

THE BROOK

AT QUIET VALLEY
COMMUNITY ASSOCIATION

ARCHITECTURAL
STANDARDS & GUIDELINES

Provided for resident use in improving their property.

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THE BROOK AT QUIET VALLEY RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL & LANDSCAPING GUIDELINES AND STANDARDS

Adopted by Board of Directors on _____

This manual of objectives, guidelines and standards serves two basic purposes. First, it assists the Homeowner, both in designing proposed improvements and in determining how to apply for approval. Second, it provides criteria for decisions by the Architectural Committee and between successive committees.

OBJECTIVES

I. OBJECTIVES

Pursuant to Article 11, Architectural and Landscaping Control, of the Quiet Valley Ranch Declaration of Covenants, Conditions and Restrictions (CC&R's) of The Brook at Quiet Valley Ranch Community Association (Association), the Board of Directors has appointed an Architectural and Landscaping Committee, here after called "the Committee".

Homeowners are reminded that approval from this Committee is required as stated in Article 11, Section 11.1, of the CC&R's, to wit:

ARCHITECTURAL COMMITTEE SHALL HAVE THE FOLLOWING POWERS:

Article 11, Section 11.1 states,

“No construction (new renovated or remodeled), addition, alteration, grading, filling, excavation, modification, decoration, redecoration, reconstruction or landscaping of any portion of the property or to an Improvement within the Property (including Association Property, GCR Common Areas and Sub-association Common Areas) or other activity within the jurisdiction of the Architectural Committee pursuant of this Declaration, and the Design Guidelines shall be commenced or maintained by Declarant, any Owner, the Association, any Sub-association, Developer, Builder, tenant, subtenant, contract purchaser, other Person or party, until the detailed plans and specification therefore showing the nature, kind, shape, height, width, color, materials and location of the same shall have been submitted to the Architectural Committee and approved in writing by the Architectural Committee.

Section 11.1.3 of the same article states:

" The Architectural Committee " may also issue rules or guidelines setting forth procedures for the submission of plans and specification for approval. . . ."

The Architectural and Landscaping Committee will use the guidelines and standards established in this booklet for recommending to the Board the approval or disapproval of ANY exterior modification to any residence or lot governed by the Association. It is the intention of this Committee, by establishing and enforcing such standards to assure a continuity of design and appearance throughout the project that will enhance and preserve the overall value of all homeowners' residences.

Failure to obtain the prior necessary approval will constitute a violation of the CC&R's and may require modification or removal of unauthorized work at the expense of the homeowner or other such remedies as the Board deems appropriate. In addition, any Owner who makes an alteration or addition must obtain all required permits from the City, County or other governmental agencies.

Homeowners are urged to thoroughly review the CC&R's with particular emphasis on Article XII, which describes their rights and obligations concerning this procedure.

II. SAMPLE REVIEW CRITERIA

The Architectural Committee evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design on an exterior in one instance may not be for another. For example, exterior changes, due to their relative closeness to each other, usually are more noticeable and have more of an impact on adjoining properties.

Design decisions made by the Committee are based on the following criteria that represent in more specific terms the general standards of the Declaration (CC&R's).

Conformance with Covenants. All applications are reviewed to assure modifications are in conformance with the Declaration and these Standards.

Design Compatibility. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, aesthetics, similar use of materials, color and construction details. It is intended that all construction and alterations are to be performed so as to maintain a uniform level of quality of workmanship and material, a harmony of external design, and low visibility with respect to existing structures, environment and location with respect to topography and finished grade elevation.

Location and Impact of Neighbors. The proposed alteration must be of similar design, color and landscape as the existing structure and the neighborhood.

The primary concerns are overall ambience, continued architecture as originally constructed, access, view, privacy, sunlight, ventilation, and drainage. For example, decks or larger additions may not unnecessarily obstruct view or unnecessarily cast unwanted shadows on adjacent patios or infringe unnecessarily on a neighbor's privacy.

When a proposed alteration has possible impact on adjacent properties, it is required for approval that the applicant discusses the proposal with neighbors prior to making application. It may be appropriate in some cases to submit neighbor comments along with the application.

Scale. The size (in three dimensions) of the proposed alteration must be similar to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

Color. Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as roofs and trim should be matching in color.

Materials. Modifications shall use the same or compatible materials as were used in the original house. The options may be limited somewhat by design and materials of the original house.

Workmanship. Workmanship is another standard that is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards. The Association assumes no responsibility for the safety of new construction by virtue of design or workmanship. If major alterations to a lot are considered, the Board of Directors on advice from the Architectural Committee may want to have the work inspected by an expert to assure construction proceeds according to the approved plans and specifications.

Timing. A construction schedule shall be submitted with the application. Projects that remain uncompleted beyond a reasonable length of time are visually objectionable, a nuisance and potential safety hazard for neighbors and the Community.

If such time period is considered unreasonable, the Architectural Committee may recommend the application be denied. The normal enforcement Policy for violations of the CC&R's adopted by the Board of Directors will be followed to enforce this provision.

III. GUIDELINES

A. Submittal Procedure and Requirements

Approval of any project by the Architectural Committee or the Board of Directors does not waive the necessity of obtaining the required EBMUD, or county permits. Obtaining a county permit does not waive the need for Architectural Committee or Board of Directors approval.

1. Submittal and Approval of Requests:

Plans must be submitted prior to the expected start date of the project.

Plans will be approved or disapproved by the Quiet Valley Ranch Architectural Committee within forty-five (45) days of date received by their Architectural Committee unless extenuating circumstances exist, in which case the Board and the Homeowner will be in communication. Any proposal which has NOT been disapproved within 45 days from the date of submission will be deemed approved. If the Committee has asked for additional information, the time frame may be tolled while the information is provided, however.

The Quiet Valley Ranch Architectural Committee will not review plans until the sub-association has approved the plans. This requires the owner to preplan any improvements taking this time frame into consideration.

2. Where to submit requests:

All requests are to be in writing and submitted by mail to The Brook at Quiet Valley Ranch Community Association, c/o The Floyd Group, or such other address as the Association from time to time may designate. The Association's present mailing address is:

Masterful Group
555 E. Flamingo, Suite 30
Las Vegas, NV 89119
ATTN: Architectural and Landscaping Committee

After approval by The Brook, they must be submitted to Quiet Valley Ranch Association at:

Quiet Valley Ranch Community Association
CDC Community Management
555 S. Gregg Blvd, #200
Las Vegas, NV 89155
ATTEN: Architectural Committee

3. How to Submit Requests:

Fill out the application form ("Home Improvement Request" Application) included in this booklet and attach two complete sets of plans, showing the following described information:

The more information, in detail, that is provided, the easier and quicker the review process will be.

4. Specifications:

- a) The plan should list materials used, all dimensions of such materials and the finish. Example: "Exterior grade AB 3/4" plywood."
- b) Indicate method of installation or application of material. Example: "Deck to be supported by six concrete footings 6" wide by 12" deep."
- c) Drainage plans must accompany any landscaping plans.

5. Color:

a) Indicate the color of stain or paint by manufacturer's number respective to building parts or surfaces. Color samples (swatches) are required. Colors must be common to the development.

b) Samples of materials having inherent colors such as masonry may be required if they are to be used in their natural finish.

6. Neighbor Awareness: (This section changed in January of 2009)

Whenever the Committee deems the proposed alterations to have a possible adverse impact on adjacent properties, the Committee conditionally denies approval of your plan and will cause copies of the request and plans to be submitted to all potentially affected neighbors of property adjacent to the requestor's. While neighbors do not have absolute veto power, comments from neighbors will be considered in determining approval. The requestor will be informed if the plans are denied or modified due to neighbor comments; however, the source of specific comments will remain confidential.

If your plans were initially denied for lack of neighbor comment only, you may resubmit them for approval without going through the appeal process.

7. Right of Entry:

If construction work requires the use of common area property for purposes of transporting labor and materials, or for the temporary storage of materials for the work, the applicant shall obtain written permission from the Homeowners Association for "Right of Entry" during the course of construction. A copy of this letter granting permission shall be filed with the Committee prior to commencement of construction. Applicants are responsible for repair or replacement of any Common area equipment, fixture, or land that becomes damaged by applicant or person working on their behalf. A security deposit or bond for restoration of the Common Area fencing and other improvements including landscaping as deemed necessary by the Committee, may be required from the contractor. Deposits will be refunded after completion of the restoration work.

8. Notification of Decision:

Plans will be approved or disapproved within forty-five (45) days.

B. General

1. Appeals:

In the event plans and specifications submitted to the Committee are disapproved, the party or parties making such submission may appeal in writing to the Board of Directors. The Board must receive the written request not more than thirty (30) days following the final decision of the Architectural Committee. The Board shall within forty-five (45) days after receipt of an appeal (from an Owner) of the committee's decision, notify the Owner of the time, date, and place of a hearing to review the decision of the Board of Committee. Until such time as an appeal is resolved, no work is to be performed.

2. Enforcement:

Failure to obtain the necessary approval from the Homeowners Association will constitute a violation of the Declaration of Covenants, Conditions, and Restrictions (CC&R's) and may require modifications or removal of work at the expense of the homeowner in addition to other options available to the Board of directors as defined by the CC&R enforcement resolution. If necessary, the City or County will be contacted to assist with this policy.

3. Violations:

All Residents have the right and *the responsibility* to bring to the attention of this Committee any violations of any provision or standards established herein.

4. Time Limitations:

Upon approval of the Committee, the owner must diligently proceed with the commencement of all work. Work must begin within 180 days of the date the plan is approved, and be completed no later than 365 days of the date of approval. The approval shall be deemed revoked after one year unless the Committee extends the time. All requests for extension must be in writing and explain why the initial time frame cannot be met. No extension will be granted unless the Board finds there has been no change to the plans or circumstances under which the original approval was granted.

Projects involving landscaping only must be completed within 180 days from the start of work.

If changes to the original plan are required, the Owner must submit a new request.

IV. STANDARDS

A. Fences/Walls

1. Modifications to existing fencing require prior approval of the Architectural Committee.
2. Any fence or wall varying from existing fence standards shall not be visible from any public street, sidewalk, walkway, green belt, park, recreation area or neighboring lot.
3. Fence locations - The proposed alteration must relate favorably to the landscape, the existing structure and the neighborhood. Fence additions and modifications must be compatible with existing structures. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

4. Acceptable material for fencing, block walls and gates:

a. Block Walls

Any change to the block walls must have Committee approval prior to making any change. This includes removal for the installation of pools or other backyard projects.

b. Gates:

Wrought Iron and Pool Mesh ONLY.

5. Unacceptable fencing materials:

- a) Aluminum or sheet metal
- b) Chicken wire
- c) Galvanized or plastic chain link
- d) Plastic webbing, reed or straw-like materials
- e) Corrugated or flat plastic or fiberglass sheets or panels
- f) Rope or other fibrous strand elements
- g) Glass block
- h) Miniature type fencing
- I) Glass Panels
- j) Split Rail Fencing

This list is not all comprehensive.

6. Gates Generally

No new gates may be installed to adjoin neighboring properties without Committee approval. No gates may show above the block walls.

Gates may not be changed from the style installed by the developer without the Committee approval

7. Security Bars: No exterior security bars may be added to the house without Committee approval.

B. Finish

1. Block Walls

Any back wall that can be seen from the street must be painted in the approved color Sherwin Williams Pueblo #2179 or comparable match. When authorization is given for removal, the replacement must be of the same finish and color so as to not draw the attention to the replacement wall.

2. Gates

Gates may not be changed from the style installed by the developer without the Committee approval. They may be painted either black or the same color as the block wall which adjoins the gates. It is recommended that the gates, which sit side by side, be painted the same color for a uniform look.

3. Fence height shall not exceed existing fence lines established during original construction unless authorized by the Committee and/or the Board of Directors.

C. Room Additions, Eaves, Balconies, Fascias, Awnings, Garage Doors or Front Doors, Solid Patios or SunRooms.

*Structural or material additions or alterations of the exterior of any building shall conform to materials, colors, character and detailing as established on existing dwelling. Plans for any of the above must be submitted to the Architectural Committee.

D. Roofing Criteria: Extensions or additions to home;

1. Solid Patio Covers:

- a) All solid patio covers will be reviewed individually
- b) No aluminum, asphalt or fiberglass shingles permitted

2. Re-Roofing - Material additions, or alterations of the roof of any building shall conform to materials, colors, character and detailing as established on existing dwelling or be of an approved material acceptable to community standards and approved by the Committee.

3. Roofing on additions shall conform to materials, colors, character and detailing of original dwelling construction.

E. Exterior Painting

Exterior repainting on any dwelling or structure will be subject to the following conditions:

1. If the new exterior colors are to be the same as the original exterior colors, Committee approval will not be

required. Any pre-approved colors, which the Association has adopted, would not need prior approval as well.

2. If the new exterior color is not the same as the original color, Committee approval is required.

(The Association has the original colors applied by the developer. Please contact the Association if you are unsure of which colors are on your home).

F. Landscaping Standards

1. Entire lot shall be maintained in accordance with Association, State, County and/or City requirements (Water restrictions from the master association shall be followed).

Landscaping projects shall be completed within 180 days from start of work. Extensions of such time may be granted upon application to the Architectural Committee. Landscaping is to encompass all dirt areas of the lot not covered by structure; walks, driveways or other developer installed features. The landscaping installed shall in general present an attractive appearance for the property and include a reasonable combination of lawn, ground cover, shrubs and trees, depending on the property.

2. Any proposal to use walkways, steps, decorative rock, gravel, sand or any other artificial rock substance in front yard in place of grass, must be submitted to the Committee for approval.

Rock or Gravel ground cover samples shall be submitted for review prior to installation.

3. Use of synthetic grass in the front yard is prohibited.

4. No hedge type plant will be allowed adjacent to street sidewalks where such planting shall exceed 36" in height.

5. Succulent or cacti plantings (desert planting schemes) will only be approved where not in conflict with surrounding landscaping and only where used for accent.

6. Vegetable and herb gardens will be restricted to the rear or side yard and not within view of public.

7. Ivy and other ground cover will be kept contained within property lines, off of adjacent neighbor or Association structures and within original planned boundaries.

8. No trees, shrubs, hedges, structures or other landscaping shall be installed which will unreasonably obstruct a neighbor's front or backyard views or that are not compatible with the architectural characteristics of the neighborhood setting without satisfying the Neighborhood Awareness requirements of this document. Residents must keep in mind the mature growth, root systems, limbs hanging over party fences and height at mature growth.

9. Fountains or statuary in front yards must have AC approval.

10. Decorative edging will be of poured concrete, vinyl landscape edging, or edging stone. The coloring will blend in with the surrounding color scheme. Railroad ties and other types of accent materials will only be approved if designed into an appropriate landscape theme, preferably with the help of a landscape contractor.

11. The use of low voltage exterior decorative lighting is NOT subject to architectural approval. However, appearance and blending with the general landscaping of the property must be considered.

12. Drainage and Fill requirements must conform with County Building Codes. In special circumstances, the Committee may require a letter be submitted from the County or a licensed contractor stating proper drainage has been installed. (See Section I.1.)

13. All statuary decorations considered for display in the front of the homes must have approval of the

Committee. This includes any item that will sit independently in the front yard except for normal plant and plant pots.

14. All back yards must be landscaped within 180 days after close of escrow as required by the Quiet Valley Ranch CC&R's.

G. Landscaping Maintenance

1. Minimum standards of landscaping maintenance shall be maintained on all lots. These shall include, but not be limited to, regular lawn mowing, weeding, trimming and fertilizing. Minimum maintenance also includes control of all lawn and ground infestations and pests in all areas of the lot, both front and back.

2. Unacceptable Lawn Conditions

- Ongoing dead or bare spots in lawn
- Lawn turned to seed (too long)
- Weeds untreated and taking over lawn
- Lack of watering and fertilizing

3. Barked, rocked or any other non-grass areas will be maintained weed-free.

4. Trees and shrubs will be kept neatly trimmed so as to maintain an attractive, balanced appearance while not overgrowing a neighbor's property or common area sidewalk and not unreasonably obstruct neighbor's view.

5. Any dead or dying trees or bushes will be removed immediately to prevent safety or fire hazard as well as removing an unsightly condition.

6. Fall leaves will be collected and removed periodically as warranted by the types of trees and weather conditions.

H. Swimming Pools and/or Spas

1. Any part of pool equipment exposed to view from public sidewalk, streets, trails, green belts, parks or other neighboring lot shall require Architectural Committee Approval. Drawings must indicate the location of pool and equipment, and the means of access to the proposed construction.

2. **Caution:** Pool construction, drainage, and fencing will be required to conform to county building codes and health ordinances.

I. Arbors, Gazebos, Decks, Platforms and Patios.

1. Structures in this section shall conform to the original architectural character of the existing dwelling.

2. Decks, platforms, gazebo floors, and patios will not exceed a height that will unreasonably infringe on any neighbors' privacy and view.

3. Patio covers, sunshade, arbor, trellis and gazebo structures shall be of alumawood wood construction or fiberglass reinforced structural plastic only. Vertical supports may be of compatible stucco or masonry, or painted metal.

4. Surfaces of the structures in this section should be made of wood or blend with the wood trim or stucco of the dwelling.

5. Any latticework erected will be of wood or structural plastic. Plastic lattice must simulate painted wood.

6. Unacceptable construction material for structures in this section:

- a) Metal or prefabricated structures of unpainted metal
- b) Corrugated plastic
- c) Corrugated fiberglass
- d) Plastic webbing split bamboo, reed or straw-like materials.
- e) Flat plastic panels, except for trellises, or lattice work.
- f) Composition Rock

This list is not all-inclusive.

- 7. Structures in this section shall have a form matching existing rooflines.
- 8. Horizontal and vertical surfaces shall be painted to match colors used on dwelling.
- 9. In designing this section, a minimum of intrusion upon neighbors' privacy should be given every possible consideration.

J. Drainage and Fill

- 1. You are legally responsible to ensure the original course of surface water flow is not disturbed or altered as to adversely affect neighboring property. All water drainage plans must assure that the flow does not adversely effect the neighbors' property. Under-ground drainage systems are strongly recommended.
- 2. Gutters, downspouts or scuppers, which are installed to control water shed from roofs, shall be primed and painted to match adjacent surface color.

K. Antennae

In order to ensure adequate aesthetic controls and to maintain the general attractive appearance of the area, no Owner shall at his expense or otherwise, place or maintain any visible objects such as masts, poles, satellite dishes, radio towers or television and radio antennas or aerials on the exterior of any building or on any Lot within the tract.

The exceptions to this rule are video and television antennas (including satellite dishes) with a diagonal measurement or diameter of 36 inches or less. A device of this type may be mounted on a home or other structure as long as the device remains invisible from all sidewalks, streets, common areas, or ground-level viewpoint of adjoining properties and the installation has the *prior approval* of the architectural and landscape committee.

L. Flagpoles

The installation of flagpoles shall be subject to review by the Architectural Committee.

M. Exposed Equipment

Installation of new, or relocation of, existing mechanical equipment such as air conditioning compressors and swimming pool filtering systems shall require approval by the Architectural Committee because of the noise factor. This section includes soft water filtration tanks if they are to be located out of homes or garages.

N. Window Tinting

Windows may be tinted in all homes. No materials may be used to create a mirror effect from the outside. No aluminum foil will be used to block sunlight.

O. Sun Screens

All sunscreens must match the color of the stucco or window trim.

P. Storage Sheds

All storage sheds must be approved by the AC prior to construction or installation. Such sheds must meet City and/or building codes and receive proper permits. A five-foot property line setback must be observed. Storage sheds must not be seen from front or backing streets. Height is not to exceed seven (7) feet and must satisfy the Neighbor Awareness requirement.

Q. Sports/Recreational Equipment

The erection of any fixed or portable sports apparatus such as a Basketball hoop will be approved by the Architectural Committee only if:

- * It cannot be seen from any street;
- * It is not attached to the home;
- * Neighborhood Awareness comments shall be obtained for the Committee's consideration;
- * Any approved apparatus is not used before 9:00 a.m. nor after dusk.
- * The removal of such apparatus is a condition of sale on the property.

(This rule also applies to recreation & play equipment).

R. Skylight and Solar Energy Equipment Installation

The installation of any rooftop structures or system to accommodate solar energy equipment or skylights must have architectural approval before its installation. The Architectural Committee will review and evaluate each submittal on an individual basis and approval by the AC will be based to a great extent on the resident's ability to design and accommodate the installation with the least amount of exposure to adjacent lots.

S. Temporary Holiday Decorations and Lighting

All temporary holiday decorations and lighting must be removed from the exterior of all Residences and Lots no later than thirty (30) days after a Holiday.

T. Recreation and Play Equipment

Any permanently installed recreation and play equipment must be approved by the Committee and satisfy the Neighbor Awareness requirements. The equipment must be located in an area that minimizes visual appearance from streets and must be maintained in good condition. (See Section on Sports/Recreation Equipment).

U. Storm and Screen Doors

Screen doors are permitted in the front of the house, but must have Committee approval and be painted to match the house or the trim.

V. Mailboxes

There is no posting on the Association mailboxes of any kind.

W. Exterior Lighting, (i.e., Security, decorative, flood lights).

Any proposal to use exterior lighting (other than low voltage lighting) must be submitted to the Architectural

Committee. Both Front and Rear yard lighting is subject to Neighbor Awareness requirements.

X. Signs

CC&R Article IV, Section 4.6 States:

All signs displayed in the project shall be attractive and compatible with the design of the project and shall comply with all applicable local ordinances. The only signs of any kind that may be displayed to the public view on or from any lot or the common area shall be as follows:

1. LEGAL PROCEEDINGS: Signs required for legal proceedings may be displayed.
2. CONTRACTORS SIGNS: One contractors sign may be displayed during and after improvements or modifications, not to exceed a period of 30 days, and shall be consistent with the reasonable dimensions requirement.
3. ASSOCIATION IDENTIFICATION: Signs may be displayed by the Association to identify the Community.
4. FOR SALE OR LEASE: No more than one reasonable dimension sign may be displayed advertising an Association home for sale or lease.
5. POLITICAL CAMPAIGN: No more than one political campaign sign of reasonable dimension may be displayed 30 days prior to any election. Political campaign signs must be removed the day after the election.
6. POLITICAL SIGNS - COMMON AREA: No political signs will be allowed on the Common areas.
7. OPEN HOUSE: A-Frame signs are not allowed in the Association community except for open house signs which must be removed daily.
8. A sign for any other purpose, other than those specified above, must be approved by the Homeowners Association Board prior to display.
9. REASONABLE DIMENSION: Shall be defined as less than or equal to 36" wide by 24" high in the body of the sign.
10. GARAGE SALE SIGNS: Garage sale signs are not permitted in Quiet Valley Ranch.

Y. Retaining Walls/Brick or Stone Columns/ Decorative Walls

All brick, stone or masonry walls and columns must show a compatibility with the materials of the original house. The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings.

Z. Dog Doors, Houses and Runs

Construction of improvements such as doghouses or dog runs requires prior approval of the Committee. Location and impact on neighboring yards is to be a primary concern and should satisfy the Neighbor Awareness Requirement.

If dog doors are constructed to allow the dog access to and from the house, the owner must not allow the dog free access to the outside yard while the owner is away from the home. This is to protect the quiet enjoyment of neighbors to their property.

ZZ. Conditions not Included

Any condition or material not included within this guideline shall become a matter of judgment on the part of the Architectural and Landscaping Committee and the Board of Directors.