

**GREEN VALLEY RANCH COMMUNITY ASSOCIATION**  
**ARCHITECTURAL APPLICATION FOR PROPERTY IMPROVEMENT/ALTERATION**

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Pursuant to the provisions of Article 11 of the Master Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Green Valley Ranch (CC&Rs), no construction, alteration, grading, addition, excavation, modification, decoration, redecoration or reconstruction or an improvement within Project, or other activity within the jurisdiction of the Architectural Committee...shall be commenced or maintained by any Owner, until the plans and specifications, therefore showing the nature, kind, shape, height, width, color, materials and location of the same shall have been submitted for review by the Architectural Review Committee (ARC) and approved in writing.

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Failure to follow these requirements and procedures may cause your request to be delayed pending submission of additional information and documentation to the Architectural Review Committee. Below is a list of items that are required to accompany the application prior to review by the Architectural Review Committee. An incomplete application may affect the time limits for approval.

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**APPROVAL FROM GATED SUB-ASSOCIATION IS REQUIRED PRIOR TO SUBMITTAL TO MASTER ASSOCIATION. PLEASE PROVIDE COPY OF APPROVAL LETTER FROM YOUR SUB-ASSOCIATION.**

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**ORIGINALS OF ITEMS 1-5 BELOW ARE REQUIRED**

1. Property Improvement / Alteration Application
  - A. Complete homeowner information (address, telephone, sub-association)
  - B. Approximate start and completion dates
  - C. Project(s) being submitted
  
2. Plans Showing the Work to be Done

Plans must include front, side and rear elevation drawings and to-scale cross sections if applicable, with improvement shown in relation to the home and other existing structures; all setbacks shown and a to-scale site plan depicting the improvement on the lot and in conjunction with property lines, the residence, and any other existing pertinent improvements; accurate dimensions of all aspects (height, length, width) must be shown; a plot plan of your sub-division showing the location of your lot (lot block and number) is also required. Please also include a colored picture of your home when submitting for a pool, patio cover, balcony etc.
  
3. Landscape Plans

Landscape plans must be drawn to accurately depict the lot, residence, property lines, existing walls and fences. Landscape materials, such as sod, tree and shrub types and sizes must be specified, as well as their location. Samples of decorative rock or colored photo of the size and color of the rock must be included. Please review Section 4 of the Homeowner Architectural and Landscape Guidelines and Standards for Green Valley Ranch for recommended plant material and installation.
  
4. Material Samples

Example: Type of rock to be used, type of artificial grass, color chip of paint, pictures of gazebo, pools, patio cover, and spa should accompany the plans for the same. Rubber top fill is prohibited for the use of artificial grass.
  
5. Bond if Applicable

A \$10,000.00 Bond for crane-over requirement of perimeter wall for installation of Pool / Spa / Structure are required prior to presentation before the Committee.
  
6. Signed Neighbor Awareness Statement

This statement is not required at the beginning stages of your ARC Application. If the ARC Committee believes it is important that your neighbors are aware of the work that will be commencing on the property or a variance is being requested, you may be required to get signatures from the "front facing" neighbors, directly across the street and the "side" neighbors, to the right and left, and the "rear" neighbors, those at the rear of the property who would be affected by the construction or variance.

RETURN TO: GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
C/O TERRAWEST MANAGEMENT SERVICES  
11135 S. EASTERN AVENUE, SUITE 120  
HENDERSON, NV 89052

**GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
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Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Work/Cell Phone: \_\_\_\_\_  
 Start Date: \_\_\_\_\_ Finish Date: \_\_\_\_\_  
 Sub-Association: \_\_\_\_\_

PROJECTS BEING SUBMITTED: (Please check all that apply)

<b>Landscaping</b>	<b>Walls</b>	<b>Structure</b>		<b>Play Equipment</b>	<b>Miscellaneous</b>
<input type="checkbox"/> Side	<input type="checkbox"/> Side	<input type="checkbox"/> Painting	<input type="checkbox"/> Solar Systems	<input type="checkbox"/> Play Structure *	<input type="checkbox"/> Temp. Shed
<input type="checkbox"/> Front	<input type="checkbox"/> Front	<input type="checkbox"/> Deck	<input type="checkbox"/> Roof	<input type="checkbox"/> Basketball Hoop	<input type="checkbox"/> Ext. Lighting
<input type="checkbox"/> Rear	<input type="checkbox"/> Rear	<input type="checkbox"/> Pool & Equip. *	<input type="checkbox"/> Patio Cover*	<input type="checkbox"/> Swing set	<input type="checkbox"/> Other
<input type="checkbox"/> Trees	<input type="checkbox"/> Retaining	<input type="checkbox"/> Spa & Equip. *	<input type="checkbox"/> Storage Shed		
<input type="checkbox"/> Conversion	<input type="checkbox"/> Relocation	<input type="checkbox"/> Room Addition(s)*			
<input type="checkbox"/> Walkways	<input type="checkbox"/> Extension	<input type="checkbox"/> Satellite Dishes			
<input type="checkbox"/> Driveway	<input type="checkbox"/> Fence	<input type="checkbox"/> Gazebo*			

\*Requires Pool/Patio Cover or Other Structure Checklist

PLEASE FILL IN DETAILS IF NOT SHOWN ON PLANS

Are all existing improvements shown on plans?  Yes  No  
 Originals Attached?  Yes  No  
 Pool/Patio Cover/Other Structure Checklist Complete?  Yes  No

Names of Plants: \_\_\_\_\_  
 Types of Materials Used: \_\_\_\_\_  
 Types of Wood Surfaces: \_\_\_\_\_  
 Color Scheme #: \_\_\_\_\_

*\*Plans that are approved are not to be considered authorization to change the drainage plan as installed by the developer and approved by the City of Henderson. The review is intended to consider aesthetic appearance of the drains, pipes and coring, and other applicable aspects of drainage. Owner may also need to acquire approval from the City of Henderson for permission to encroach within city easement.*

This Architectural Application has been reviewed for compliance with Architectural Guidelines and aesthetics only. The homeowner is responsible for ensuring that all structural, safety, and health requirements are considered. Homeowners are responsible for any damage caused to the common areas and/or street from material and/or equipment used. All materials, while stored, must be fully covered and surrounded by safety cones. The Green Valley Ranch Community Association assumes no responsibility for the construction methods or materials used.

Homeowner's Signature \_\_\_\_\_ Date \_\_\_\_\_

**For Architectural Committee Use Only**

Approved  Denied  Conditional Approval  
 Comments: \_\_\_\_\_

ARC Committee Signature \_\_\_\_\_ Date \_\_\_\_\_

**GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
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**Pool / Patio Cover / Other Structural Checklist**

The following information is needed for all structural submittals. This information must be accompanied by plans which show all the listed details, dimensions, and what the completed project will look like.

1. Type of Structure: \_\_\_\_\_

Height \_\_\_\_\_ Length \_\_\_\_\_ Width \_\_\_\_\_ Overhang \_\_\_\_\_

2. Setbacks:

Right \_\_\_\_\_ Left \_\_\_\_\_ Front \_\_\_\_\_ Rear \_\_\_\_\_

3. Roof: \_\_\_\_\_

Equipment/Shed/Sports Apparatus screened from view?  Yes  No

Flat with spaced slats:  Yes  No  N/A

If yes, will roof have exposed rafter tails?  Yes  No  N/A

What is the spacing of the slats? \_\_\_\_\_

Match existing roof type?  Yes  No  N/A

Rolled roof?  Yes  No  N/A

Give description of material (i.e., fiberfelt weight, alumawood, etc.)

\_\_\_\_\_

4. Post Size (min. 4" x 6" for inside properties): \_\_\_\_\_

5. Color: \_\_\_\_\_

6. Natural color of wood being used?  Yes  No

*(All natural wood surfaces must be finished)*

Will patio be stuccoed?  Yes  No

If yes, stucco must match the stucco type and color that is on the residence.

\* NOTE: Color must be painted to match color of residence.

When applicable, the deeded Homeowner is responsible for obtaining City of Henderson building /structural / pool permit(s). Be advised that construction may not commence until a copy of such permit is received by the Master Association Office.



**GREEN VALLEY RANCH COMMUNITY ASSOCIATION  
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**Pool /Spa Bond Release Form**

When your pool/spa improvement project has been completed, please fill out this form and return to:

Green Valley Ranch Community Association  
c/o TerraWest Management Services  
11135 S. Eastern Avenue, Suite 120  
Henderson, NV 89052

Homeowner Name (please print)	Daytime Phone
Property Address	District/Sub-Association
Type of Improvements Completed	Date of Completion

I hereby request release of bond deposit in the amount of \$10,000.00 submitted to TerraWest Management Services on \_\_/\_\_/\_\_.

Homeowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**For Office Use Only**

Bond Release Form Received Date \_\_/\_\_/\_\_ Received by: \_\_\_\_\_

Notified Accounting Department: \_\_/\_\_/\_\_ (attach supporting documents)

Homeowners Signature upon receiving bond deposit \_\_\_\_\_ Date \_\_\_\_\_

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**Neighborhood Awareness Statement Form**

On \_\_\_\_\_, 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 \_\_\_\_\_ Committee approval.

Signature of front facing neighbor: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature of side neighbor: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature of side neighbor: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature of rear neighbor: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature of rear neighbor: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

\_\_\_\_\_  
Homeowner's Signature

\_\_\_\_\_  
Date