DAYTON VALLEY COMMUNITY ASSOCIATION
ARCHITECTURAL RULES

Adopted: May 28, 2025

Base Document: Second Restated and Amended Declaration of Covenants. Conditions and Restrictions of Dayton Valley Community Association (CC&Rs) and Recorded July 23, 2010.

The following rules that have been adopted by the Architectural Control Committee in accordance with the Base Document, Article 8.5, and must be complied with by the Dayton Valley Community Association Homeowners for the construction, installation, modification or alteration of landscaping, outdoor structures, fences, awnings, outdoor lighting, and all other external improvements to their residences. The following rules are in some cases: (1) extracted from the Base Document "as is"; (2) extracted from the Base Document and expanded or modified; or (3) added as completely new requirements.

1.0	General
2.0	Sports Apparatus (Base Document paragraph 4.9)
3.0	Window Coverings (Base Document paragraph 410)
4.0	Antennas (Base Document paragraph 4.12)
5.0	Garages and Driveways (Base Document paragraph 4.16)
6.0	Outbuildings and Temporary Structures (Base Document paragraph 4.17)
7.0	Mailboxes and Newspaper Tubes (Base Document paragraph 4.22)
8.0	Storage of Personal Property (Base Document paragraph 4.26)
9.0	Drainage Patterns (Base Document paragraph 4.27)
10.0	Minimum Construction Standards (Base Document Article 5)
11.0	Other Architectural Rules

1.0 General All excavation, alteration, or modifications which in any way alter the exterior appearance of a residence or the removal of any improvement, requires the prior approval of the Architectural Control Committee (ACC).

1. Proposal I Approval Process (revised September 22, 2024)
    a. The Homeowner will submit architectural applications using the process documented on the Association's website's Architecture Committee webpage.
    b. Using the Management Company's process, applications are submitted to the ACC for review. Committee members may review the physical location before making decisions. Work must not start before approval is received from the ACC.
    c. The Homeowner is notified by the ACC of the approval (disapproval) of the proposed plans.
    d. Upon completion of the work, the Homeowner must submit a Notice of Completion.
    e. The ACC inspects the completed project.

2.0 Sports Apparatus (Base Document paragraph 4.9)

1. Basketball Hoops are allowed in the community provided they are portable in design and are collapsed and stored out of sight when not in use. They may not be left on any street in the community.
2. Badminton, Volleyball, etc. Nets are allowed in the community but must be used in the backyard and taken down and stored out of sight when not in use.
3. Golf Screen Barriers Screen barriers may be needed to protect family members, guests, or property. These may be installed with prior approval of the Architectural Control Committee. If an Impacted Neighbor approval form may be required, the Architectural Control Committee will notify you.

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3.0 Window Coverings (Base Document 4.10)Fabric retractable window awnings or fabric patio covers are not permissible unless the patio cover mechanism is fitted with a Wind Detector which retracts the awning in the presence of high wind. Fabric color and design must be approved by the ACC before installation.

4.0 Antennas (Base Document paragraph 4.12)
These rules expand upon the Base Document requirements in paragraph 4 12 for dish antennas. The Homeowner must obtain approval of the Architectural Control Committee if the following preferred mounting location of a dish antennas not exceeding 1 meter diameter cannot be complied with.

1. If the residence is not directly adjacent to the golf course, the antenna must be mounted: (1) on the side of the house including the eves or inside of the fence; or (2) back of the house including the eves or back inside of the fence.
2. If the residence is directly adjacent to the golf course, the antenna must be mounted only on the side of the house Including the eves or Inside of the fence. In no case may the antenna be mounted in the back of the house including the eves or back inside of the fence or patio cover.
3. In no case may any dish antenna be mounted in the front of the residence.

5.0 Garages and Driveways (Base Document paragraph 4.16)

1. No garage conversions are permitted that would prevent the homeowner from parking the homeowner's cars in the garage. In no event shall any garage be converted to or used as a living area.
2. Widening a driveway for the purpose of parking an additional vehicle(s) will not be approved. Widening a driveway will be approved where the walkway from the side yard is extended down the side of the driveway. Widening a driveway for a new walkway will not be approved If the driveway with the new walkway abuts an adjacent widened driveway.
   Note: The DVCA prefers all vehicles to be parked in the homeowner's garages and not on the driveways.

6.0 Outbuildings and Temporary Structures (Beau Document paragraph 4.17)

1. Garden Sheds are permitted when they meet the following requirements, and the plans have prior approval of the Architectural Control Committee. The location and design of the shed meets all Lyon County regulations and Building Permits are obtained when needed.
2. The shed is constructed of wood.
3. The location of the shed is in the side yard (not adjacent to a road) and is mounted and anchored on a concrete slab.
4. The shed is in the style of a house and is painted and trimmed in the color of the residence.
5. The roof is to have dimensional shingling matching the color of the residence.

7.0 Mailboxes and Newspaper Tubes (Base Document paragraph 4.22)
No mailboxes or newspaper tubes shall be erected on a lot within the development. Posting of bills and notices on Cluster Mail Boxes is not permitted and is Against the Law.

8.0 Storage of Personal Property (Base Document paragraph 4.26)
Items of personal property stored in the front, back, or side yard must be kept screened and concealed from view from the golf course, Common Area, public streets and from the ground floor windows of the Residences within the development. This requirement includes but is not limited to storage of:

1. landscaping tools, bicycles, toys, etc. when not in use; and of
2. garbage cans when not on the driveway awaiting pickup.

9.0 Drainage Patterns (Base Document paragraph 4.27)

1. Except as approved by the Architectural Control Committee, there shall be no interference with the natural or established drainage systems within the development.

2. There shall be no interference with the roadway drainage gutters by homeowners within the development.

10.0 Minimum Construction Standards (Base Document Article 5)

1. No building, fence, wall, deck, patio cover, gazebo, pergola or other permanent structure, or landscaping or improvement shall be erected or altered or placed on any lot until building plans, specifications and plot plan showing the location on the lot and materials to be used and color of the structure are submitted to the Architectural Control Committee for review and approval. (See separate requirement for garden sheds in paragraph 5.0 above).
2. A Road Maintenance Fee of $1,000 will be charged for each new home unit built on a lot. This fee will be collected by the Dayton Valley Community Association at the time plans are submitted to the Architectural Control Committee for review and approval. If the plans are not approved by the Architectural Control Committee, the Road Maintenance Fee will be returned to the submitting party.
3. The following rules are in addition to the requirements in the Base Document paragraph 5.0, "Minimum Construction Standards."
    a. Driveways must be constructed of concrete, stamped, or colored with prior approval. No asphalt driveways will be approved.
    b. Roofs are to be of slate, concrete tile, S tile or composite shingle. Roofing material must meet or exceed Lyon County requirements, including wind-rated for at least ASTM D7158 Class G (120 MPH), fire-rated shingles of ASTM E108 Class B or better, and compliance with the 2018 International Residential Code (IRC). Colors must be approved by the Architectural Control Committee. Shake or asphalt tiles will not be approved unless previously approved for the original construction.
    c. Exterior will be stucco or have horizontal lap siding, brick or stone accent. Vinyl or aluminum siding will not be approved. All exterior openings must be framed with an offset ("bump-out") of at least 3/4" and painted as a trim or second accent color.
    d. Exterior colors must be earth-tones. Any color change must have prior approval of the Architectural Control Committee. No reflective finishes (other than glass or hardware surfaces) shall be used on exterior surfaces including roofs, projections above the roofs, retaining walls, trims fences and pipes.
    e. All exterior house number designs and locations must have prior approval of the Architectural Control Committee.
    f. Outside lights mounted on the home or in the landscaping require prior approval of the Architectural Control Committee.
    g. Landscape plans must be approved by the Architectural Control committee prior to beginning work.
        i. One or two tree minimum in the front yard is required depending upon the size of the lot.
        ii. Front and rear landscaping must be completed within one (1) year of occupancy or close of escrow, whichever occurs first. The front landscaping of a "Custom Home Lots' must be completed upon occupancy or close of escrow, whichever occurs first.
        iii. All landscaping, including Xeriscaping (see paragraph 10,6 below for additional Xeriscaping Rules), but excluding the planting of flowers and small shrubs less than 3 feet in height require the prior approval of the plans by the Architectural Control Committee.
        iv. All front and back yard landscaping with turf, trees, flowers, and plants requires a 7-day automatic irrigation system.
        v. Front and rear landscaping must be completed within one (1) year of occupancy or close of escrow, whichever occurs first. The front landscaping of a "Custom Home Lots" must be completed upon occupancy or close of escrow, whichever occurs first.
    h. All new fencing must have prior approval of the Architectural Control Committee.

i. If the home is not adjacent to the golf course, it may have a 6-foot-high fence of wood, double rail enclosing the sides and rear of the property.
    i. If the home is adjacent to the golf course, it may have a 6foot high fence of wood, double rail enclosing the side of the property but cannot extend beyond the rearmost of the house. The fence at the rear house must be wrought iron.
    ii. All patio covers, gazebos, etc. require the approval of the ACC prior to construction.

j. It is the responsibility of the lot owner to control wind borne dust in accordance with EPA requirements.
    i. If fencing is metal, it must be black or green wrought iron.
    ii. No front yard fences will be approved.

11.0 Other Architectural Rules

1. Painting a residence (base or trim) a different color requires prior approval of the Architectural Control Committee, Painting the residence the same color does not require prior approval.
2. Rain gutter and downspout installation requires prior approval of the Architectural Control Committee to assure proper drainage, and the color is in harmony with the home.
3. Installation of Security and Screen Doors is allowed with prior approval of the Architectural Control Committee to assure acceptable design, and the color is in harmony with the home. Retractable screen doors are preferred.
4. Installation of Alternative Energy Systems has a serious detrimental impact upon the appearance of the neighborhood. It is preferred that if such systems are planned to be installed by the Owner that solar shingle systems be employed. All alternate energy system installations require prior approval from the Architectural Control Committee before any installation work begins.
5. Fabric patio covers are permissible. Please see 2.0 Window Coverings above.
6. Xeriscape Landscaping Rules Any new or re-landscaped Xeriscape yards (front, back or side) must have an interesting and visually appealing design to ensure the neighborhood remains attractive. The design must ensure that at least 25% of the yard uses the following design methods to break up the area by utilizing:
    a. small shrubs or trees (a must).
    b. sections of different size, forms, and/or type of stone, rock, or boulders; or mounds, flower gardens, grassed areas, dry creeks, water features, mow strip curbing, etc. Colored stone may be used if natural colors that complement the color of the house. Vivid, fluorescent, or highly contrasting colors are not acceptable. Re-landscaped yards must retain existing trees and shrubs to the greatest extent possible.
7. Garbage Containers Must be stored out of public sight behind privacy fences or in the garage. Garbage Containers may be placed at the curb for collection on the evening before pick-up and must be returned to out of sight storage no later than midnight of the day of garbage collection.
8. Garage Sales Garage Sales /Lawn Sales/ Driveway Sales are not permitted within the Community.
9. Extended Visitor Parking From time to time, Homeowners will have visitors that will be parking on the street or Visitor Parking (preferably) for a reasonable extended period. DVCA permits such parking with a valid Parking Permit. The permit is available on request from the Association’s website and must be placed on the dashboard or window facing the street.