

Amendment to Design Guidelines and Standards  
Summerlin North Community Association  
December 2007  
Section G. and G.7

**Patio Covers, Shade Structures, Raised Observation Decks, Arbors, Trellises, Gazebos, Exterior Fireplaces, and Barbecues**

Please insert the following into your current guideline document, page 12.  
(The amended language is in bold).

**G. Patio Covers, Shade Structures, Raised Observation Decks, Arbors, Trellises, Gazebos, Exterior Fireplaces, and Barbecues:** These structures should be of materials and colors, which match or compliment the existing residence. Size and design must be compatible with the lot and the immediate neighborhood and, unless constructed of redwood, shall be painted or stained to match the color of the home or the trim color of the home. (Refer to C.8. for patio enclosures.) A Palapa greater than eight (8) feet in diameter is defined as a shade structure, and therefore is subject to Section G, Sub-sections 1-3 below.

1. Front yard shade structures, arbors, trellises and gazebos may not be appropriate; however, the Committee will consider requests on a case-by-case basis.
2. The following materials are not acceptable: (This material list is not all-inclusive.)
  - a. Corrugated plastic or corrugated metal
  - b. Plastic webbing, split bamboo, reeded or straw-like material with the exception of an umbrella eight (8) feet or less in diameter
  - c. Asphalt shingles
  - d. Rolled roofing unless on a flat roof with a tile wrap
3. These improvements may encroach no closer than five (5) feet from all property lines. Greater setback distances may be required depending on the improvement.
4. Exterior fireplaces, fire pits and permanent barbecues must be setback a minimum of five (5) feet from all property line walls.
5. Patio/Balcony covers on condominiums require the approval of the sub-association Board of Directors and must be constructed of the same materials and colors of existing buildings and be of the same architectural design.
6. Raised observation decks or patios are allowed in the rear yard only. [A-8/10/04]
  - (a) On portions of the lot located at grade level of the residence, the minimum set back requirement is five feet (5') from all perimeter walls. The height of the floor surface of the deck may not exceed 30" above the grade of the building pad for the residence located on the lot.
  - (b) Patios, decks, landings, walks, paths, waterslides/features, statuary and other hardscape improvements are allowed on the upward slope of rear and side yards, but the finished surface of the improvements shall be no higher than 2/3 (66%) of the difference in elevation between the top and the toe of the slope with a minimum setback of 10' from all perimeter walls. Structures (including but not limited to gazebos, sheds, play equipment, fireplaces, barbecues, shade structures, etc.) on slopes are allowed, but the top of such structure may not exceed the elevation height of the top of the slope and must be set back a minimum of 10' from all perimeter walls. (See Exhibit 9) [A-8/10/04]

It is important to note that slopes that are disturbed for the installation of any improvements may require engineered drawings and city permits. [A-8/10/04] [A-10/11/05]

7. A single pole Palapa less than (8) feet in diameter may be allowed; however it must be submitted for review. Quantity is limited to a maximum of two (2) per residence with reasonable separation between the canopies. The edge of the canopy must be setback a minimum of five (5) feet from all property lines.