

EXHIBIT E

ARCHITECTURAL RULES AND REGULATIONS
FOR SPRINGWOOD HOMEOWNERS ASSOCIATION

**SPRINGWOOD HOMEOWNERS
ASSOCIATION**

ARCHITECTURAL RULES AND REGULATIONS

SPRINGWOOD HOMEOWNERS ASSOCIATION

ARCHITECTURAL RULES AND REGULATIONS

TABLE OF CONTENTS

	PAGE
I. ARCHITECTURAL AND LANDSCAPE APPROVAL PROCESS	2
A. PURPOSE.....	2
B. PROCEDURE.....	2
C. APPLICATION FEES	3
D. REQUIRED COPIES & INFORMATION	3
II. SUBMITTAL REQUIREMENTS	3
A. DRAWINGS	3
B. OTHER INFORMATION REQUIRED	4
III. NEIGHBOR NOTIFICATION	5
A. CLASSIFICATION OF AFFECTED NEIGHBORS	5
B. IMPROVEMENTS REQUIRING NOTIFICATION	5
C. STATEMENT.....	6
IV. APPROVAL PROCESS.....	6
A. FAILURE TO COMPLY WITH REQUIRED PROCEDURES.....	6
B. FINAL APPROVAL BY ARCHITECTURAL REVIEW COMMITTEE	6
C. APPEAL PROCEDURE.....	6
D. MODIFICATIONS	6
E. RIGHT TO ADOPT ADDITIONAL ARCHITECTURAL RULES AND REGULATIONS	7
F. INSPECTION OF IMPROVEMENTS.....	7
G. GENERAL CONDITIONS.....	7
V. ARCHITECTURAL STANDARDS AND MATERIAL STANDARDS	8
A. LANDSCAPING	9
B. DRAINAGE.....	10
C. SIGNS.....	10
D. WALLS AND GATES	10
E. PATIOS, GAZEBOS AND OTHER STRUCTURES.....	11
F. ANTENNAS	12
G. MISCELLANEOUS	13
EXHIBIT A SPRINGWOOD HOMEOWNERS ASSOCIATION HOME IMPROVEMENT FORM.....	16
EXHIBIT B SPRINGWOOD HOMEOWNERS ASSOCIATION FACING, ADJACENT AND IMPACTED NEIGHBOR NOTIFICATION STATEMENT	18
EXHIBIT C SPRINGWOOD HOMEOWNERS ASSOCIATION NOTICE OF COMPLETION.....	20
EXHIBIT D SPRINGWOOD HOMEOWNERS ASSOCIATION PATIO COVER CHECKLIST	21

SPRINGWOOD HOMEOWNERS ASSOCIATION ARCHITECTURAL RULES AND REGULATIONS

Attached please find the architectural rules and regulations for your Association. It is to your benefit that you take the time to read this information. Please note that although these rules support the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Springwood (the "Declaration"), they do not cover the entirety of that document. The Declaration should be read carefully. Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Declaration.

The architectural review committee (the "Architectural Review Committee") does not seek to restrict individual creativity or personal preferences, but rather to help assure continuity in design which will help preserve and improve the appearance of the Project.

The Declaration sets forth that the Architectural Review Committee is vested with the power to review and approve all Improvements to Lots and Residences in Springwood. Such Improvements include without limitation, additions, modifications and alterations to Residences, signs, walls and gates, screens, patios and patio covers, and any other modification of the exterior of a Residence or other Improvement or alterations to your Lot. At the option of the Architectural Review Committee, and after completion of the work, the Architectural Review Committee or its duly appointed representative may inspect any Improvement for which approval was required.

Prior to commencement of any addition, alteration or construction work of any type you must first file an application with the Architectural Review Committee. If you do not obtain the prior written approval of the Architectural Review Committee, then any such construction shall constitute an immediate violation of the Declaration and you may have to modify or remove unauthorized work (at the discretion of the Architectural Review Committee) of Improvements at your expense. In addition, a building permit may be required by Clark County or other governmental agencies prior to the commencement of any work. The Architectural Review Committee does not assume any responsibility for your failure to obtain such permits. Obtaining such permits does not waive the obligation to also obtain approval from the Architectural Review Committee.

On the following pages are additional Architectural rules, regulations, procedures and guidelines, including exhibit forms. Please use these forms for any submittal to the Architectural Review Committee.

SPRINGWOOD HOMEOWNERS ASSOCIATION PROCEDURES AND GUIDELINES

I. ARCHITECTURAL AND LANDSCAPE APPROVAL PROCESS

A. PURPOSE:

In order to maintain the architectural character of the Project, it is necessary to provide more exacting guidelines than presented in the Declaration and Bylaws of Springwood Homeowners Association . These guidelines have been established to protect your investment and to keep the Project attractive to all Owners.

B. PROCEDURE:

Before work begins, Owners shall present proposed plans and specifications showing the nature, kind, shape, height, width, color, materials and location of the Improvements or alterations along with the Home Improvement Form (Exhibit A) to the Architectural Review Committee for review and approval. Failure to obtain necessary approvals shall constitute a violation of the Declaration.

This review is in no way intended and shall not be construed as an approval of the structural engineering or in lieu of any required city/county permits or inspections. The intent is to maintain the visual unity and aesthetics of the Project. Any approved Improvements are to be constructed upon the applicant Owner's Lot only. Approval of proposed Improvements does not constitute nor should approval be understood or taken as: a warranty or guarantee of any kind; as permission to violate any law; as permission to violate any provisions of the Declaration, Bylaws or Restrictions; as permission to build upon property not owned by the applicant; or as permission to violate or interfere with any easement on or across the applicant ' s Lot or adjoining property.

All drawings shall be prepared in accordance with requirements for clarity and completeness set forth by the Clark County Building Department. Approval by the city/county in no way constitutes approval by the Architectural Review Committee.

Drawings and attached architectural approval forms must be submitted to:

Springwood Homeowners Association
c/o Associated Community Management
4815 West Russell Road, Suite "O"
Las Vegas, NV 89118
Attn.: Architectural Review Committee

All requests are to be made on the standard Springwood Homeowners Association Home Improvement Form (Exhibit A). Plans will be reviewed the 4th Monday of the month, except holidays. All plans must be received in the management office by 5:00 P.M. on the Monday which is two (2) weeks prior to the week of review.

At the time of completion of the approved work, the applicant Owner shall forward a Notice of Completion to the management office (Exhibit C).

C. APPLICATION FEES:

1. Payment of a \$25.00 fee to the Association is required to cover the cost of review of all Improvements, other than front yard landscaping plans.
2. The Architectural Review Committee may require an additional fee, at its discretion, to cover other costs including without limitation, the hiring of a professional consultant to evaluate the applicant's proposal.

D. REQUIRED COPIES & INFORMATION:

Present three (3) copies each of the Home Improvement Form (Exhibit A) drawings, specifications and color scheme to the Architectural Review Committee.

1. One (1) copy shall be returned to the Owner setting forth the status of review.
2. One (1) copy to be maintained with the Manager.
3. One (1) copy to be maintained with the Architectural Review Committee.

II. SUBMITTAL REQUIREMENTS

The following must be submitted, if applicable to the applicant Owner's proposal, to constitute a complete application:

A. DRAWINGS:

1. Plot Plan
 - a. Show Lot lines accurately as to length, angles and curves.
 - b. Show all dimensions of work to be considered, such as distances between existing Improvements and property lines.
 - c. Drawings shall, in any case, show the nature, kind, shape, dimensions, materials, color, finish and location of the proposed

Improvements.

- d. The Plot Plan must be drawn to scale. The minimum size requirement for a Plot Plan is 8 ½" x 14".
2. Roof Plan
 - a. Show plan of all existing and new roofs with pitches and overhangs noted.
 - b. Show materials of all existing and new roofs.
 3. Floor Plan
 - a. Indicate all walls, columns, openings and any condition or feature that will affect the exterior design of the building.
 - b. Indicate exterior landscape or other details affected.
 4. Miscellaneous
 - a. Indicate all exterior elevations of all buildings existing and proposed with details and drawn to scale.
 - b. All drawings submitted must be "straight-edged" drawings; free-hand drawings are not acceptable.

B. OTHER INFORMATION REQUIRED

1. Description of materials to be used, including the proposed color scheme. Samples, such as the manufacturer's color chips, may be required.
2. Grading plans (if applicable) where the established drainage pattern might be altered by the proposed Improvements.
3. Floor plans (if applicable) showing overall dimensions and area of Improvements reflecting design concept.
4. A proposed construction schedule.
5. Landscape plan and working drawings (if applicable).
6. If proposed Improvements require access over the Common Elements for the purpose of transporting labor or materials, prior written permission shall be required from the Architectural Review Committee.

7. As deemed necessary by the Architectural Review Committee, a cash deposit or other sufficient security may be required to ensure:
 - a. That the Improvements are completed or that the funds exist to complete the approved plans if left undone and deemed a nuisance.
 - b. That the Association and Owners are protected against mechanic liens.
 - c. That the Association is compensated for damage to the Common Elements.
8. Any other information or documentation deemed to be necessary by the Architectural Review Committee in evaluating your request.

III. NEIGHBOR NOTIFICATION

It is the intent of the Architectural Review Committee to get input from the applicant's neighbors on any Improvements which may impact their use and enjoyment of their property. Neighbor(s)' approval or disapproval of a particular Improvement shall only be advisory and shall not be binding in any way on the Architectural Review Committee's decision.

A. CLASSIFICATION OF AFFECTED NEIGHBORS:

Facing neighbor: means the three (3) Residences most directly across the street.

Adjacent neighbor: means all Residences with adjoining property lines to the Residence in question.

Impacted neighbor: means all Residences in the immediate surrounding area which would be affected by the construction of any Improvement.

B. IMPROVEMENTS REQUIRING NOTIFICATION:

The Owner applicant will complete a Neighbor Notification Statement (Exhibit B) prior to the submission of plans for:

1. Any exterior Improvements that may impact neighbors in the Project (requires Exhibit B: adjacent, facing and impacted neighbors).
2. Walls and gates (requires Exhibit B: adjacent and facing neighbors).
3. Patio Covers and Gazebos (requires Exhibit B: adjacent and impacted neighbors).

4. Solar Panels, Antennas, and Satellite Dishes (requires Exhibit B: adjacent, facing and impacted neighbors).
5. Pet and Animal Runs/Enclosures (requires Exhibit B: adjacent neighbors).

C. STATEMENT:

Exhibit B must be provided to the Architectural Review Committee to verify the neighbors have been notified about the proposed Improvements.

IV. APPROVAL PROCESS

A. FAILURE TO COMPLY WITH REQUIRED PROCEDURES:

Failure to comply with the requirements and procedures set forth herein may cause your request to be delayed pending submission of other information and documentation to the Architectural Review Committee. An incomplete application may affect the time limits for approval otherwise reserved in favor of the Architectural Review Committee.

B. FINAL APPROVAL BY ARCHITECTURAL REVIEW COMMITTEE:

The Architectural Review Committee shall give final approval or disapproval of your application within forty-five (45) calendar days from submission of a completed application (including all of the required supporting information and documentation). In the event that the Architectural Review Committee fails to respond within forty-five (45) calendar days from receipt of your completed application, your request shall be deemed to be approved.

C. APPEAL PROCEDURE:

In the event the application submitted to the Architectural Review Committee is disapproved, the Owner filing such application may appeal in writing to the Board of Directors of the Association. The request must be received by the Board of Directors not more than fifteen (15) calendar days following the final decision of the Architectural Review Committee. Within forty-five (45) calendar days following receipt of the request for appeal, the Board of Directors shall render its decision. The Board of Directors may agree with the Architectural Review Committee and uphold the disapproval, or the Board of Directors may disagree with the Architectural Review Committee and approve the proposal. The failure of the Board of Directors to render a decision within said forty-five (45) day period shall be deemed a decision in favor of your application. The decision of the Board of Directors is final and is not appealable.

D. MODIFICATIONS:

The Architectural Review Committee may authorize modifications to any architectural provisions contained in the Declaration including, without limitation, Restrictions upon height, size, floor area or placement of structures, or similar Restrictions when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental consideration may require such modifications. The granting of a modification must be evidenced in writing, must be signed by a majority of the members of the Architectural Review Committee, and if possible should be Recorded by the applicant Owner in the Office of the County Recorder of Clark County, Nevada.

Any modification to the county code(s) must have prior written approval of the Architectural Review Committee before submitting plans to the county for such modification or variance.

E. RIGHT TO ADOPT ADDITIONAL ARCHITECTURAL RULES AND REGULATIONS:

The Board of Directors may, from time to time, adopt and promulgate additional Architectural Rules and Regulations to be administered through the Architectural Review Committee. Copies of such additional Architectural Rules and Regulations, together with any rules or regulations adopted and promulgated by the Board of Directors and/or the Architectural Review Committee, shall be on file in the office of the Manager.

F. INSPECTION OF IMPROVEMENTS:

Following the receipt of the required Notice of Completion from the applicant Owner, the Architectural Review Committee shall have sixty (60) calendar days in which to inspect the Improvements made and to verify that they are in conformance with the approved plans. If it is determined that the work completed was done without approval or not within substantial compliance with the submitted plans, the Architectural Review Committee shall notify the Owner within thirty (30) calendar days ("Notice of Non-Compliance), which Notice of Non-Compliance shall require compliance within thirty (30) calendar days from the mailing thereof (by certified mail, return receipt requested). If the Owner fails to remedy the non-compliance, the Architectural Review Committee shall notify the Board of Directors in writing, giving an estimate of the cost of correcting or removing the items found in non-compliance. The Board of Directors, after their receipt and review of the Notice of Non-Compliance from the Architectural Review Committee, may remove or remedy the same. The Owner shall be responsible for all expenses incurred in connection with such actions as set forth in the Declaration.

G. GENERAL CONDITIONS:

1. Architectural approval or any approval by the Architectural Review Committee does not constitute a waiver(s) of any requirements by applicable

governmental agencies. Separate processing and permits are the individual Owner's responsibility.

2. Architectural approval of plans does not constitute acceptance of any technical or engineering specifications, and the Association assumes no responsibility for such. The function of the Architectural Review Committee is to review submittals as to conformity to the character of the Project. All technical and engineering matters are the responsibility of the applicant Owner.
3. An oversight of a Restriction does not constitute a waiver of that Restriction and therefore, must be corrected by the applicable Owner upon notice.
4. Access for equipment used in construction must be through your Lot. If access over Common Elements is unavoidable, written permission shall first be required from the Architectural Review Committee. Any such requests must be filed with the Architectural Review Committee prior to the commencement of your work. The Architectural Review Committee may require a cash deposit from the applicant Owner to insure funds are available to repair damage to Common Elements resulting from the applicant Owner's Improvement work.
5. Streets shall not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, and so forth. Items such as, but not limited to, dumpsters, sand, landscaping and building materials shall not be stored on streets, sidewalks, or Common Elements.
6. Any damage to the Common Elements will be repaired by a contractor selected and retained by the Association, in its sole discretion. All applicable charges for such repair shall be reimbursed to the Association as set forth in Section 8.1 of the Declaration.
7. Approval of plans is not an authorization to proceed with Improvements on any Lot other than the Lot owned by the applicant.
8. The minimum irrigation setback requirements from any fence or wall is 3'.
9. Any other setback requirements for the Project shall be those established by Clark County.

V. ARCHITECTURAL STANDARDS AND MATERIAL STANDARDS

Without limitation, all Improvements contained in this section require Architectural Review

Committee review and approval.

Landscaping can be effectively used to accent entryways, define space and create "soft" privacy screens. Since landscaping is a design element, the same consideration should be given to relationships to the applicant Owner's Residence and to adjacent Residences. If plantings are found to be detrimental to the Project by the Architectural Review Committee, the Owner may be required to abate the problem.

A. LANDSCAPING:

1. All portions of the yard of a Lot which are visible from the street shall be landscaped by the Owner thereof, except for any Common Elements which are to be maintained by the Declarant and/or the Association pursuant to the (a) Declaration, (b) Landscape and Irrigation Easement and/or (c) Drainage Easement. Portions of the yard that are not visible from the street or from the Common Elements require Architectural Review Committee approval only for the following: improvements which exceed the height of any perimeter or sideyard wall, all trees, water elements, pet enclosures, any noise producing Improvements (i.e., pumps, motors), and Improvements which will change or alter either the grading or drainage such that it interferes with adjoining property regardless of whether that property is privately owned or Association owned. Rear lawns and all landscaping must be submitted for, approved and installed within 12 months (one year) from the first close of escrow date.
2. All landscaping work (including statuary), plantings and installation of permanent irrigation systems by an Owner shall be aesthetically consistent with the design and plan of the Project and plant material shall be climatically and culturally appropriate to Southern Nevada.
3. Trees, hedges and shrubs which restrict sight lines for vehicular traffic from neighboring property shall be cut back or removed.
4. Materials used shall conform to type, quality, character and detailing established in the existing neighborhood. Front yard improvements require facing and adjacent neighbor notification (see Exhibit B).
5. No grading, excavation, removing of any trees or existing landscape modification shall be commenced until the plans showing the nature, kind, shape, height and location of the same shall have been approved in writing by the Architectural Review Committee.
6. All landscape plans must be submitted with the inclusion of all prospective common name plant listing of ground cover, vines, espaliers, shrubs, trees,

and decorative ornaments/statuary, if any.

7. Subject to review and approval by the Architectural Review Committee, use of decorative rock, boulders and gravel is permitted in front yards and those areas viewed from the Common Elements.
8. Curbing can be of either concrete or durable plastic and cannot stand more than six (6) inches above the sod height.

B. DRAINAGE:

Any changes or modifications to Improvements as installed by the Declarant must be approved by the Architectural Review Committee and must conform to the standards of Clark County.

C. SIGNS:

All signs for the purpose of selling a Residence, must be professionally prepared. Signs shall be affixed to the Residence, in a window, or freestanding secured to a painted post. Signs shall not exceed four (4) square feet and shall not be placed on or overhanging any of the Common Elements.

All signs must conform with the requirements of Clark County. The number of signs on any Lot will not exceed one sign. No signs shall be placed on the Common Elements, other than by Declarant. No other signs, posters, billboards or advertising device or other display of any kind shall be displayed so as to be visible from outside the residential neighborhood without the prior written approval of the Architectural Review Committee.

D. WALLS AND GATES:

1. Acceptable materials for extension, repair or construction of walls shall be those consistent in color and texture to that installed in the Project by Declarant.
2. Gates shall be comprised of either a wrought iron or tubular steel structure.
3. Gate screening for allowable recreational vehicles must be a metal mesh or a solid metal and painted either white or a color to match the main stucco color of the Residence. NOTE: Recreational Vehicles are not allowed to be parked in this community.
4. Acceptable material for walls between lots needs to match existing materials.

Unacceptable materials for walls/gates shall include without limitation:

- a. Aluminum or sheet metal.
 - b. Chicken wire.
 - c. Metal or plastic chain link.
 - d. Plastic or fiberglass panels.
 - e. Plastic webbing, reeded or straw like materials.
 - f. Wood grape stake, any wood fencing or woven bender board.
 - g. Glass block and panels.
5. No double property line walls shall be constructed. Should a wall be installed by a neighbor adjacent to the property line, said wall shall be the only wall to be installed.

E. PATIOS, GAZEBOS AND OTHER STRUCTURES:

1. All patio cover submittal requests shall include a completed Patio Cover Checklist (Exhibit D) and accompanying information required therein.
2. Improvements may be of wood or stucco construction with the exception of vertical supports which may include other materials, as permitted by the governing codes. All natural wood surfaces must be finished.
3. Horizontal covers must conform to the following:
 - a. Wood slat.
 - b. Rolled or fiber felt roofing with tile border which shall be colorized to match the adjoining tile border.
 - c. Match the roof of the existing Residence.
4. Exposed surfaces shall match or harmonize with the existing colors and materials of the main Residence. Exposed gutters and down spouts shall be painted to match adjacent roof and/or wall material.
5. Thin posts, such as 4" x 4" wood or metal pipe columns are prohibited. Minimum size for posts are 6" x 6".
6. Unacceptable construction materials for patio and awning Improvements shall include without limitation:
 - a. Metal structures.
 - b. Corrugated plastic and fiberglass.

- c. Plastic webbing, reeded or straw like materials.
- d. Composition shingles.

- 7. Storage sheds/utility buildings are not allowed in this community.
- 8. Garage conversions will not be permitted if the applicant Owner's proposal would reduce the number of enclosed and covered garage parking spaces to less than two (2) spaces. The purpose of the garage is to store vehicles and such garage space may not be converted into a living space or incur any structural changes, except as expressly provided herein.

F. ANTENNAS:

As provided in the Telecommunications Act of 1996, "Antenna" is defined as follows: (i) an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services and is one (1) meter or less in diameter or diagonal measurement; (ii) an antenna that is designed to receive video programming services via multipoint distribution services, including multichannel, multipoint distribution services, instructional television fixed services, and local multipoint distribution services and is one (1) meter or less in diameter or diagonal measurement; or (iii) an antenna that is designed to receive television broadcast signals.

All Antennas are subject to the provisions set forth below:

- 1. Any Antenna an Owner places on his Lot must be registered with the Association within ten (10) days of its installation.
- 2. All Antennas must be installed in accordance with the manufacturer's guidelines to insure safe installation, and must also be installed in compliance with all federal, state and local statutes and regulations regarding safety.
- 3. All Antennas must be properly grounded and must be placed within a safe distance from any power lines.
- 4. All Antennas must be located in a side or rear yard location, not visible from the street or any neighboring property, unless such placement precludes the reception of an acceptable quality signal.
- 5. All Antennas must be blended with the background upon which they are placed by painting the Antenna the same color as the Residence or otherwise screening the Antenna from view with landscaping.

6. To the extent an Antenna must be installed on the roof in order to comply with Subsection V.F.4, an Owner who desires to install an Antenna which requires the use of a mast which will extend in excess of twelve (12) feet above the roofline must first obtain a permit from the Architectural Review Committee to insure that such a mast can be safely installed and maintained.
7. To the extent that interpretation of these provisions is necessary, such interpretation will be undertaken by the Architectural Review Committee in full compliance with all federal, state and local statutes and regulations, as may be supplemented or amended from time to time.

G. MISCELLANEOUS:

1. Additions: room additions, eaves and balconies or any exterior alterations to any Residence or Improvement shall be constructed with materials that conform to the type, quality, character and detailing established in the existing Residence.
2. Glass tinting: glass tinting requests will be considered by the Architectural Review Committee. However, mirror finishes will not be approved.
3. Lighting: exterior lighting must be low wattage (i.e., 40 watts). Higher voltage lighting may be approved if it is not directed at neighboring properties and if it is placed so that it does not create an annoyance to neighbors, as determined by the Architectural Review Committee.

Holiday lighting in season is permitted without Architectural Review Committee approval. Installation of Holiday lighting is not to occur any sooner than 30 days before any given holiday. Removal of such Holiday lighting from Residences and landscaping is required 30 days after each holiday.

4. Pools: pools, including above-ground pools, spas, and related equipment will be considered on an individual basis, will be subject to Architectural Review Committee approval, and will require adjacent and impacted neighbor notification. All equipment should be screened so as not to be viewed from common area.
5. Playground equipment: swings, playhouse and other such equipment must be considered on an individual basis by the Architectural Review Committee. All play equipment must be kept in like-new condition; painted to harmonize with the main or accent color of the Residence; located unobtrusively; and be a minimum of 5' from any fence or wall.

6. Screen doors: screen doors on the front door or entrance are allowed if they are painted to match the color of the door.
7. Exterior painting: any change in color from that installed by Declarant on the exterior of a Residence must receive the prior written approval of the Architectural Review Committee.
8. Common Elements landscape and other related Improvements: no Owner shall landscape or otherwise improve any of the Common Elements except as required under the (a) Declaration, (b) Landscape and Irrigation Easement and/or (c) Drainage Easement.
9. Drainage and fill: there shall be no interference with the established drainage patterns over any Lot or the Common Elements, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Review Committee.
10. Unsightly items: all weeds, rubbish, debris or unsightly materials or objects of any kind shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash containers shall not be exposed to the view of neighboring Lots twelve (12) hours before or after collection. All clotheslines, refuse containers, woodpiles, storage areas, machinery and equipment shall be prohibited upon any Lot where the same would be visible to public view.
11. Accessory structures: patio trellises, pergolas and other exterior structures may be of stucco or wood as permitted by governing codes, with finishes and colors which complement the architecture of the Residence as determined by the Architectural Review Committee.
12. Window coverings: only curtains, drapes, shutters or blinds may be installed as permanent indoor window covers. No aluminum foil, paint, newspaper or similar covering deemed to be inappropriate for a window covering shall be applied to the windows or doors of any Residence. Solar screen additions must be approved by the Architectural Review Committee.
13. Skylights and other roof-mounted equipment: subject to the Declaration. The installation of any roof-top structure, including a system to accommodate solar energy equipment, air conditioning, or skylights must have the written approval of the Architectural Review Committee prior to installation.
14. Air conditioners: all exterior window air conditioners must be submitted to

the Architectural Review Committee for written approval prior to installation.

15. Awnings: awnings must be of canvas or approved fabric and of solid accent colors complimenting the architecture of the Residence. Awnings must be properly maintained to the satisfaction of the Architectural Review Committee and may not be kept where frayed, split, torn or faded.
16. Recreational vehicles: are not allowed to be parked within the community.
17. Use of adjoining property: concurrent with the submission of the Home Improvement Form, the applicant Owner shall obtain written permission from the adjoining property Owner where such work would require the use of the adjoining property. A copy of this permission letter shall be filed with the submittal of the Home Improvement Form (see Exhibit A).
18. Quality work standards: all work must be performed in a manner consistent with the standards of the general Residence construction and appearance of the Project. All work considered to be of an unsightly finished nature or of lesser quality than the prevailing Project standards shall be reworked to an acceptable appearance (as determined by the Architectural Review Committee) at the Owner's expense.
19. Failure to obtain Architectural Review Committee approval: failure to obtain the necessary approval from the Architectural Review Committee shall constitute a violation of the Declaration and shall require without limitation, modifications or removal at the Owner's expense.
20. Conditions not defined: any condition, standard or material not defined within these rules, regulations, procedures and guidelines, shall be determined by the Architectural Review Committee when appropriate for consideration.

ARCHITECTURAL REVIEW COMMITTEE REVIEW

Date Received _____

Fee \$ _____

Approved Denied

- Plot Plan
- Floor Plan
- Elevation
- Square Footage (House and Garage) for add-ons, changes, deletions
- Color Board and Description of Outside Material
- Landscaping
- Walls/gates
- Patio Cover/Gazebo
- Pool and/or Spa
- Other: _____
- Other: _____

Remarks: _____

Review Date: _____

Signature _____
Architectural Review Committee

Signature _____
Architectural Review Committee

Signature _____
Architectural Review Committee

EXHIBIT B

SPRINGWOOD HOMEOWNERS ASSOCIATION
FACING, ADJACENT AND IMPACTED NEIGHBOR NOTIFICATION STATEMENT

On _____ (insert date), the attached plans for _____

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

Signature of **facing neighbor** _____
Lot _____ Block _____ Subdivision Name: *Springwood*
Address _____
APPROVE _____ *DISAPPROVE* _____

Signature of **facing neighbor** _____
Lot _____ Block _____ Subdivision Name : *Springwood*
Address _____
APPROVE _____ *DISAPPROVE* _____

Signature of **facing neighbor** _____
Lot _____ Block _____ Subdivision Name : *Springwood*
Address _____
APPROVE _____ *DISAPPROVE* _____

Signature of **adjacent neighbor** _____
Lot _____ Block _____ Subdivision Name : *Springwood*
Address _____
APPROVE _____ *DISAPPROVE* _____

Signature of **adjacent neighbor** _____
Lot _____ Block _____ Subdivision Name : *Springwood*
Address _____
APPROVE _____ *DISAPPROVE* _____

Signature of **adjacent neighbor** _____
Lot _____ Block _____ Subdivision Name : *Springwood*
Address _____
APPROVE _____ *DISAPPROVE* _____

EXHIBIT C

SPRINGWOOD HOMEOWNERS ASSOCIATION
NOTICE OF COMPLETION

Please complete and return to: Springwood Homeowners Association
c/o Associated Community Management
4815 West Russell Road, Suite "O"
Las Vegas, NV 89118
Attn.: Architectural Review Committee

Notice is hereby given that:

The undersigned is the Owner(s) of the property located at _____,
(Street and Number)
_____, _____
(City) (Project Name)

The work of Improvement on the described property was COMPLETED on the _____ day of _____, 200__ in accordance with the Architectural Review Committee's written approval of the Owner's plans and submittal package.

Owner (Applicant) Signature

Owner (Applicant) Signature

Date of Signature

EXHIBIT D

SPRINGWOOD HOMEOWNERS ASSOCIATION
PATIO COVER CHECKLIST

The following information is needed for all patio cover submittals. This information must be accompanied by plans which show all of the listed details and dimensions.

1. Dimensions:
Height _____
Width _____
Slope _____

2. Setbacks:
From rear property line _____
From right property line _____
From left property line _____

3. Roof Type:
A. Solid _____ Lattice _____ Spaced Slats _____ Other _____
B. Match existing roof type: Yes or No

4. Roof Material:
A. Wood Type _____ Tile Type _____
B. Post Size (minimum 6" x 6") _____
C. Rolled Roof: Give description of material (i.e., fiber felt weight, rolled roofing weight, etc.): _____
(Rolled roofing must be colored to match the required tile borders. Tile borders must match the tile that is on the Residence.)

5. Color:
Will structure be painted to match the color of the Residence? Yes or No

6. Stuccoing:
Will patio be stuccoed? Yes or No. If yes, stucco must match the main stucco type, texture and color that is on the Residence.

**SPRINGWOOD HOMEOWNERS
ASSOCIATION**

ARCHITECTURAL RULES AND REGULATIONS

SPRINGWOOD HOMEOWNERS ASSOCIATION ARCHITECTURAL RULES AND REGULATIONS

Attached please find the architectural rules and regulations for your Association. It is to your benefit that you take the time to read this information. Please note that although these rules support the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Springwood (the "Declaration"), they do not cover the entirety of that document. The Declaration should be read carefully. Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Declaration.

The architectural review committee (the "Architectural Review Committee") does not seek to restrict individual creativity or personal preferences, but rather to help assure continuity in design which will help preserve and improve the appearance of the Project.

The Declaration sets forth that the Architectural Review Committee is vested with the power to review and approve all Improvements to Lots and Residences in Springwood. Such Improvements include without limitation, additions, modifications and alterations to Residences, signs, walls and gates, screens, patios and patio covers, and any other modification of the exterior of a Residence or other Improvement or alterations to your Lot. At the option of the Architectural Review Committee, and after completion of the work, the Architectural Review Committee or its duly appointed representative may inspect any Improvement for which approval was required.

Prior to commencement of any addition, alteration or construction work of any type you must first file an application with the Architectural Review Committee. If you do not obtain the prior written approval of the Architectural Review Committee, then any such construction shall constitute an immediate violation of the Declaration and you may have to modify or remove unauthorized work (at the discretion of the Architectural Review Committee) of Improvements at your expense. In addition, a building permit may be required by Clark County or other governmental agencies prior to the commencement of any work. The Architectural Review Committee does not assume any responsibility for your failure to obtain such permits. Obtaining such permits does not waive the obligation to also obtain approval from the Architectural Review Committee.

On the following pages are additional Architectural rules, regulations, procedures and guidelines, including exhibit forms. Please use these forms for any submittal to the Architectural Review Committee.

SPRINGWOOD HOMEOWNERS ASSOCIATION PROCEDURES AND GUIDELINES

I. ARCHITECTURAL AND LANDSCAPE APPROVAL PROCESS

A. PURPOSE:

In order to maintain the architectural character of the Project, it is necessary to provide more exacting guidelines than presented in the Declaration and Bylaws of Springwood Homeowners Association . These guidelines have been established to protect your investment and to keep the Project attractive to all Owners.

B. PROCEDURE:

Before work begins, Owners shall present proposed plans and specifications showing the nature, kind, shape, height, width, color, materials and location of the Improvements or alterations along with the Home Improvement Form (Exhibit A) to the Architectural Review Committee for review and approval. Failure to obtain necessary approvals shall constitute a violation of the Declaration.

This review is in no way intended and shall not be construed as an approval of the structural engineering or in lieu of any required city/county permits or inspections. The intent is to maintain the visual unity and aesthetics of the Project. Any approved Improvements are to be constructed upon the applicant Owner's Lot only. Approval of proposed Improvements does not constitute nor should approval be understood or taken as: a warranty or guarantee of any kind; as permission to violate any law; as permission to violate any provisions of the Declaration, Bylaws or Restrictions; as permission to build upon property not owned by the applicant; or as permission to violate or interfere with any easement on or across the applicant ' s Lot or adjoining property.

All drawings shall be prepared in accordance with requirements for clarity and completeness set forth by the Clark County Building Department. Approval by the city/county in no way constitutes approval by the Architectural Review Committee.

Drawings and attached architectural approval forms must be submitted to:

Springwood Homeowners Association
c/o Associated Community Management
4815 West Russell Road, Suite "O"
Las Vegas, NV 89118
Attn.: Architectural Review Committee

All requests are to be made on the standard Springwood Homeowners Association Home Improvement Form (Exhibit A). Plans will be reviewed the 4th Monday of the month, except holidays. All plans must be received in the management office by 5:00 P.M. on the Monday which is two (2) weeks prior to the week of review.

At the time of completion of the approved work, the applicant Owner shall forward a Notice of Completion to the management office (Exhibit C).

C. APPLICATION FEES:

1. Payment of a \$25.00 fee to the Association is required to cover the cost of review of all Improvements, other than front yard landscaping plans.
2. The Architectural Review Committee may require an additional fee, at its discretion, to cover other costs including without limitation, the hiring of a professional consultant to evaluate the applicant's proposal.

D. REQUIRED COPIES & INFORMATION:

Present three (3) copies each of the Home Improvement Form (Exhibit A) drawings, specifications and color scheme to the Architectural Review Committee.

1. One (1) copy shall be returned to the Owner setting forth the status of review.
2. One (1) copy to be maintained with the Manager.
3. One (1) copy to be maintained with the Architectural Review Committee.

II. SUBMITTAL REQUIREMENTS

The following must be submitted, if applicable to the applicant Owner's proposal, to constitute a complete application:

A. DRAWINGS:

1. Plot Plan
 - a. Show Lot lines accurately as to length, angles and curves.
 - b. Show all dimensions of work to be considered, such as distances between existing Improvements and property lines.
 - c. Drawings shall, in any case, show the nature, kind, shape, dimensions, materials, color, finish and location of the proposed

Improvements.

- d. The Plot Plan must be drawn to scale. The minimum size requirement for a Plot Plan is 8 ½" x 14".
2. Roof Plan
 - a. Show plan of all existing and new roofs with pitches and overhangs noted.
 - b. Show materials of all existing and new roofs.
 3. Floor Plan
 - a. Indicate all walls, columns, openings and any condition or feature that will affect the exterior design of the building.
 - b. Indicate exterior landscape or other details affected.
 4. Miscellaneous
 - a. Indicate all exterior elevations of all buildings existing and proposed with details and drawn to scale.
 - b. All drawings submitted must be "straight-edged" drawings; free-hand drawings are not acceptable.

B. OTHER INFORMATION REQUIRED

1. Description of materials to be used, including the proposed color scheme. Samples, such as the manufacturer's color chips, may be required.
2. Grading plans (if applicable) where the established drainage pattern might be altered by the proposed Improvements.
3. Floor plans (if applicable) showing overall dimensions and area of Improvements reflecting design concept.
4. A proposed construction schedule.
5. Landscape plan and working drawings (if applicable).
6. If proposed Improvements require access over the Common Elements for the purpose of transporting labor or materials, prior written permission shall be required from the Architectural Review Committee.

7. As deemed necessary by the Architectural Review Committee, a cash deposit or other sufficient security may be required to ensure:
 - a. That the Improvements are completed or that the funds exist to complete the approved plans if left undone and deemed a nuisance.
 - b. That the Association and Owners are protected against mechanic liens.
 - c. That the Association is compensated for damage to the Common Elements.
8. Any other information or documentation deemed to be necessary by the Architectural Review Committee in evaluating your request.

III. NEIGHBOR NOTIFICATION

It is the intent of the Architectural Review Committee to get input from the applicant's neighbors on any Improvements which may impact their use and enjoyment of their property. Neighbor(s)' approval or disapproval of a particular Improvement shall only be advisory and shall not be binding in any way on the Architectural Review Committee's decision.

A. CLASSIFICATION OF AFFECTED NEIGHBORS:

Facing neighbor: means the three (3) Residences most directly across the street.

Adjacent neighbor: means all Residences with adjoining property lines to the Residence in question.

Impacted neighbor: means all Residences in the immediate surrounding area which would be affected by the construction of any Improvement.

B. IMPROVEMENTS REQUIRING NOTIFICATION:

The Owner applicant will complete a Neighbor Notification Statement (Exhibit B) prior to the submission of plans for:

1. Any exterior Improvements that may impact neighbors in the Project (requires Exhibit B: adjacent, facing and impacted neighbors).
2. Walls and gates (requires Exhibit B: adjacent and facing neighbors).
3. Patio Covers and Gazebos (requires Exhibit B: adjacent and impacted neighbors).

4. Solar Panels, Antennas, and Satellite Dishes (requires Exhibit B: adjacent, facing and impacted neighbors).
5. Pet and Animal Runs/Enclosures (requires Exhibit B: adjacent neighbors).

C. STATEMENT:

Exhibit B must be provided to the Architectural Review Committee to verify the neighbors have been notified about the proposed Improvements.

IV. APPROVAL PROCESS

A. FAILURE TO COMPLY WITH REQUIRED PROCEDURES:

Failure to comply with the requirements and procedures set forth herein may cause your request to be delayed pending submission of other information and documentation to the Architectural Review Committee. An incomplete application may affect the time limits for approval otherwise reserved in favor of the Architectural Review Committee.

B. FINAL APPROVAL BY ARCHITECTURAL REVIEW COMMITTEE:

The Architectural Review Committee shall give final approval or disapproval of your application within forty-five (45) calendar days from submission of a completed application (including all of the required supporting information and documentation). In the event that the Architectural Review Committee fails to respond within forty-five (45) calendar days from receipt of your completed application, your request shall be deemed to be approved.

C. APPEAL PROCEDURE:

In the event the application submitted to the Architectural Review Committee is disapproved, the Owner filing such application may appeal in writing to the Board of Directors of the Association. The request must be received by the Board of Directors not more than fifteen (15) calendar days following the final decision of the Architectural Review Committee. Within forty-five (45) calendar days following receipt of the request for appeal, the Board of Directors shall render its decision. The Board of Directors may agree with the Architectural Review Committee and uphold the disapproval, or the Board of Directors may disagree with the Architectural Review Committee and approve the proposal. The failure of the Board of Directors to render a decision within said forty-five (45) day period shall be deemed a decision in favor of your application. The decision of the Board of Directors is final and is not appealable.

D. MODIFICATIONS:

The Architectural Review Committee may authorize modifications to any architectural provisions contained in the Declaration including, without limitation, Restrictions upon height, size, floor area or placement of structures, or similar Restrictions when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental consideration may require such modifications. The granting of a modification must be evidenced in writing, must be signed by a majority of the members of the Architectural Review Committee, and if possible should be Recorded by the applicant Owner in the Office of the County Recorder of Clark County, Nevada.

Any modification to the county code(s) must have prior written approval of the Architectural Review Committee before submitting plans to the county for such modification or variance.

E. RIGHT TO ADOPT ADDITIONAL ARCHITECTURAL RULES AND REGULATIONS:

The Board of Directors may, from time to time, adopt and promulgate additional Architectural Rules and Regulations to be administered through the Architectural Review Committee. Copies of such additional Architectural Rules and Regulations, together with any rules or regulations adopted and promulgated by the Board of Directors and/or the Architectural Review Committee, shall be on file in the office of the Manager.

F. INSPECTION OF IMPROVEMENTS:

Following the receipt of the required Notice of Completion from the applicant Owner, the Architectural Review Committee shall have sixty (60) calendar days in which to inspect the Improvements made and to verify that they are in conformance with the approved plans. If it is determined that the work completed was done without approval or not within substantial compliance with the submitted plans, the Architectural Review Committee shall notify the Owner within thirty (30) calendar days ("Notice of Non-Compliance), which Notice of Non-Compliance shall require compliance within thirty (30) calendar days from the mailing thereof (by certified mail, return receipt requested). If the Owner fails to remedy the non-compliance, the Architectural Review Committee shall notify the Board of Directors in writing, giving an estimate of the cost of correcting or removing the items found in non-compliance. The Board of Directors, after their receipt and review of the Notice of Non-Compliance from the Architectural Review Committee, may remove or remedy the same. The Owner shall be responsible for all expenses incurred in connection with such actions as set forth in the Declaration.

G. GENERAL CONDITIONS:

1. Architectural approval or any approval by the Architectural Review Committee does not constitute a waiver(s) of any requirements by applicable

governmental agencies. Separate processing and permits are the individual Owner's responsibility.

2. Architectural approval of plans does not constitute acceptance of any technical or engineering specifications, and the Association assumes no responsibility for such. The function of the Architectural Review Committee is to review submittals as to conformity to the character of the Project. All technical and engineering matters are the responsibility of the applicant Owner.
3. An oversight of a Restriction does not constitute a waiver of that Restriction and therefore, must be corrected by the applicable Owner upon notice.
4. Access for equipment used in construction must be through your Lot. If access over Common Elements is unavoidable, written permission shall first be required from the Architectural Review Committee. Any such requests must be filed with the Architectural Review Committee prior to the commencement of your work. The Architectural Review Committee may require a cash deposit from the applicant Owner to insure funds are available to repair damage to Common Elements resulting from the applicant Owner's Improvement work.
5. Streets shall not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, and so forth. Items such as, but not limited to, dumpsters, sand, landscaping and building materials shall not be stored on streets, sidewalks, or Common Elements.
6. Any damage to the Common Elements will be repaired by a contractor selected and retained by the Association, in its sole discretion. All applicable charges for such repair shall be reimbursed to the Association as set forth in Section 8.1 of the Declaration.
7. Approval of plans is not an authorization to proceed with Improvements on any Lot other than the Lot owned by the applicant.
8. The minimum irrigation setback requirements from any fence or wall is 3'.
9. Any other setback requirements for the Project shall be those established by Clark County.

V. ARCHITECTURAL STANDARDS AND MATERIAL STANDARDS

Without limitation, all Improvements contained in this section require Architectural Review

Committee review and approval.

Landscaping can be effectively used to accent entryways, define space and create "soft" privacy screens. Since landscaping is a design element, the same consideration should be given to relationships to the applicant Owner's Residence and to adjacent Residences. If plantings are found to be detrimental to the Project by the Architectural Review Committee, the Owner may be required to abate the problem.

A. LANDSCAPING:

1. All portions of the yard of a Lot which are visible from the street shall be landscaped by the Owner thereof, except for any Common Elements which are to be maintained by the Declarant and/or the Association pursuant to the (a) Declaration, (b) Landscape and Irrigation Easement and/or (c) Drainage Easement. Portions of the yard that are not visible from the street or from the Common Elements require Architectural Review Committee approval only for the following: improvements which exceed the height of any perimeter or sideyard wall, all trees, water elements, pet enclosures, any noise producing Improvements (i.e., pumps, motors), and Improvements which will change or alter either the grading or drainage such that it interferes with adjoining property regardless of whether that property is privately owned or Association owned. Rear lawns and all landscaping must be submitted for, approved and installed within 12 months (one year) from the first close of escrow date.
2. All landscaping work (including statuary), plantings and installation of permanent irrigation systems by an Owner shall be aesthetically consistent with the design and plan of the Project and plant material shall be climatically and culturally appropriate to Southern Nevada.
3. Trees, hedges and shrubs which restrict sight lines for vehicular traffic from neighboring property shall be cut back or removed.
4. Materials used shall conform to type, quality, character and detailing established in the existing neighborhood. Front yard improvements require facing and adjacent neighbor notification (see Exhibit B).
5. No grading, excavation, removing of any trees or existing landscape modification shall be commenced until the plans showing the nature, kind, shape, height and location of the same shall have been approved in writing by the Architectural Review Committee.
6. All landscape plans must be submitted with the inclusion of all prospective common name plant listing of ground cover, vines, espaliers, shrubs, trees,

and decorative ornaments/statuary, if any.

7. Subject to review and approval by the Architectural Review Committee, use of decorative rock, boulders and gravel is permitted in front yards and those areas viewed from the Common Elements.
8. Curbing can be of either concrete or durable plastic and cannot stand more than six (6) inches above the sod height.

B. DRAINAGE:

Any changes or modifications to Improvements as installed by the Declarant must be approved by the Architectural Review Committee and must conform to the standards of Clark County.

C. SIGNS:

All signs for the purpose of selling a Residence, must be professionally prepared. Signs shall be affixed to the Residence, in a window, or freestanding secured to a painted post. Signs shall not exceed four (4) square feet and shall not be placed on or overhanging any of the Common Elements.

All signs must conform with the requirements of Clark County. The number of signs on any Lot will not exceed one sign. No signs shall be placed on the Common Elements, other than by Declarant. No other signs, posters, billboards or advertising device or other display of any kind shall be displayed so as to be visible from outside the residential neighborhood without the prior written approval of the Architectural Review Committee.

D. WALLS AND GATES:

1. Acceptable materials for extension, repair or construction of walls shall be those consistent in color and texture to that installed in the Project by Declarant.
2. Gates shall be comprised of either a wrought iron or tubular steel structure.
3. Gate screening for allowable recreational vehicles must be a metal mesh or a solid metal and painted either white or a color to match the main stucco color of the Residence. NOTE: Recreational Vehicles are not allowed to be parked in this community.
4. Acceptable material for walls between lots needs to match existing materials.

Unacceptable materials for walls/gates shall include without limitation:

- a. Aluminum or sheet metal.
 - b. Chicken wire.
 - c. Metal or plastic chain link.
 - d. Plastic or fiberglass panels.
 - e. Plastic webbing, reeded or straw like materials.
 - f. Wood grape stake, any wood fencing or woven bender board.
 - g. Glass block and panels.
5. No double property line walls shall be constructed. Should a wall be installed by a neighbor adjacent to the property line, said wall shall be the only wall to be installed.

E. PATIOS, GAZEBOS AND OTHER STRUCTURES:

1. All patio cover submittal requests shall include a completed Patio Cover Checklist (Exhibit D) and accompanying information required therein.
2. Improvements may be of wood or stucco construction with the exception of vertical supports which may include other materials, as permitted by the governing codes. All natural wood surfaces must be finished.
3. Horizontal covers must conform to the following:
 - a. Wood slat.
 - b. Rolled or fiber felt roofing with tile border which shall be colorized to match the adjoining tile border.
 - c. Match the roof of the existing Residence.
4. Exposed surfaces shall match or harmonize with the existing colors and materials of the main Residence. Exposed gutters and down spouts shall be painted to match adjacent roof and/or wall material.
5. Thin posts, such as 4" x 4" wood or metal pipe columns are prohibited. Minimum size for posts are 6" x 6".
6. Unacceptable construction materials for patio and awning Improvements shall include without limitation:
 - a. Metal structures.
 - b. Corrugated plastic and fiberglass.