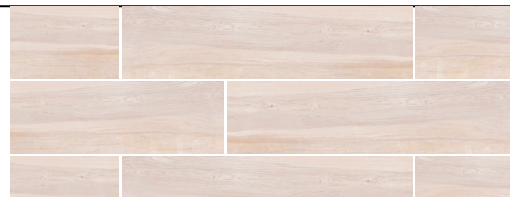
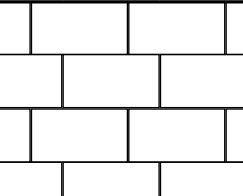



FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 2 (Res. 3P & 4 Models)

Color Blocking Code	Item	Manufacturer	Color & Name	LRV %
	Body 1 (Light)	Sherwin Williams	7637, Oyster White	72
	Body 2 (Medium)	Sherwin Williams	7640, Fawn Brindle	36
	Body 3 (Dark)	Sherwin Williams	7019, Gauntlet Gray	17
	Awning Over Garage Doors	Amarr, Vista	Option #1 Dark Bronze Anodized Option #2 Clear Anodized	
	Standard Garage Door (Solid Flat Panel - no windows)	Wayne Dalton Style: Contemporary	Tappe	
	Optional Garage Door	Amarr, Vista	Option #1 Dark Bronze Anodized Option #2 Clear Anodized	3
	Trellis, Railings, Downspouts & Other Metals	Sherwin Williams	6258, Tricorn Black	3
	Windows (Aluminum)	Milgard Aluminum Windows	Dark Bronze Anodized	
	Sliding Doors (Aluminum)	Fleetwood Windows & Doors	Dark Bronze Anodized (Stock)	
	CMU Block	Old Castle, Split Face	Valley Tan	
	Porcelain Tile (Wood Grain)	Arizona Tile: Aequa Grout Color: Oyster Gray # 386	Nix (8"x32")	
	Porcelain Tile	Arizona Tile: Fusion Grout Color: Driftwood # 543	Cemento (16"x32")	
	Optional Faux Wood Vinyl for Awning & Porch Underside	Virginia Hardwood Prime Waterproof Planking	Cobblestone	
<i>All Side and Rear concrete block wall specifications by Client/Builder.</i>				

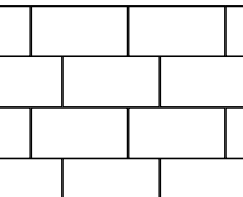
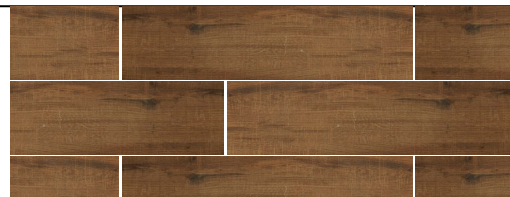
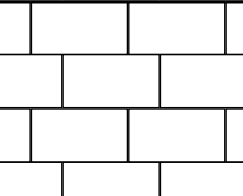



FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 3

Color Blocking Code	Item	Manufacturer	Color & Name	LRV %
	Body 1 (Light)	Sherwin Williams	7042, Shoji White	74
	Body 2 (Medium)	Sherwin Williams	9171, Felted Wool	28
	Body 3 (Dark)	Sherwin Williams	9171, Felted Wool	
	Awning over Garage Doors	Amarr, Vista	Option #1 Dark Bronze Anodized Option#2 Clear Anodized	
	Standard Garage Door (Solid Flat Panel - No Windows)	Wayne Dalton Style: Contemporary	Grey	
	Optional Garage Door	Amarr, Vista	Option #1 Dark Bronze Anodized Option #2 Clear Anodized	3
	Trellis, Railings, Downspouts & Other Metals	Sherwin Williams	6258, Tricorn Black	3
	Windows (Aluminum)	Milgard Aluminum Windows	Dark Bronze Anodized	
	Sliding Doors (Aluminum)	Fleetwood Windows & Doors	Dark Bronze Anodized (Stock)	
	CMU Block	Old Caste, Split Face	Valley Tan	
	Porcelain Tile (Wood Grain)	Arizona Tile: Aequa Grout Color: Saddle Brown # 59	Castor (8"x32")	
	Porcelain Tile	Arizona Tile: Fusion Grout Color: Laticrete 39 Mushroom	Bianco (16"x32")	
	Optional Faux Wood Vinyl for Awning & Porch Underside	Virginia Hardwood Prime Waterproof Planking	Shades of Gray	
<i>All Side and Rear concrete block wall specifications by Client/Builder.</i>				

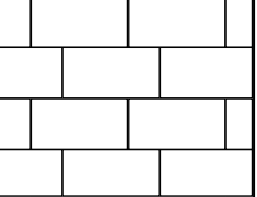

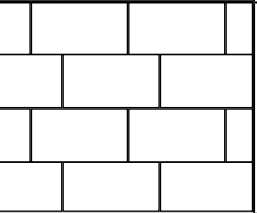



FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 4

Color Blocking Code	Item	Manufacturer	Color & Name	LRV %
	Body 1 (Light)	Sherwin Williams	7563, Restful White	79
	Body 2 (Medium)	Sherwin Williams	7546, Prairie Grass	38
	Body 3 (Dark)	Sherwin Williams	7046, Anonymous	20
	Awning over Garage Doors	Amarr, Vista	Option #1 Dark Bronze Anodized Option #2 Clear Anodized	
	Standard Garage Door (Solid Flat Panel - No Windows)	Wayne Dalton Style: Contemporary	Desert Tan	
	Optional Garage Door	Amarr, Vista	Option #1 Dark Bronze Anodized Option #2 Clear Anodized	3
	Trellis, Railings, Downspouts & Other Metals	Sherwin Williams	6258, Tricorn Black	3
	Windows (Aluminum)	Milgard Aluminum Windows	Dark Bronze Anodized	
	Sliding Doors (Aluminum)	Fleetwood Windows & Doors	Dark Bronze Anodized (Stock)	
	CMU Block	Old Caste, Split Face	Valley Tan	
	Porcelain Tile (Wood Grain)	Arizona Tile: Aequa Grout Color: Light Smoke # 145	Silva (8"x32")	
	Porcelain Tile	Arizona Tile: Fusion Grout Color: Driftwood # 543	Cemento (16"x32")	
	Optional Faux Wood Vinyl for Awning & Porch Underside	Virginia Hardwood Prime Waterproof Planking	Sand Castle	
<i>All Side and Rear concrete block wall specifications by Client/Builder.</i>				

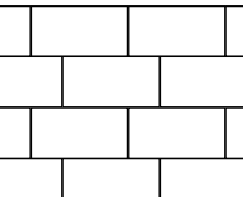
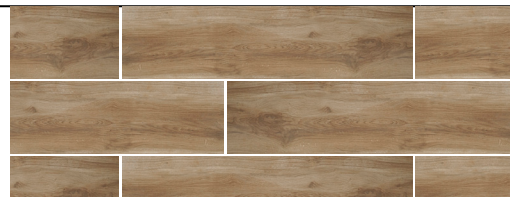
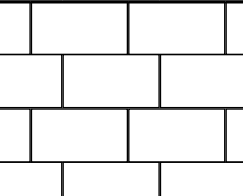



FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 5

Color Blocking Code	Item	Manufacturer	Color & Name	LRV %
	Body 1 (Light)	Sherwin Williams	7567, Natural Tan	73
	Body 2 (Medium)	Sherwin Williams	9168, Elephant Bar	37
	Body 3 (Dark)	Sherwin Williams	7025, Backdrop	17
	Awning over Garage Doors	Amarr, Vista	Option #1 Dark Bronze Anodized Option #2 Clear Anodized	
	Standard Garage Door (Solid Flat Panel - No Windows)	Wayne Dalton Style: Contemporary	Grey	
	Optional Garage Door	Amarr, Vista	Option #1 Dark Bronze Anodized Option #2 Clear Anodized	3
	Trellis, Railings, Downspouts & Other Metals Sherwin Williams		6258, Tricorn Black	3
	Windows (Aluminum)	Milgard Aluminum Windows	Dark Bronze Anodized	
	Sliding Doors (Aluminum)	Fleetwood Windows & Doors	Dark Bronze Anodized (Stock)	
	CMU Block	Old Caste, Split Face	Valley Tan	
	Porcelain Tile (Wood Grain)	Arizona Tile: Aequa Grout Color: Laticrete 56 Desert Khaki	Tur (8"x32")	
	Porcelain Tile	Arizona Tile: Fusion Grout Color: Laticrete 39 Mushroom	Bianco (16"x32")	
	Optional Faux Wood Vinyl for Awning & Porch Underside	Virginia Hardwood Prime Waterproof Planking	Graphite	
<i>All Side and Rear concrete block wall specifications by Client/Builder.</i>				



FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

ACCENT COLORS

Color Blocking Code	Item	Manufacturer	Color & Name	LRV %
	Accent #1 (Front Door, Accent Awning & Window Trim)	Sherwin Williams	6811, Honorable Blue	6
	Accent #2 (Front Door, Accent Awning & Window Trim)	Sherwin Williams	6871, Positive Red	11
	Accent #3 (Front Door, Accent Awning & Window Trim)	Sherwin Williams	6705, High Strung	31
	Accent #4 (Front Door, Accent Awning & Window Trim)	Sherwin Williams	6690, Gambol Gold	48
	Accent #5 (Front Door, Accent Awning & Window Trim)	Sherwin Williams	6489, Really Teal	10
	Accent #6 (Front Door, Accent Awning & Window Trim)	Sherwin Williams	6839, Kimono Violet	6



FINAL EXTERIOR COLOR/MATERIAL DESIGN



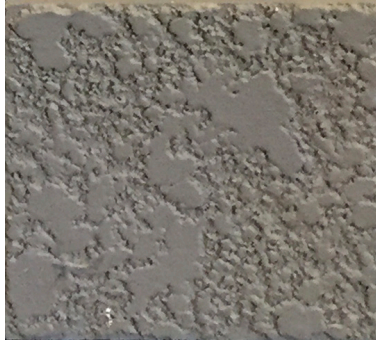
EXTERIOR COLOR/MATERIAL SPECIFICATIONS

DECKING COLORS (Multi-Story Lots)

Deck Color for Scheme 4
Changed to Smoke Gray
Revised February 9, 2018

SCHEME 1

Manufacturer: Xcel Surfaces
Color: Smoke Gray



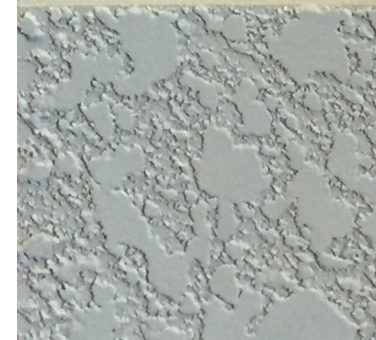
SCHEME 2

Manufacturer: Xcel Surfaces
Color: Pacific Sand



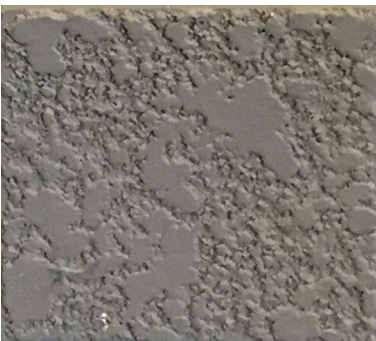
SCHEME 3

Manufacturer: Xcel Surfaces
Color: Pearl Gray



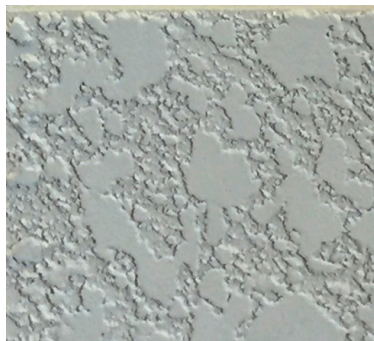
SCHEME 4

Manufacturer: Xcel Surfaces
Color: Smoke Gray



SCHEME 5

Manufacturer: Xcel Surfaces
Color: Pearl Gray

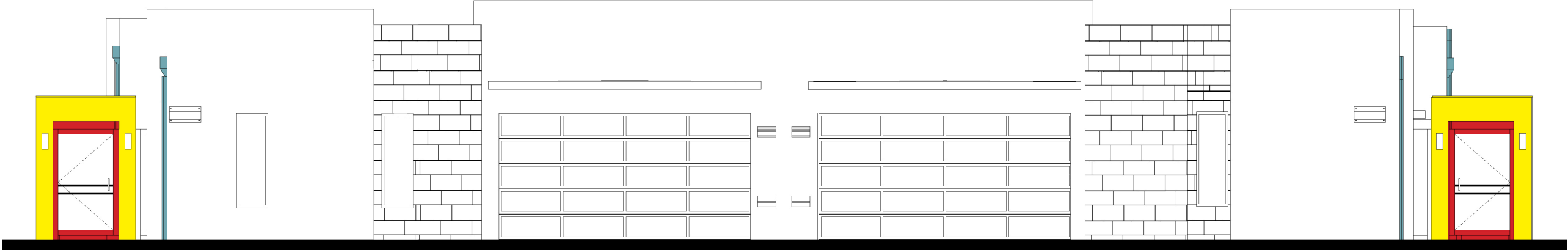


FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR BLOCKING

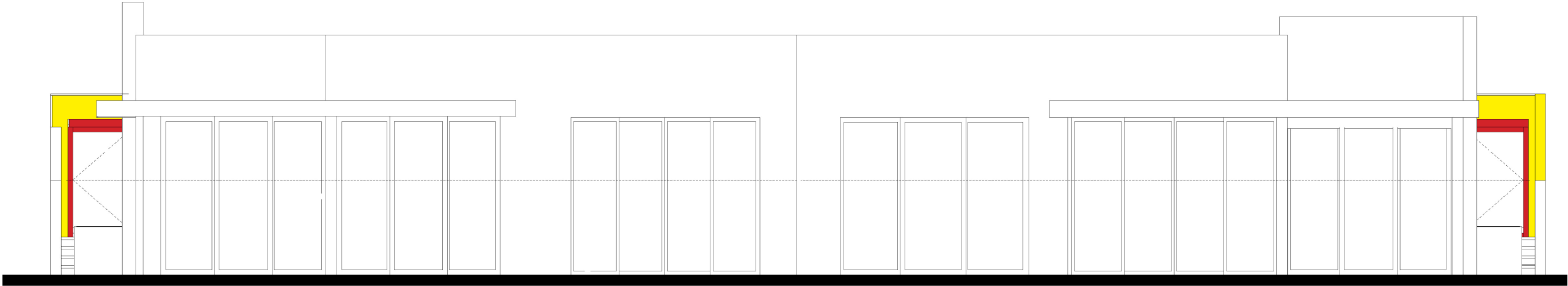
RESIDENCE 1 & 2



Residence 1

FRONT

Residence 2



Residence 2

REAR

Residence 1

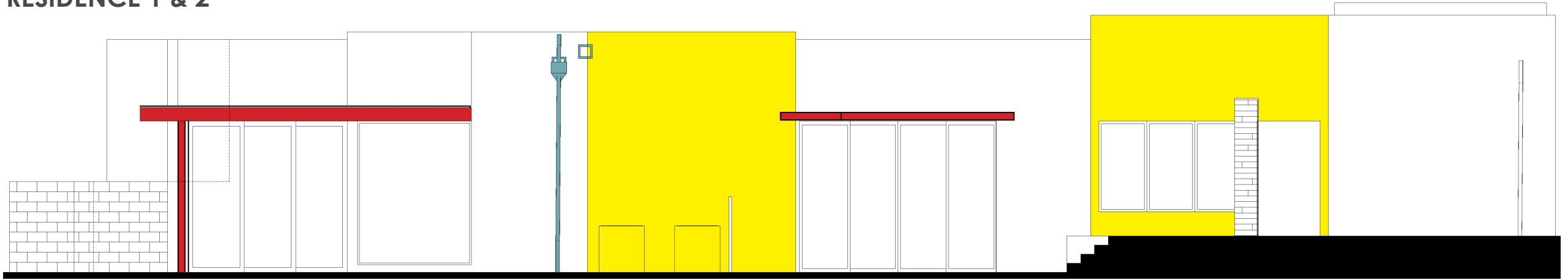


FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR BLOCKING

RESIDENCE 1 & 2



Residence 1

LEFT



Residence 2

RIGHT

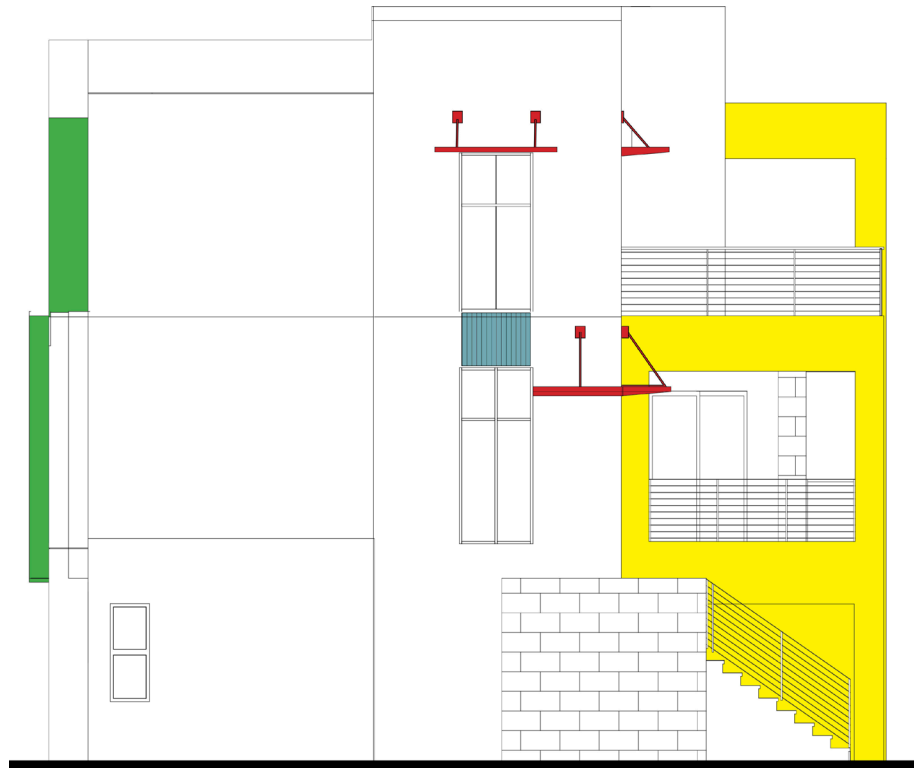


FINAL EXTERIOR COLOR/MATERIAL DESIGN



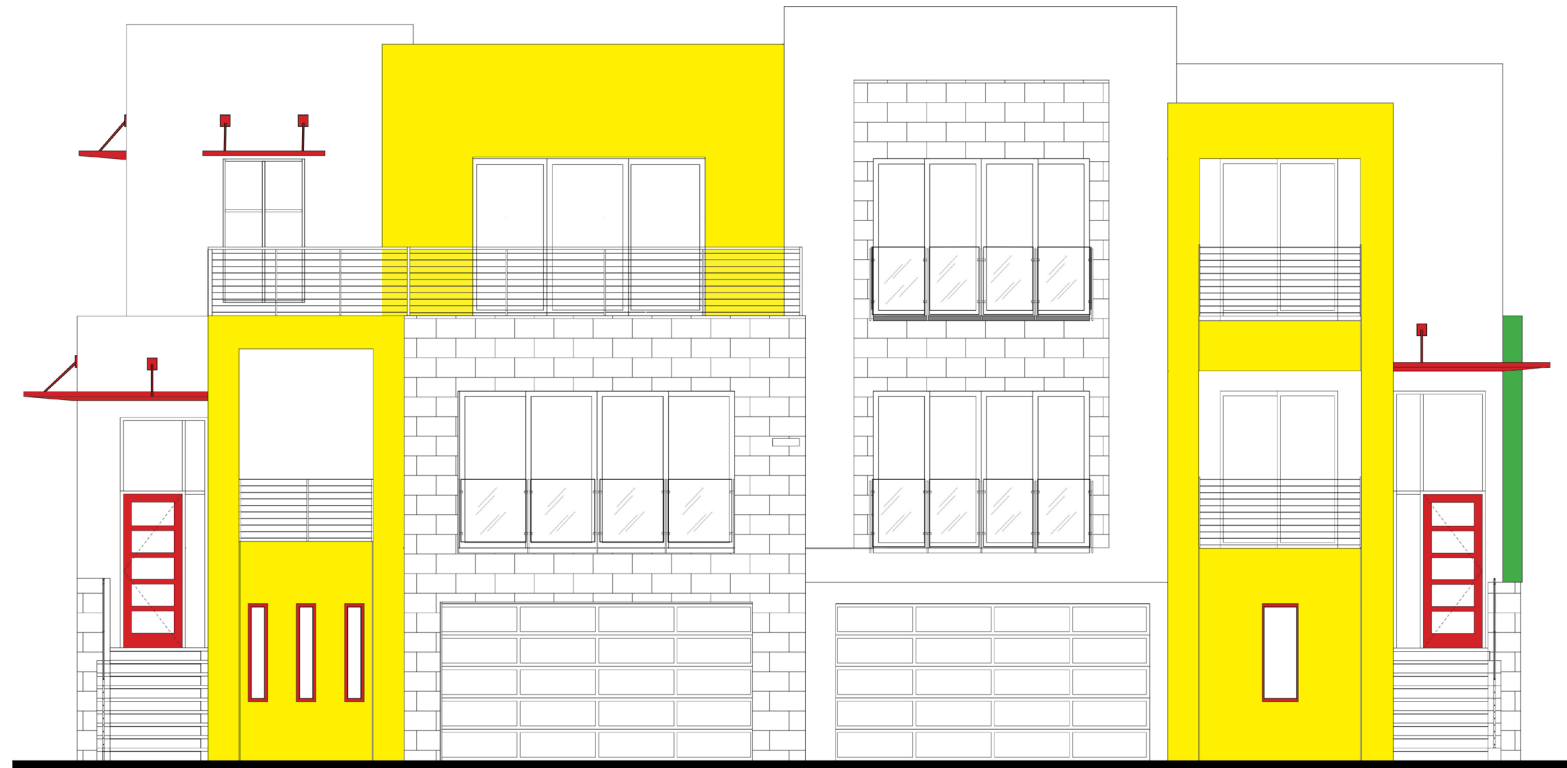
EXTERIOR COLOR BLOCKING

RESIDENCE 3 & 4



Residence 3

LEFT



Residence 3

FRONT

Residence 4

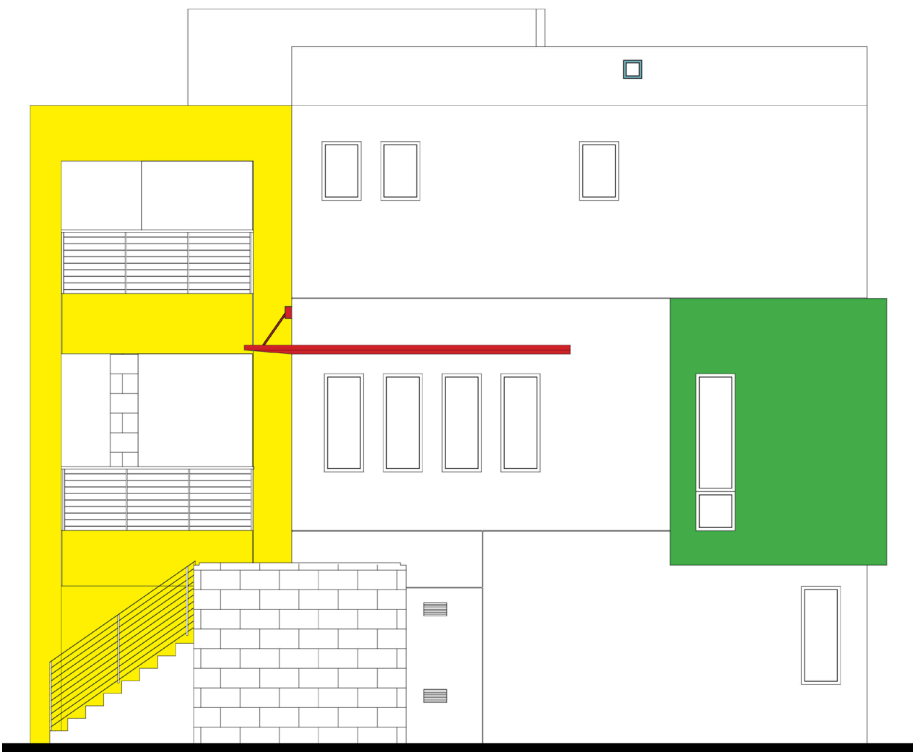


FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR BLOCKING

RESIDENCE 3 & 4



Residence 4 **RIGHT**



Residence 4 **REAR** Residence 3



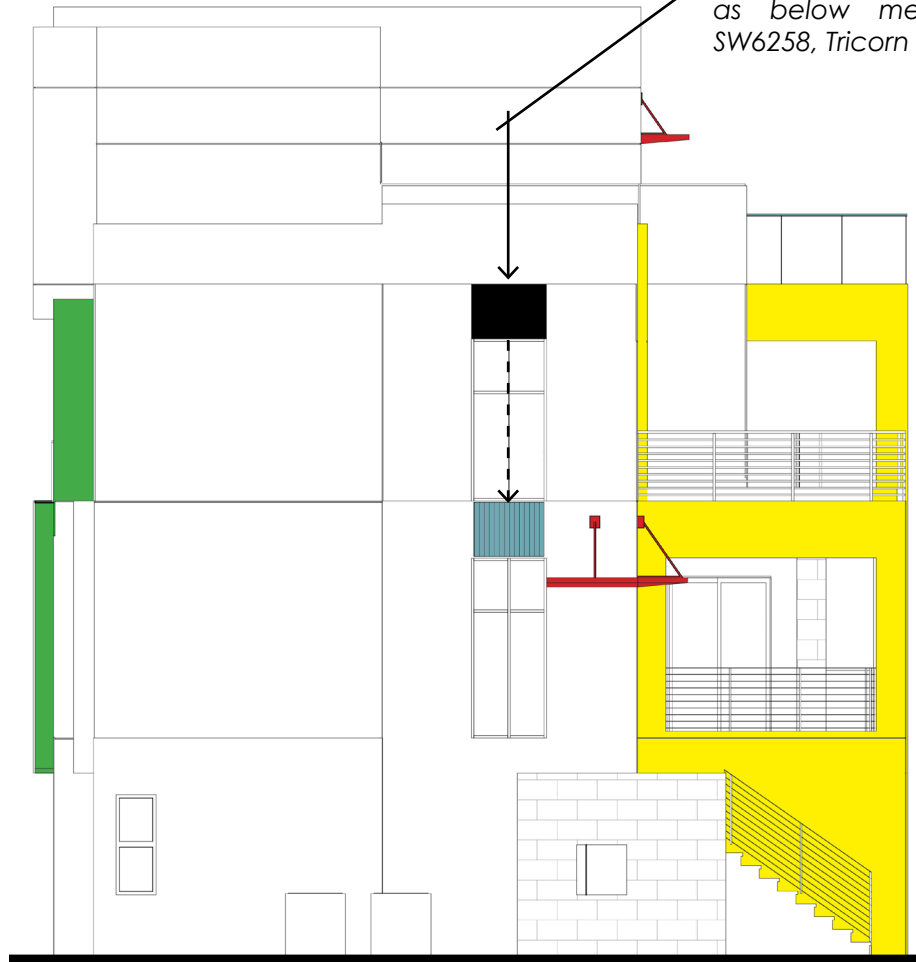
FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR BLOCKING

RESIDENCE 3 & 4P

To be the same spec
as below metal panel:
SW6258, Tricorn Black



Residence 3

LEFT

Residence 3

FRONT

Residence 4P

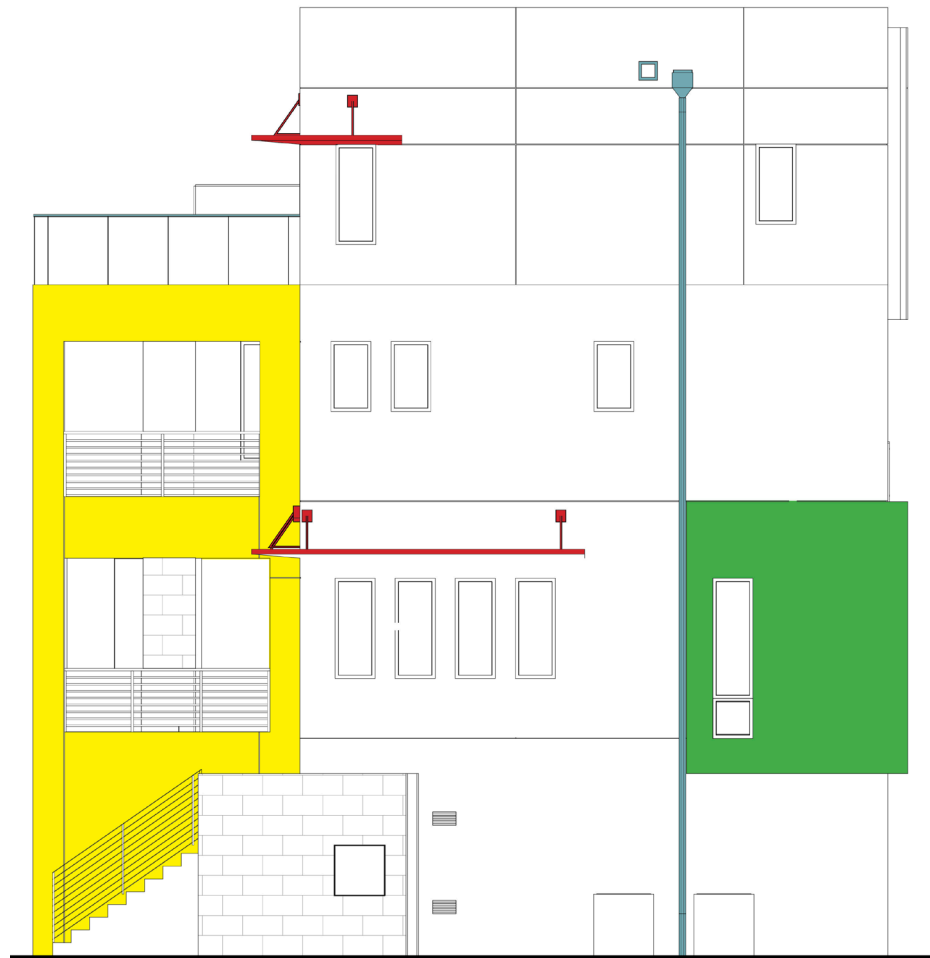


FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR BLOCKING

RESIDENCE 3 & 4P



Residence 4P

RIGHT



Residence 4P

REAR

Residence 3

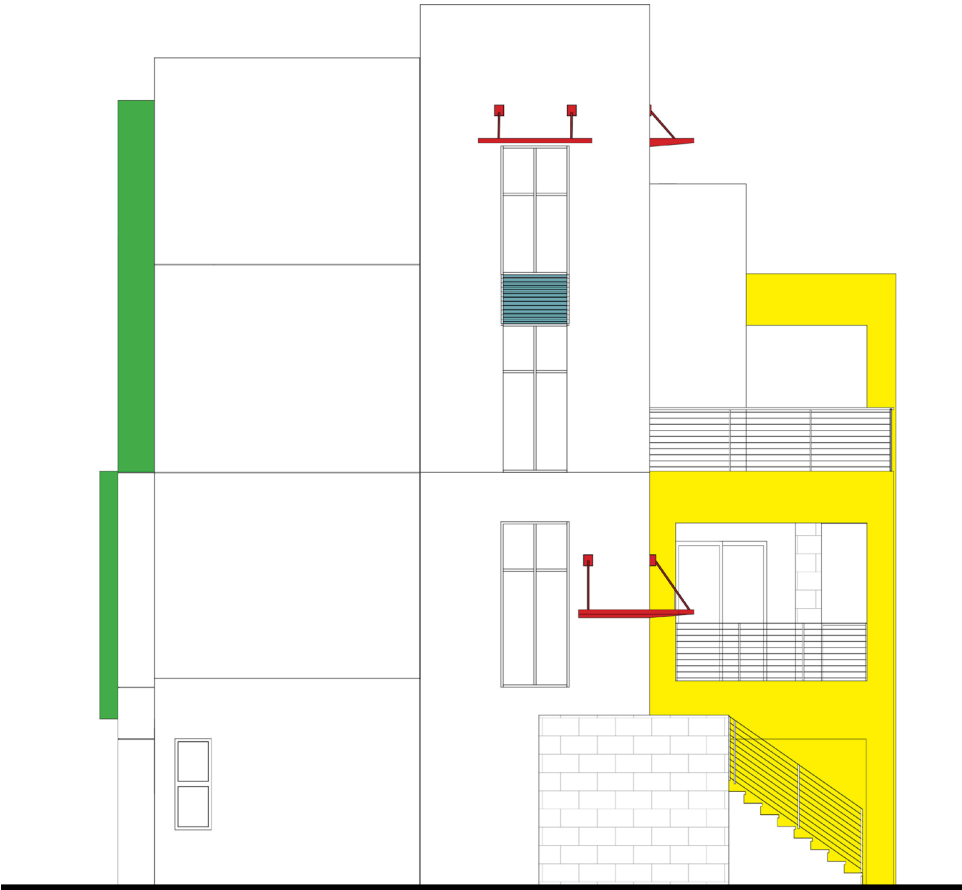


FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR BLOCKING

RESIDENCE 3P & 4



Residence 3P

LEFT



Residence 3P

FRONT

Residence 4

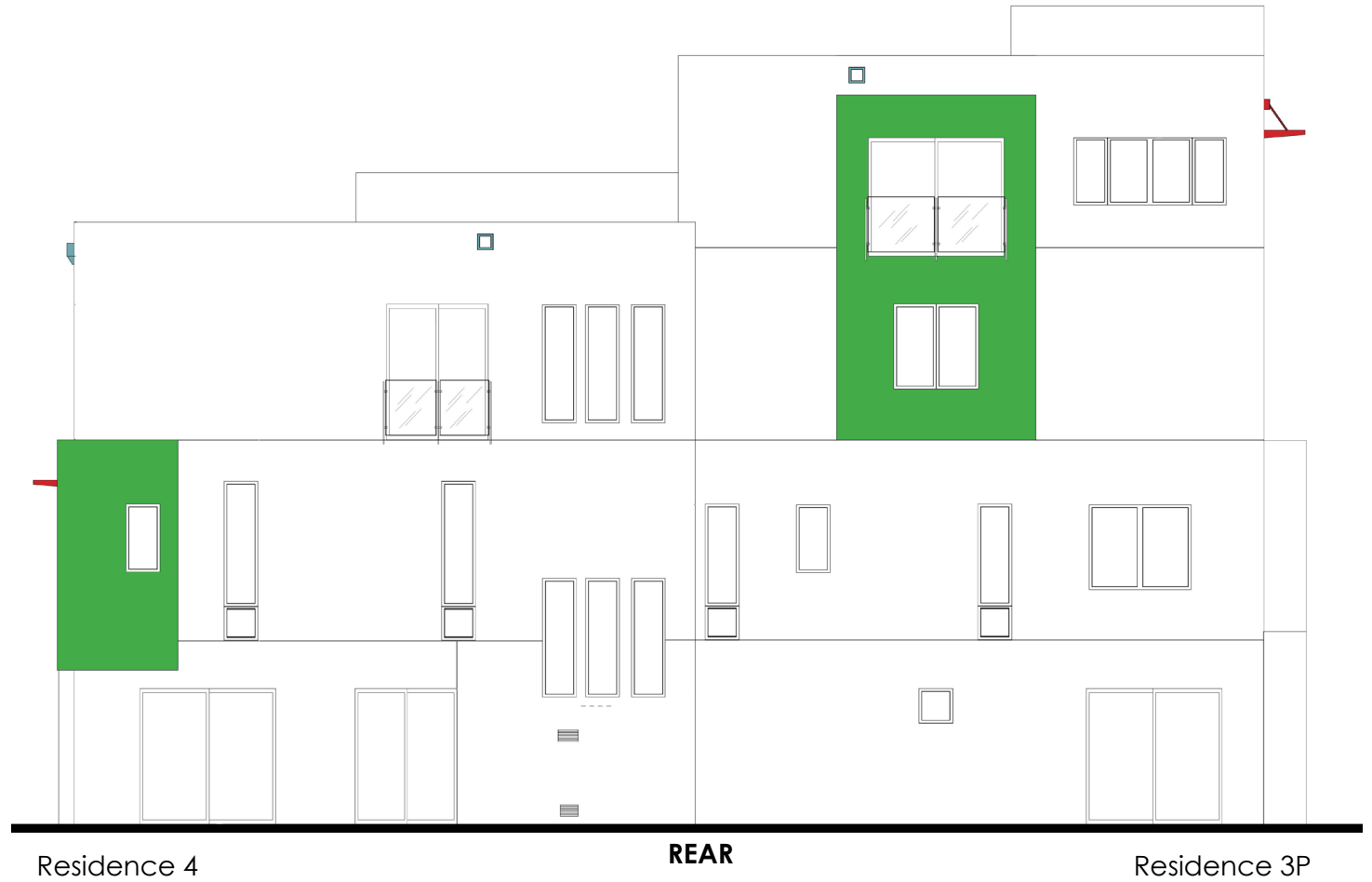


FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR BLOCKING

RESIDENCE 3P & 4

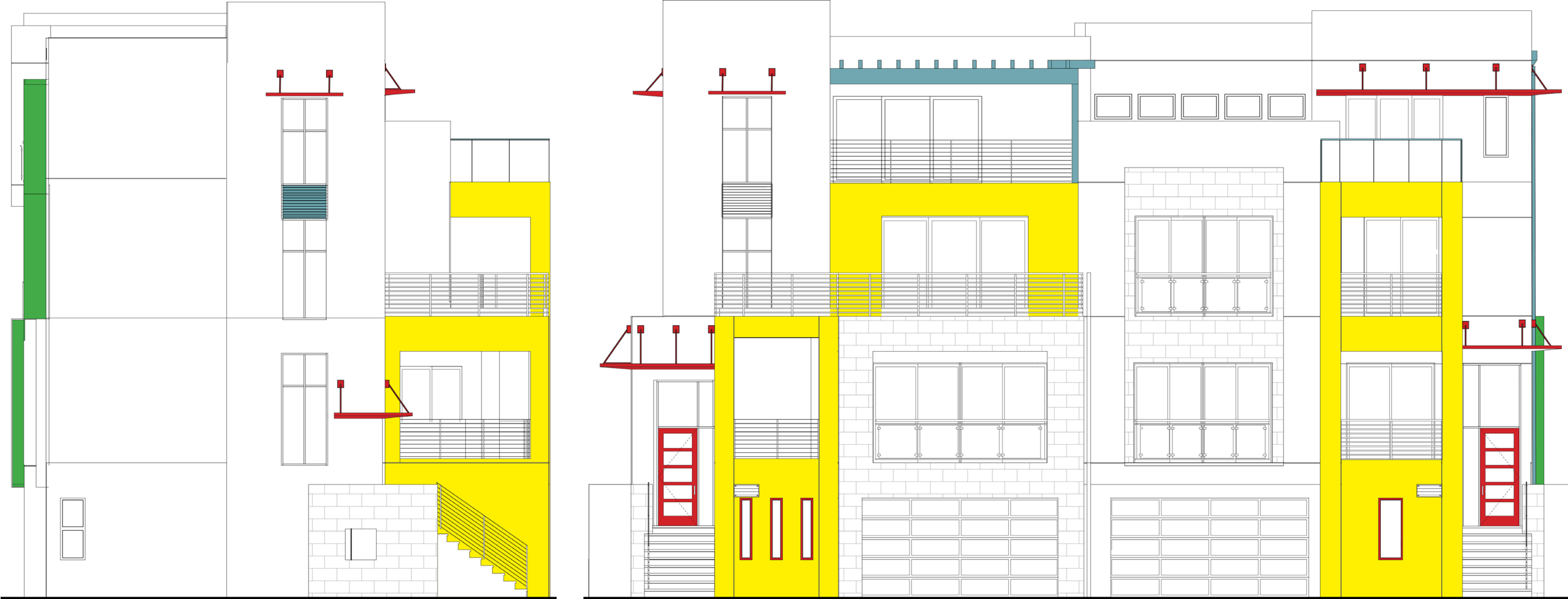


FINAL EXTERIOR COLOR/MATERIAL DESIGN



EXTERIOR COLOR BLOCKING

RESIDENCE 3P & 4P



Residence 3P

LEFT

Residence 3P

FRONT

Residence 4P

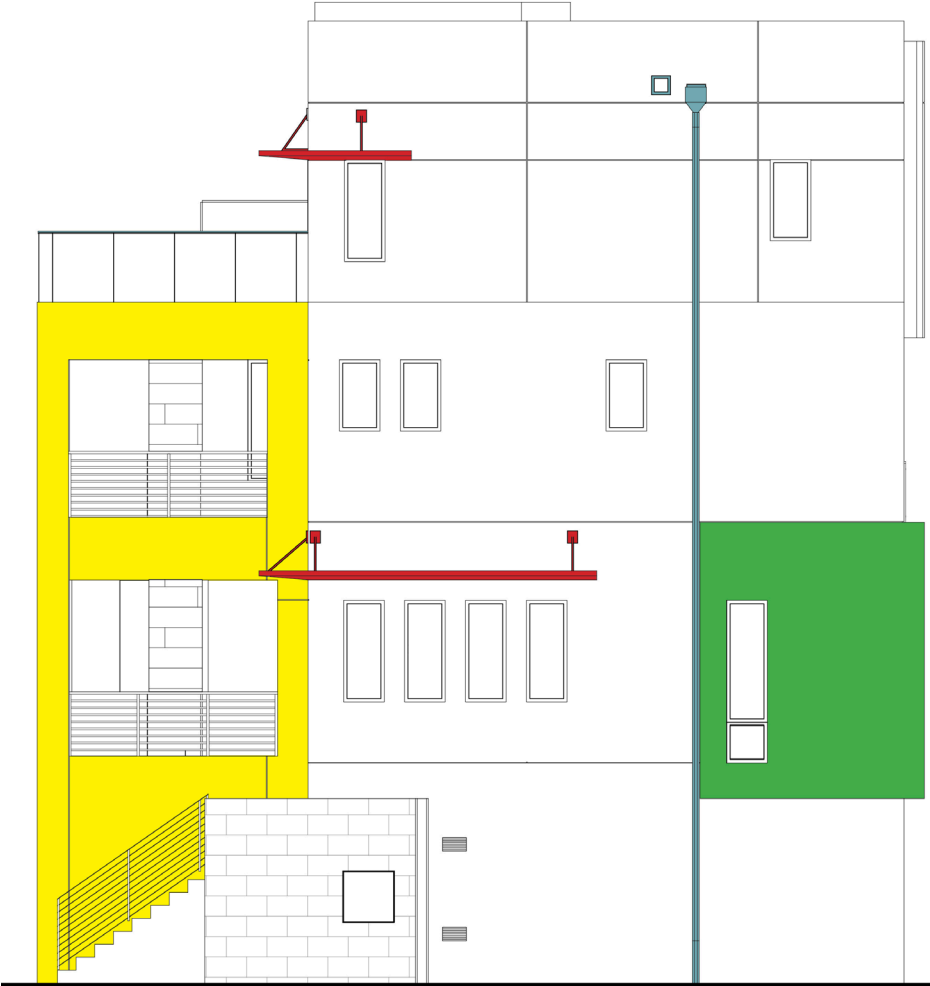


FINAL EXTERIOR COLOR/MATERIAL DESIGN



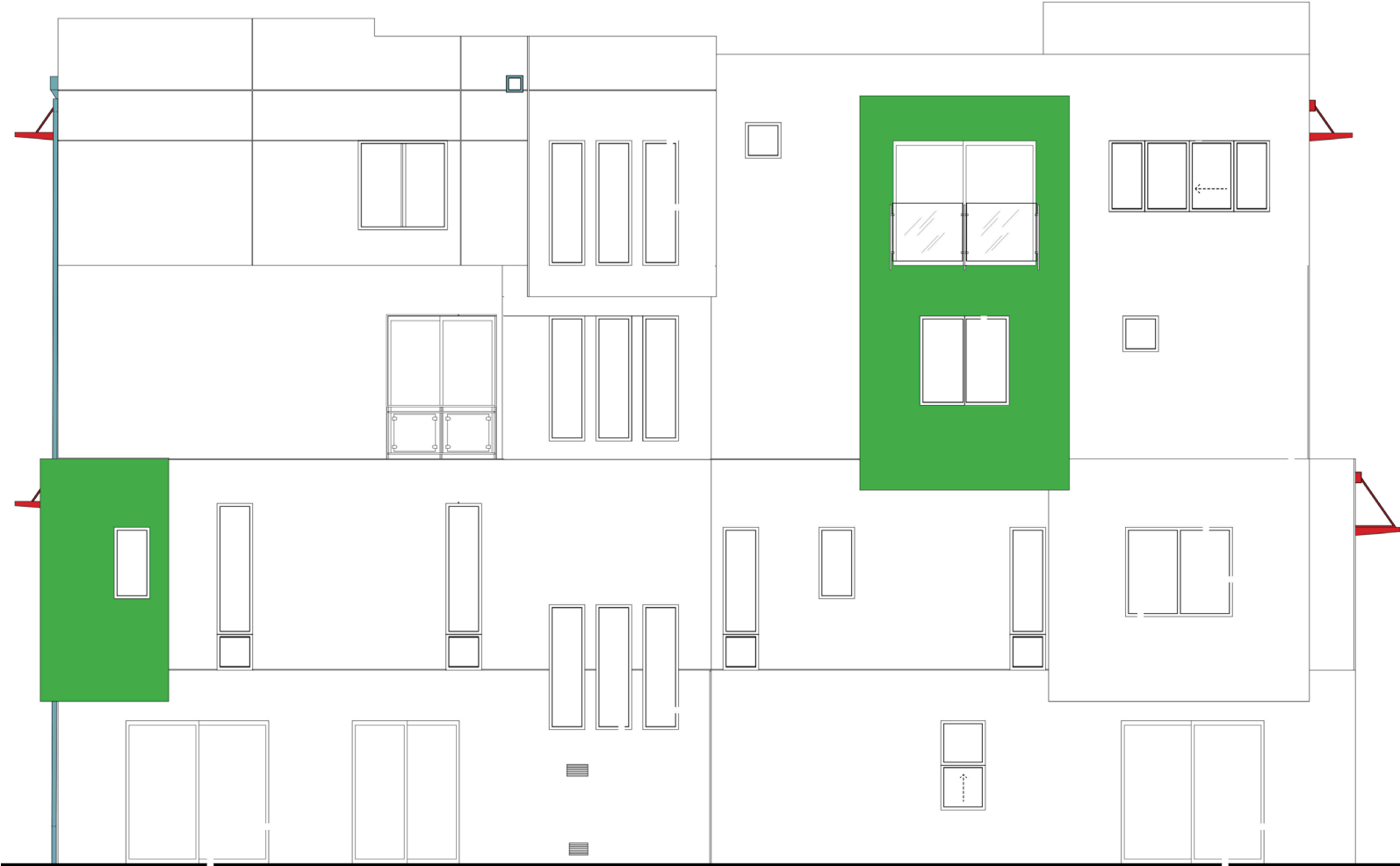
EXTERIOR COLOR BLOCKING

RESIDENCE 3P & 4P



Residence 4P

RIGHT



Residence 4P

REAR

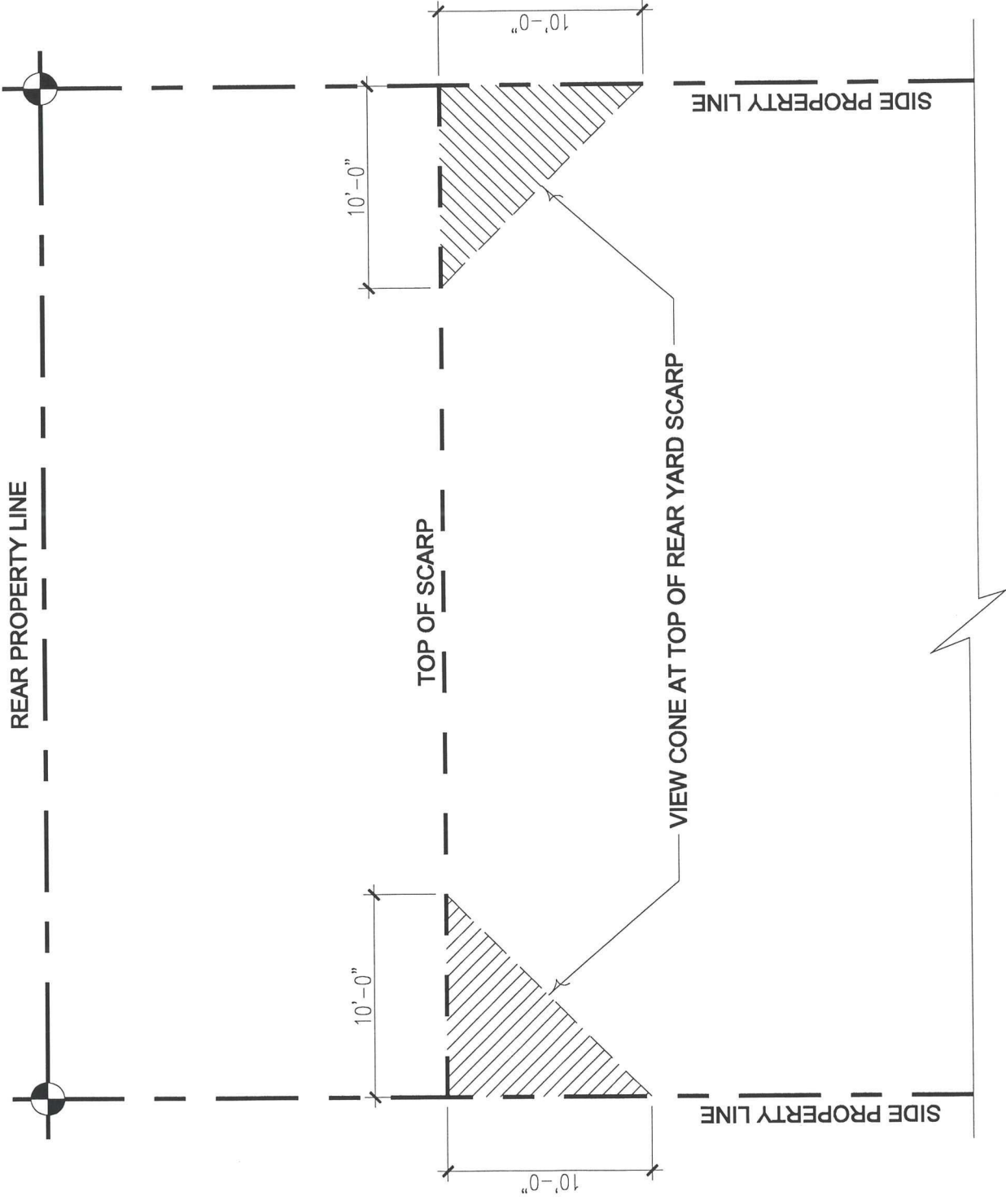
Residence 3P



FINAL EXTERIOR COLOR/MATERIAL DESIGN



Exhibit B

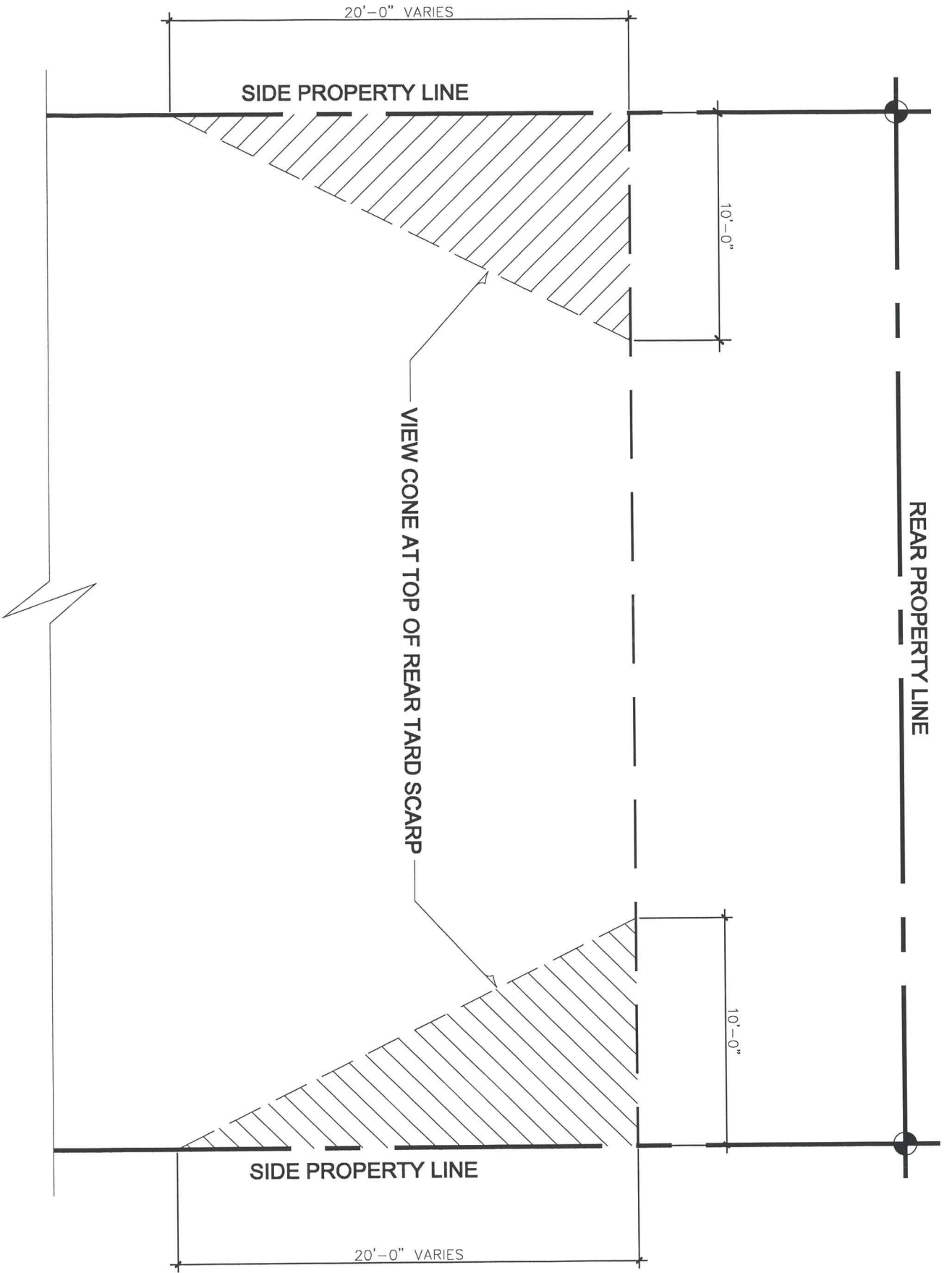


VIEW CONE

EXHIBIT - B

NOT TO SCALE

Exhibit C



VIEW CONE

EXHIBIT - C

NOT TO SCALE

EXHIBIT D

VU, VU ESTATES AND VU POINTE NEIGHBORHOODS

PARTICIPATING BUILDER APPROVAL FORM

Attached to this approval form is Owner's completed Application to the Design Review Committee for The Foothills at MacDonald Ranch Master Association for Improvements and/or Construction Activity in Vu, Vu Estates or Vu Pointe Neighborhoods. The purpose of this form is to ensure that the Participating Builder has reviewed the proposed Improvements and/or Construction Activity to determine if they are in compliance with the Design Guidelines for Vu Neighborhoods at MacDonald Highlands.

DESCRIPTION OF PROPOSED IMPROVEMENT: _____

DATE: _____

RECEIVED BY BUILDER: _____

OWNER NAME (Please Print): _____

PROPERTY ADDRESS/UNIT: _____

MAILING ADDRESS: _____
(If different from above) Address/Street City/State Zip

PHONE #: _____ EMAIL: _____

The Participating Builder approves the Improvements and/or Construction Activity described in the attached Application.

PROPERTY OF BUILDER: VU, LLC

By: _____
Its: _____