

EXHIBIT 1
PACIFIC VINTAGE OWNERS' ASSOCIATION

c/o Real Properties Management Group, Inc.

ARCHITECTURAL REVIEW APPLICATION INSTRUCTIONS

Required Documentation:

The following items are required to complete the submittal package and should accompany all requests. All requests must be submitted as two (2) complete sets.

- 1) Plans
 - A. Elevation drawings
 - B. Details
 - C. Architectural Review Application (Exhibit 2A)
 - D. Architectural Application for Summerlin North (Exhibit 2B)
 - E. Neighbor Awareness Statement (Exhibit 3)
 - E. Landscape Exhibit 4A, 4B
 - G. Awnings Exhibit 5
- 2) Accurate Site Drawing
- 3) Specifications showing the following:
 - A. Location of the improvement on the lot
 - B. Front, rear and side setback measurements
 - C. Improvement location regarding existing structures (residence, property wall, driveway)
 - D. Exterior finish materials and colors
 - E. Drainage pattern

Contingent Documentation

The following items may be required. If any of the following information is relevant to the nature of the improvement, the following items may be required. Each Owner should review the list and determine if any additional information will be relevant to the Committee.

- 1) Copy of Permit
- 2) Utility Connection Locations
- 3) Building floor plan and roof plan with all dimensions
- 4) Evidence of preparation by a licensed architect
- 5) Site development plan showing the existing and proposed topographic elevations and drainage pattern.
- 6) Construction staging area
- 7) Manufacturer's Specifications
- 8) Legend with size and type of plant material proposed (Exhibit 2A)
- 9) Photograph(s) of similar improvements

Instructions:

Two (2) complete sets of documentation to include Exhibit 2A, 2B & 3 must be mailed / delivered to:

Design Review Committee
Pacific Vintage Owners' Association
c/o RPMG, Inc.
P O Box 95606
Las Vegas, NV 89193-5606

Response from the Pacific Vintage DRC Committee will be mailed to Owners within thirty (30) days. Exhibit 2B and plans will be forwarded to Summerlin North for review with PVOA's DRC decision. Summerlin North will have an additional thirty (30) days (sixty (60) days from date of original submission) to review the Application as per the Master Association documents. Owner will be notified by Summerlin North of the Master's decision and Owner must forward a copy of that approval/denial to Pacific Vintage Management prior to beginning any project.

PLEASE REMEMBER WHEN SCHEDULING CONTRACTORS THE COMPLETE APPROVAL PROCESS COULD TAKE UP TO SIXTY (60) DAYS.

EXHIBIT 2A
PACIFIC VINTAGE OWNERS' ASSOCIATION

c/o Real Properties Management Group, Inc.

ARCHITECTURAL REVIEW APPLICATION

Property Owner: _____

Date: _____ Phone: _____

Property Address: _____

Property Owner's Mailing Address: _____

Anticipated Project Start Date: _____

Anticipated Completion Date: _____

I hereby request approval of the construction or installation of the following improvement(s):

Architect or Owner Representative (Name Address & Phone)

Improvements to be constructed by Owner _____ Contractor _____

If contractor must provide (Name, Address, Phone, License, Proof of Insurance)

Owner Signature: _____

Date Received: _____ DRC Meeting Date: _____

Approved Rejected Conditional Approval Additional Information Requested

Comments:

DRC Chairman

Date

EXHIBIT 2B



SUMMERLIN
NORTH
Community Association

Improvement Request

NAME _____ DATE OF APPLICATION _____

PROPERTY ADDRESS _____ ZIP _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

BUSINESS PHONE _____ HOME PHONE _____

SUBDIVISION NAME _____

I WOULD LIKE TO REQUEST APPROVAL FOR THE FOLLOWING EXTERIOR CHANGES:

(TYPE OF IMPROVEMENT AS PER ATTACHED DRAWING)

HOMEOWNERS SIGNATURE _____ DATE _____

NEIGHBOR APPROVAL: (Required only for property line and/or wall improvements and modifications) All impacted owners must sign.

NEIGHBOR'S SIGNATURE _____ DATE _____

NEIGHBOR'S SIGNATURE _____ DATE _____

NEIGHBOR'S SIGNATURE _____ DATE _____

MAIL TO:

Summerlin North Community Association
Design Review Committee
2120 Snow Trail
Las Vegas NV 89134
838-5500 FAX 256-2585

EXHIBIT 3
PACIFIC VINTAGE OWNERS' ASSOCIATION

c/o Real Properties Management Group, Inc.

NEIGHBORHOOD AWARENESS STATEMENT

Property Owner: _____

Date: _____ Phone: _____

Property Address: _____

Improvement for Review: _____

On the date(s) listed below, I presented the attached plans to the following affected neighbor for their review. Each neighbor has been notified that the plans are being submitted to the DRC for approval. Original Neighbor Awareness Statement with original signatures must be attached and signed by Homeowner (not resident tenant). Signature, printed name and printed address are required.

~~~~~  
**Front Facing Neighbor:** Approve \_\_\_\_\_ Disapprove \_\_\_\_\_  
\_\_\_\_\_  
Signature \_\_\_\_\_  
Printed Name and Address \_\_\_\_\_

~~~~~  
Side Neighbor: Approve _____ Disapprove _____

Signature _____
Printed Name and Address _____

~~~~~  
**Side Neighbor:** Approve \_\_\_\_\_ Disapprove \_\_\_\_\_  
\_\_\_\_\_  
Signature \_\_\_\_\_  
Printed Name and Address \_\_\_\_\_

~~~~~  
Rear Neighbor: Approve _____ Disapprove _____

Signature _____
Printed Name and Address _____

~~~~~  
\_\_\_\_\_  
Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

EXHIBIT 4A  
**PACIFIC VINTAGE OWNERS' ASSOCIATION**

*c/o Real Properties Management Group, Inc.*

**LANDSCAPING PLAN**

**Please attach a landscaping plan:**

- List plants in legend.
- Place appropriate number on plan where plant will be located.
- List turf to be used, color of decorative rock.
- List all dimensions: width of flower beds, grass areas.
- Keep turf a minimum of three (3) feet from walls/property liens.
- Show drip irrigation around walls.
- Show side view of any planter boxes.
- Provide location of spray heads.
- Show location of water source for irrigation.

Note: Irrigation may not be tapped into PVOA water lines.

**Plant legend**

| #  | Name of Plant/Tree/Shrub and Grass |
|----|------------------------------------|
| 1  |                                    |
| 2  |                                    |
| 3  |                                    |
| 4  |                                    |
| 5  |                                    |
| 6  |                                    |
| 7  |                                    |
| 8  |                                    |
| 9  |                                    |
| 10 |                                    |

EXHIBIT 4B  
**PACIFIC VINTAGE OWNERS' ASSOCIATION**

*c/o Real Properties Management Group, Inc.*

**APPROVED TREE LIST**

The following may be substituted for the main street tree installed by the builder. The DRC will consider the size of the yard and possibility of wall and structure damage from root systems when reviewing tree planting in back yards.

**Botanical Name**

**Common Name**

|                                     |                          |
|-------------------------------------|--------------------------|
| Albizia julibrissin                 | Mimosa/Silk Tree         |
| Celtis occidentalis                 | Common Hackberry         |
| Celtis sinensis                     | Chinese Hackberry        |
| Fraxinus oxycarpa "Raywood"         | Raywood Ash              |
| Fraxinus velutina                   | Arizona Ash              |
| Fraxinus velutina "Modesto"         | Modesto Ash              |
| Fraxinus velutina "Rio Grande"      | Fan-Tex Ash              |
| Gleditsia triacanthos "Imperial"    | Imperial Honey Locust    |
| Gleditsia triacanthos "Shademaster" | Shademaster Honey Locust |
| Pistacia chinensis                  | Chinese Pistache         |
| Platanus acerifolia                 | London Plane Tree        |
| Platanus wrightii                   | Arizona Sycamore         |
| Quercus ilex                        | Holly Oak                |
| Quercus virginiana                  | Southern Live Oak        |
| Sophora japonica                    | Japanese Pagoda Tree     |
| Ulmus parvifolia                    | Evergreen Elm            |

EXHIBIT 5  
**PACIFIC VINTAGE OWNERS' ASSOCIATION**

*c/o Real Properties Management Group, Inc.*

**FABRIC AWNING DESIGN CRITERIA**

1. Drawings depicting the awning size, design and color of fabric, trim and frame must be submitted.
2. Fabric awnings must be manufactured and installed by licensed contractors.
3. Minimum requirement for awning frames is one (1) inch steel square tube with a corrosion proof finish.
4. Minimum requirements for awning ribs is three-quarters (3/4) of an inch steel square tube with corrosion proof finish.
5. For awnings requiring column supports, minimum requirements is a two (2) inch outside dimension square or round steel tube with corrosion proof finish. Decorative wrought iron will not be allowed.
6. All fabric seams must be located over ribs.
7. Hard valances are preferred due to increased awning longevity. Unsupported valances are allowed. Valances with fringe are not allowed due to increased maintenance.
8. Shed, barrel or convex awning designs must incorporate side panels.
9. Awnings designed as patio covers must incorporate a minimum of 2:12 pitch as well as side panels.
10. As deemed necessary, the PVOA reserves the right to remove damaged, deteriorated or otherwise unsightly awnings at the expense of the individual Homeowner.
11. Approved awnings will be one solid color. If more than one awning is installed per house, all awnings shall maintain the same color. Trim or piping shall be the same color as the fabric.
12. Retractable awnings are subject to a review on a case-by-case basis.

EXHIBIT 6  
**PACIFIC VINTAGE OWNERS' ASSOCIATION**

*c/o Real Properties Management Group, Inc.*

**ARCHITECTURAL VARIANCE APPLICATION**

Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Address: \_\_\_\_\_

Property Owner's Mailing Address: \_\_\_\_\_

Anticipated Project Start Date: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

I hereby request a variance for the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contractor (Name Address & Phone)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Special Equipment Operator not employed by Contractor: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*  
Date Received: \_\_\_\_\_ DRC Meeting Date: \_\_\_\_\_

\$300 Variance Application Fee Received: \_\_\_\_\_ Check # \_\_\_\_\_

( ) Approved ( ) Rejected ( ) Conditional Approval ( ) Additional Information Requested

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
DRC Chairman

\_\_\_\_\_  
Date