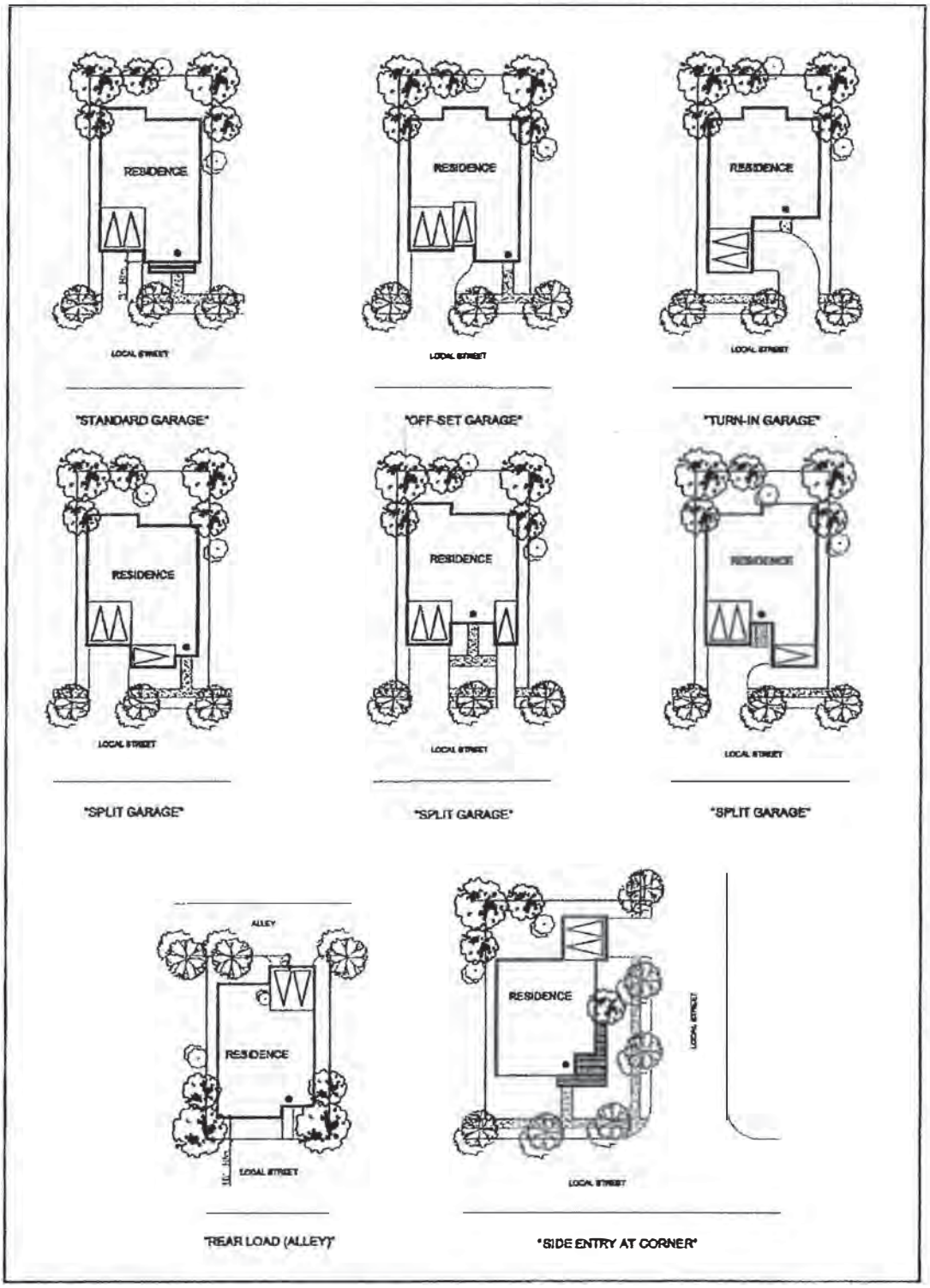

Exhibit 18
GARAGE TYPES

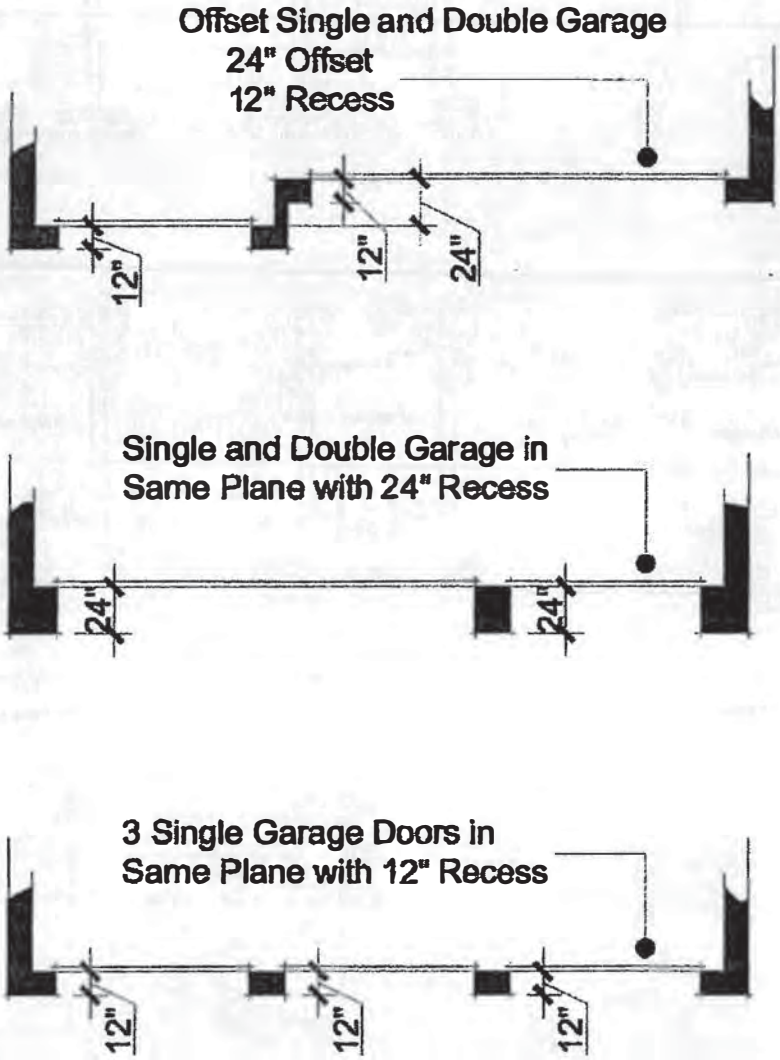

Exhibit 19
3- CAR GARAGE TYPES

4.5.12 CHIMNEYS

- Chimneys, particularly chimney caps, shall be simple in design, so as not to distract from the building.
- The design of chimneys shall be compatible with the architecture of the building.
- The following features are appropriate:
  - Tile caps, brick or tile banding
  - Elaborated chimney tops for Spanish Cottage style.
  - Decorative metal caps that match trim colors.
- The following features are prohibited
  - Exposed flues.
  - Extravagant metal fireplace caps.

4.5.13 ACCESSORY STRUCTURES

- Casitas, guesthouses, detached garages, greenhouses, and other similar accessory structures shall be compatible in design, materials, and color with the main residence. Such structures must be visually related to the main residence through the use of courtyards, garden walls, or other landscape elements.

4.5.14 MECHANICAL EQUIPMENT

- Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices shall not be mounted on any roof.
- Mechanical devices such as exhaust fans, vents and pipes shall be painted to match adjacent roof surfaces.
- Ground mounted air conditioning units must be located behind side yard privacy return walls.
- All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot must be submitted for review by the Design Review Committee and are subject to all federal regulations.

4.5.15 EXTERIOR LIGHTING

- The style of exterior lighting fixtures shall be consistent with the architectural style of the residence. Manufacturer's cut sheets shall be provided in the design review submittal package for all proposed exterior lighting fixtures.

4.6 MULTI-FAMILY ARCHITECTURAL CRITERIA

The architecture of a Multi-Family Building is comprised of three basic components regardless of its architectural style. These architectural components consist of Building Facades, Roofs, and Detail Elements. Together, when these components are designed appropriately, a cohesive yet diverse residential neighborhood environment will be realized, consistent with the goals and objectives of Gateway master plan.

ARCHITECTURAL COMPONENTS

- BUILDING FACADES
- ROOFS
- DETAIL ELEMENTS

4.7 BUILDING FACADES

The scale of multi-family buildings shall be broken down through the use of varied building massing and forms on a single structure.

Buildings shall incorporate significant offsets both horizontally and vertically, minimizing expansive uninterrupted wall planes.

Multi-family buildings shall incorporate height reducing elements such as:

- Stepping down of building massing at prominent corners
- Large open balconies at building corners to provide negative space
- Shed roof forms
- Material changes

All elevations of a multi-family building shall be treated as a "front" elevation and shall include:

- A minimum of one principal window per floor per elevation, with remaining windows featuring trim surrounds or headers and sills consistent with the architectural style of the building.
- Recessed or covered entry doors
- Window groupings
- Sufficient articulation of building walls to provide interest

4.8 ROOFS

- Roof treatments shall be consistent with the architectural style of the building.

- Variety in roof forms, ridge heights and direction of gables is required in order to avoid monotonous rooflines along master planned streets.

- Overhangs shall be consistent with the architecture of the building.
- Roof slopes shall be consistent with the architectural style of the building
- Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.
- Gambrel and mansard roof forms are prohibited.

4.8.1 ROOF MATERIALS

- A variety of roof materials are encouraged throughout the neighborhoods of Gateway in order to avoid a monotonous roofscape appearance. Roof materials may include barrel shaped clay or concrete tiles, flat clay or concrete tiles and shakes, and slate.
- Roof materials shall be compatible with the architectural style of the building.
- Roof slopes shall be consistent with the architectural style.
- Roof materials shall have a matte finish to minimize glare.
- Standing seam metal roofs are permitted as an architectural accent element, but its use is subject to the sole discretion and approval of the Master Developer.
- Fascias may be either stucco, wood, or tile. If wood is used, it shall be stained or painted.
- Skylights are permitted, but shall be designed as an integral part of the roof. White "bubble" skylights are not permitted. Solar tubes are allowed subject to Master Developer approval. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.
- Permitted Materials
    - Clay or Concrete Barrel Tiles
    - Clay or Concrete Flat Tiles
    - Clay or Concrete Shakes
    - Slate
    - Low Profile "S"-tiles
    - Standing seam metal tiles and shingles
- Prohibited Materials
    - Wood Shake

- Fiberglass Shingles
- Simulated Tile including fiberglass or metal
- Rolled roofing material

- Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.

- Photo-voltaic roof tiles, when used, shall conform to the following criteria:

  - Located on rear or side roof planes only. Photo-voltaic tiles are not permitted on front roof planes or any other roof plane that is visible from streets, parks, paseos, or other community spaces.
  - Photo-voltaic roof tiles shall be used in conjunction with flat roof tiles only. The use of barrel shaped tiles in conjunction with photo-voltaic roof tiles is prohibited.
  - The color of the roof tiles shall not unduly contrast with the photo-voltaic roof tiles.

4.9 DETAIL ELEMENTS

4.9.1 WINDOWS

- At least one principal window per floor is required on all elevations. Principal windows are defined as one of the following:
    - A prominent window recessed at least 6" consistent with the architectural style, or featuring a significantly enhanced trim element consistent with the architectural style.
    - A bay window with a minimum 24" projection and detailing appropriate to the architectural style of the residence. Bay windows may be "boxed bay" or "angled bay" in design.
    - A minimum 12" deep pot-shelf with corresponding roof element and corbels.
    - An overhead trellis element projecting a minimum of 12"
- In lieu of principal windows, all windows shall be recessed a minimum of 2" from the surface of the wall plane. The 2" recess for windows may be achieved in one or more of the following ways:
    - Over-framing (6" studs or greater) of wall planes with optional trim elements
    - Conventional framing (4" studs) with a header and/or sill element having a minimum projection of 2" and a width that is proportional to the window size with a minimum 4" dimension.
    - Enhanced sill with a minimum projection of 12".
    - Trim surrounds or "picture frame" trim as long as the side and top trim members project forward of the wall plane a minimum of 2" and the sill portion projects forward a minimum of 4" and extends a minimum 2" past each side trim member. Uniform picture frame trim surrounds are not permitted.
- All other windows and openings shall be trimmed or otherwise treated. Stucco trim elements, when used, shall be sand or smooth finish. The minimum reveal for trim elements on small decorative windows is 1 ½". All other windows require a minimum reveal on trim elements of 2".
- The design of header, sill and trim elements must be consistent with the architectural style of the residence. Bull-nosed edges are not permitted on trim elements. Eased edge trim elements are required.
- Windows must be grouped or located near strong architectural elements and shall be proportional to the building massing of the structure.

- Reflective glass is not permitted.

4.9.2 GARAGE DOORS

- All garage doors, when provided, shall be recessed 12" or be surrounded with 12" minimum pop-outs.
- Door lights, when used, shall be appropriate to the architectural style of the building. Sunburst window shapes are not allowed.
- Carriage style doors are encouraged on appropriate elevations.

4.9.3 FRONT ENTRY DOORS

- Front entry doors and entryways shall provide a focal point to each residential unit and shall be sun protected with overhangs, recesses, porches, or trellises.

4.9.4 COURTYARDS

- Courtyards are encouraged on multi-family buildings and, when used, shall appear as an extension of the architecture of the main building.
- Courtyard walls shall be finished to match the building and may be embellished with stone, ceramic tiles, steps, recesses, cutouts, or wrought iron accents appropriate to the architectural style of the building.

4.9.5 BALCONIES

- Balconies, when provided, shall be designed to be in scale and proportion with the architecture of the adjoining building.
- Covered or trellised balconies are preferred.
- Balcony railings may be open rail, solid, or a combination of both.
- Open rail balconies shall have corner columns at least 18" square.
- Solid rails require the use of scuppers for drainage or internal drains.
- Balconies are considered part of the building envelope and shall conform to the setback criteria.

- Balcony Supports, if used, shall be a minimum of 18" square and proportional to the size of the balcony.

4.9.6 CHIMNEYS

- Chimneys, when provided, shall be compatible in design, material, and color with the adjoining building.
- Chimneys caps shall be compatible with the architecture of the building.

4.9.7 VENTS

- Roof vents for gas appliances, water heaters, and heating units shall be painted to match the roof color. Such elements shall be located to minimize visual impact to building elevations.

4.9.8 EXTERIOR STAIRS

- Exterior stairs must be designed as an integral part of the architecture.
- Stairs are included in the setback calculation and must remain within the building envelope, as defined by an outermost wall and/or roof.
- Stair guardrail design must be consistent with the architecture of the building.

4.9.9 AWNINGS

- Awnings, when provided, must be designed as an integral part of the architecture.
- Unacceptable awning treatments include metal louvers (except for Bermuda style shutters), untreated fabric, and project names, texts, or logos.

4.9.10 MECHANICAL EQUIPMENT

- No mechanical equipment (air conditioning/heating units, etc.) shall be mounted on, or attached to, any sloped roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment screened.
- Ground mounted air conditioning units must be screened by walls at least 6" higher than the unit(s) and located away from pedestrian paths and project amenities.
- Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof surfaces.

4.9.11 METERS

- Electrical meters shall be ganged and located behind doors. Builders shall contact Valley Electric Association (VEA) for minimum clearances.
- Screen walls and electrical enclosures shall be designed integral to the project's architecture.

4.9.12 SOLAR PANELS

- Panels shall be mounted directly to a sloped roof plane and be integral to the roof design.
- Roof mounted solar panel equipment shall be similar to the roof in color and appearance.
- Non-camouflaged solar panel equipment shall be located behind parapet walls of equal height to the equipment.

4.9.13 SATELLITE DISHES

- All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot must be submitted for review and is subject to the CC&R's and all federal regulations.

4.9.14 GUTTERS AND DOWNSPOUTS

- Exposed gutters and downspouts, when used, shall be colored to either match or complement the surface to which they are attached.

4.10 ACCESSORY STRUCTURES

4.10.1 CLUBHOUSE AND RECREATION BUILDINGS

- Clubhouses, recreation buildings, and other support buildings shall match the architectural style and detailing of the residential buildings.

4.10.2 STORAGE BUILDINGS

- Storage buildings must have the same level of architectural detailing as the residential buildings within the project.

4.10.3 DETACHED GARAGES

- Detached garages, when provided, must use a similar roof treatment and building material as the residential buildings they serve.

- Six-car detached garage structures are the maximum permitted. Detached garage structures with more than six parking spaces shall have a minimum 2' garage door offset within the length of the structure. In no case shall a detached garage structure contain more than 12 parking spaces.

4.10.4 CARPORTS

- Freestanding metal carports shall be cantilever type and must have a minimum 6" tall fascia wrapping all four sides of the roof.

- Carports shall have end walls or other screening devices with architectural detailing similar to the residential buildings.

- Carport length shall not exceed the width of 8 parking spaces.

- Carport color, including roofs, must complement the development.

4.10.5 TRASH ENCLOSURES

- Trash enclosures shall be constructed of concrete masonry units finished similar to buildings in the development.

- All trash enclosures shall have opaque metal gates that are designed consistent with the development.

- Each trash enclosure shall have a lighted access that meets federal accessibility standards.

SECTION 5

LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

5.1 LANDSCAPE CONCEPT

The landscape concept for Gateway reinforces the overall community theme through an informal drought tolerant planting palette and design, along with the use of more rustic materials for elements such as walls and fencing. Parcel developers shall incorporate this character and palette into individual projects to achieve a seamless relationship between the streetscapes and parcel landscapes.

5.2 PLANT MATERIALS LIST

Nye County and the Master Developer have approved the following list of plants for use in the Gateway. Parcel developers should review the use of all plant material with an arborist or landscape architect. Plants not on this list must be submitted to the Design Review Committee for approval. All planted areas will be planted according to these guidelines with native and drought resistant plants selected from the plant palette below.

5.2.1 APPROVED PLANT MATERIALS LIST

The plant materials selected were developed with emphasis on plant suitability to this region, drought tolerance, and the community theme. Selections were made with respect to growth factors such as climate and soil conditions and maintenance concerns. Plant materials have been selected to reinforce project identity and to promote a unified appearance. Plant compositions that add variety to the community theme are encouraged.

Gateway, Pahrump, Nevada - Master Plant List

Botanical Name	Common Name
Trees	
Acacia aneura	Mulga.
Acacia berlandieri	Guajilo
Acacia constricta	Mescat Acacia
Acacia gregii	Catclaw Acacia
Acacia occidentalis	
Acacia rigidula	Blackbrush Acacia
Acacia schaffneri	Twisted Acacia
Acacia stenophylla	Shoestring Acacia
Arbutus unedo	Strawberry Tree
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Little Leaf Palo Verde
Celtis pallida	Desert Hackberry
Celtis reticulata	Western Hackberry
Celtis sinensis	Chinese Hackberry
Cercis canadensis	Eastern Redbud
Cercis chinensis	Chinese Redbud
Cercis occidentalis	Western Redbud
Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Cotinus coggygria	Smoke Tree
Cotinus coggygria purpureus	Smoke Tree
Crataegus ambigua	Russian Hawthorn
Crataegus laevigata	English Hawthorn
Dalea spinosa	Smoke Tree
Eysenhardtia orthocarpa	Kidneywood
Fraxinus ornus "Raywood"	Raywood Ash
Havardia mexicana	Mexican Ebony
Juniperus osteoperada	Utah
Koelreuteria bipinnata	Chinese Flame

Botanical Name	Common Name
Koelreutria paniculata	Goldenrain
Melia azedarach	Chinaberry
Parkinsonia aculeata	Mexican Palo Verde
Parkinsonia hybrid 'Desert Museum'	
Parkinsonia microphyllum	Foothill Palo Verde
Pinus eldarica	Mondell Pine
Pinus eldarica	Afghan Pine
Pinus halepensis	Aleppo Pine
Pinus pinea	Italian Stone Pine
Pistacia chinensis	Chinese Pistache
Prosopis chilensis	Chilean Mesquite
Prosopis hybrid	Phoenix (Thornless)
Tilia americana	American Linden
Tilia cordata	Little Leaf Linden
Tilia tomentosa	Silver Linden
Velutina	Arizona Ash
Zelkova serrata	Sawleaf
Shrubs	
Abelia grandiflora	Glossy Abelia
Abelia grandiflora "Edward Goucher"	Glossy Abelia
Abelia graniflora "Francis Mason"	Glossy Abelia
Aloysia virgata	
Atriplex hymenelytra	Desert Holly
Atriplex nummularia	Old Man Saltbush
Bebbia juncea	Sweet Bush
Berberis thunbergii	Japanese Barberry
Buddleia davidii	Butterfly Bush
Buxus microphylla 'Asiatic Winter Gem'	Winter Gem
Caesalpinia mexicana	Mexican Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Cordia parvifolia	Little Leaf Cordia
Cotoneaster apiculatus	Cranberry Cotoneaster

Botanical Name	Common Name
Cotoneaster horizontalis	Cotoneaster
Cotoneaster "Hybrid Pendulus"	
Dalea pulchra	Indigo Bush
Dicliptera resupinata	Native Dicliptera
Dodonaea viscosa	Hop Bush
Encelia farinosa	Brittlebush
Eremophila maculata	Valentine
Ericamerica larcifolia 'Desert Mountain'	Turpentine Bush
Euonymus europaea	European Spindle Tree
Euonymus japonica	Evergreen Euonymus
Fallugia paradoxa	Apache Plume
Genista hispanica	Spanish Broom
Genista pilosa "Vancouver Gold"	
Hardenbergia violacea	Purple Coral Pea
Hyptis emoryi	Desert Lavender
Ilex meserveae	Blue Holly
Juniperus chinensis "Ames"	
Juniperus chinensis "Armstrongii"	Armstrong
Juniperus chinensis "Fruitland"	
Juniperus chinensis "Gold Coast"	
Juniperus chinensis "Golden Armstrong"	
Juniperus chinensis "Mint Julep"	
Juniperus chinensis "Phitzerana"	Nick's compact
Juniperus chinensis "Phitzerana"	Mordigan Aurea
Juniperus chinensis "Phitzerana"	Old Gold
Juniperus chinensis "Phitzerana Glauca"	
Juniperus chinensis "Sea Green"	
Juniperus sabina "Moor-Dense"	
Juniperus sabina "Variegated"	Hoarfrost
Juniperus scopulorum "Table Top Blue"	
Juniperus squamata "Blue Star"	
Justicia spicigera	Mexican Honeysuckle
Leucophyllum frutescens	Texas Sage

Botanical Name	Common Name
Leucophyllum spp.	
Lycium andersonii	Desert Wolfberry
Lycium exsertum	Thornbush
Lycium fremontii	Wolfberry
Mahonia aquifolium	Oregon Grape
Mahonia bealei	Leatherleaf
Mahonia fremontii	Desert
Mahonia repens	Creeping
Malpighia glabra 'Mariquita'	Barbados Cherry
Maytenus phyllanthoides	Mangle Dulce
Myrtus communis	Myrtle
Myrtus communis 'Compacta'	Dwarf Myrtle
Plumbago scandens	Summer Snow
Pyracantha	
Pyracantha augustifolia "Yukon Belle"	
Pyracantha coccinea "Lalandel"	
Pyracantha fortuneana "Graberi"	
Pyracantha koidzumii "Victory"	
Pyracantha "Mohave"	
Pyracantha "Wateri"	
Rhamnus crocea ilicifolia	Hollyleaf Redberry
Russelia equisetiformis	Coral Fountain
Salvia chamaedryoides	Mexican Blue Sage
Salvia clevelandii	Cleveland Sage
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Salvia leucophylla	Purple Sage
Senna artemisioides	Feathery Cassia
Simmondsia chinensis	Jojoba
Simmondsia chinensis 'Vista'	Compact Jojoba
Sophora arizonica	
Tecoma stans v. stans 'Gold Star'	
Tecoma x Sunrise	Sunrise

Botanical Name	Common Name
Viguiera parishii	Goldeneye
Xylosma congestum	
Xylosma congestum "Compacta"	
Ziziphus obtusifolia	Graythorn
Groundcovers	
Atemisia caucasica	Silver Spreader
Atemisia dracuniculas	True Tarragon
Atemisia frigida	Fringed Wormwood
Atemisia lactiflora	White Mugwort
Atemisia pycnicephala	Sandhill Sage
Baccharis pilularis	Dwarf Coyote Bush
Bahia absinthifolia	Bahia
Carex pansa	Nevada Meadow Sedge
Carex tumulicola	Berkeley Sedge
Chamaemelum nobile	Chamomile
Coreopsis auriculata	Nana
Coreopsis grandiflora	Coreopsis
Coreopsis lanceolata	Lance Coreopsis
Cotoneaster adpressus	Creeping Cotoneaster
Cotoneaster adpressus praecox	Early Cotoneaster
Cotoneaster congestus	Pyrenees Cotoneaster
Cotoneaster dammeri	Bearberry Cotoneaster
Euonymus fortunei	Winter Creeper
Gaura lindheimeri	Gaura
Glandularia puchella	Rock Verbena
Hemerocallis fulva	Tawney Daylily
Hemerocallis hybrids	
Hemerocallis lilioasphodelus	Lemon Daylily
Hippocrepis comosa	
Hypericum calycinum	Aarons Beard
Juniperus chinensis "Alba"	Variegated prostrata
Juniperus chinensis "Parsonii"	Prostrata Juniper
Juniperus chinensis "San Jose"	

Botanical Name	Common Name
Juniperus chinensis procumbens	Japanese Garden
Juniperus chinensis procumbens	Nana
Juniperus chinensis sargentii	Sargent, Shimpaku
Juniperus horizontalis "Blue Chip"	
Juniperus horizontalis "Douglasii"	Waukegan
Juniperus horizontalis "Emerald Spreader"	
Juniperus horizontails "Hughes"	
Juniperus horizontalis "Plumosa"	
Juniperus horizontalis "Prince of Whales"	
Juniperus horizontalis "Turquoise Spreader"	
Juniperus horizontailis "Wiltonii"	
Juniperus horizontalis "Yukon Belle"	
Juniperus sabina "Arcadia"	
Juniperus sabina "Blue Danube"	
Juniperus sabina "Broadmoore"	
Juniperus sabina "Buffalo"	
Juniperus scopulorum "White's Silver King"	
Juniperus scuamata "Blue Carpet"	
Juniperus virginiana "Silver Spreader"	
Rosmarinus officinallis "Huntington Blue"	Collingwood Ingram
Rosmarinus officianllis "Prostratus"	Dwarf Rosemary
Malephora lutea	Rocky Point Ice Plant
Muhlenbergia dumosa	Bamboo Muhly
Salvia argentea	Silver Sage
Salvia argentea	Mealy-cup Sage
Verbena tenuisecta 'Edith'	

Botanical Name	Common Name
Accents	
Agave americana v. marginata	Variegated Century Plant
Agave americana v. mediopicta	
Agave bracteosa	Spider Agave
Agave celsii	
Agave colorata	Mescal Ceniza
Agave lophantha	Center Stripe Agave
Agave ocahui	
Agave parrasana	
Agave schidigera	Durango Delight
Agave striata	
Aloe hybrid 'Blue Elf'	
Aloe saponaria	African Aloe, Tiger Aloe
Dasylirion quadrangulatum	Toothless Desert Spoon
Festuca spp.	
Muhlenbergia spp.	
Nolina beldingii	
Nolina matapensis	Tree Bear Grass
Opuntia santa rita	Tubac
Opuntia turpinii	Pine Cone Prickly Pear
Penstemon parryi (pink)	Parry Penstemon
Ruellia brittoniana 'Blanca'	White Dwarf Ruellia
Ruellia brittoniana 'Rosa'	Pink Dwarf Ruellia
Ruellia brittoniana 'Katie'	Blue Dwarf Ruellia
Vines	
Ampelopsis brevipedunculata	Blueberry Climber
Callaeum liliacaena (Mascagnia liliacaena)	Purple Orchid Vine
Euonymeus fortunei radicans	Winter Creeper
Gelsemium sempervirens	Carolina Jasmine
Hardenbergia violacea	
Lonicera japonica "Halliana"	Hall's Honeysuckle
Lonicera semperivirens	Trumpet Honeysuckle

Macfadyena unguis-cati	Cat's Claw
Merremia aurea	Yellow Morning Glory Vine
Vinca Major	Greater Periwinkle
Vinca Minor	Dwarf Periwinkle

5.2.2 ROCK MULCH

Mulch Treatment
All shrub and ground cover areas shall be covered with a top dressing of gravel mulch or decomposed granite. Bare ground is not permitted. Sizing shall range from 3/8" to 1/2" diameter. Color must be consistent with the chosen landscape palette and the provisions of Section 6.

5.3 IRRIGATION

Design Intent
Automatic irrigation systems are required for all common and residential planting areas.

Water Demand
Peak flow demands shall be based on applying peak weekly irrigation requirements in 6 hours (12:00am-6:00am). Design shall be based on available static pressure minus 10% for fluctuations.

Water Application
Areas requiring overhead spray shall be minimized and shall be restricted to turf, and flower beds. All other areas must use drip irrigation.

Overhead Irrigation (on turf areas only)
Spray heads next to roadways and walkways must have low angle (10%) nozzles. Large radius rotor heads (25-foot radius or greater) are not allowed abutting roadway or walkway edges.

All spray heads (15-foot radius or less) shall be spaced no further than 45% of the spray diameter to account for area wind conditions. Spacing for large radius rotors (25-foot radius or greater) shall not exceed 50% of the spray diameter.

Spray irrigated turf areas shall be a minimum of 10 feet wide.

Overhead irrigation heads may not throw water directly onto any roadway, walkway, or paved surface.

Drip Irrigation
The minimum quantity of emitters per plant shall be in accordance with the following table. Some variation may occur due to differences in water demand between plant material.

Plant Size	Emitter Volume	Quantity
1 gallon material	1 GPH	1 each
5 gallon material	½-1 GPH	2 each
15 gallon material	2 GPH	3-4 each
24" box material	2 GPH	4-5 each
36" box material	2 GPH	6-7 each
48" box material	2 GPH	7-8 each
54" box material	2 GPH	9-12 each
60" box material	2 GPH	12-16 each

Zoning
Overhead and drip irrigation systems must be valved separately and zoned for exposure (south and west exposures together, north and east exposures together), topography, and varying water requirements of plant material. Trees and shrubs must also be valved separately.

Water Management
All irrigation systems for project common and residential areas shall use solid state electronic, micro-processor controllers capable of a minimum of three operating programs and four start times per program.

5.4 PARCEL ENTRIES

Entry
Parcel entry design has been established for the residential parcels that provide continuity with community theme. Parcel identity signage must be mounted on the sign wall. See the egress section for additional signage requirements. All colors and materials must be approved by the DRC. Please see Exhibits 20, 21 and 22.

Minimum Landscape Requirements
Parcel entry landscape shall be designed and installed for immediate impact. At a minimum, parcel entries must contain the following:

- Minimum 36-inch box trees at primary entries.
- 5 gallon shrubs.
- 75% minimum vegetative cover.
- No turf in median islands or next to curbs for public entries. Turf is allowed only in active play areas.
- Rock mulch under **all** shrub and groundcover areas.
- 5-foot wide sidewalk on both sides (one side only allowed for secondary entry).

Gated Entries
Gates, gatehouses, and card key stations must be located to allow sufficient stacking distance, subject to Nye County public works standards. A median break is required to allow for vehicle turn-around. Entry gates must be consistent with the village view fence design and color.

Responsibility
The parcel developer shall design and construct all improvements within the entry area, including the walls, pilasters, signage, walks, lighting and landscape.

5.5 MASTER SIGNAGE PROGRAM

A master signage program has been prepared for permanent signage at all builder pod entries within Gateway master planned community. The signage program provides appropriate design criteria to ensure that all signs are compatible with the community theme, and provide functional identification and direction to the various neighborhoods and amenities within the community. All freestanding signs must be monument type. See Exhibit 22 for details.

5.6 SINGLE FAMILY DEVELOPMENTS

RESIDENTIAL STREET AND FRONT YARD LANDSCAPE

General
Parcel developers shall design and install landscapes along residential streets, including front and corner lot side yards, within parcels. All landscape must be installed prior to occupancy of a residence.

Front Yard Paving
The minimum width of an entry walk is 4 feet. Entry walks must be separated from a building wall by a minimum 1½ -foot, planting strip that is fully planted or covered with rock mulch.

Front Yard Planting
Front yards shall be landscaped to coordinate with the community drought tolerant theme. A minimum of two 24" box trees is required in each front yard.

Trees shall be spaced at least 15 feet apart. If trees need to be spaced more closely, they shall be of the same species.

Trees should be planted outside the right of way and shall not interfere with sewer laterals.

Foundation planting shall completely cover the visible portion of a house's base, including all backflow preventer units, within one year of installation.

Each front yard must contain at least five different species of shrubs and/or ground cover plants. Shrubs and ground covers shall be used in groupings of similar plants positioned to complement other plants of varying heights and textures.

Parcel developers are encouraged to offer homebuyers upgrade options for front yard landscaping. Upgrades can include denser planting, larger plant sizes, cobbled stream beds, boulder clumps, landscape lighting, etc.

Lawn Restrictions
Lawns are not permitted in the front yard. Lawns are limited to 50% of the total area of the back yard. The minimum width of a lawn area is 10 feet. Turf shall be kept at least 3 feet from a building face or wall, including side yard retaining walls. Hybrid Bermuda sod is the only turf permitted. Cool season turf grasses, such as Fescue, will not be permitted.

Transition Areas Between Lots Drainage Swales
Treatment of the area where the landscape of two lots abut should be similar to create a unified and more expansive landscape feeling. A hard edge (i.e. mow strips, edging, walls, etc.) between lots should be minimized. Turf to gravel mulch is not allowed from the lot-to-lot transition

Where drainage swales are required along the side yards of adjacent lots, the two swales shall be joined into a single wide swale that is less noticeable. Planting or hardscape shall not impede drainage patterns.

Planting Along Corner Lot Side Yards, Rear Yards, and Ends of Cul-de-Sacs
All areas between a product or retaining wall and the back of curb or sidewalk shall be planted with a landscape palette consistent with the parcel theme. Minimum requirements are:

- 75% organic coverage at one year growth.
- Full coverage of gravel mulch.
- One 24-inch box tree for every 30 linear feet along the wall facing the street.

Landscape areas between walls and curbs must be maintained by the lot owner, if part of the adjacent lot, or the HOA.

FRONT YARD LANDSCAPE REQUIREMENTS

Minimum Tree Quantity	2
Minimum Tree Size	24-inch box
Primary Tree Type at Street	Shade
Maximum Street Tree Spacing	40 feet
Secondary Tree Type	Shade, Accent or Coniferous
Planting Character	Informal
Minimum Shrub Size	5 gallon
Minimum Accent Plant Size	1 gallon
Minimum Ground Cover Size	1 gallon
Organic Ground Plane Materials	Ground Cover
Rock Mulch Type	(to-be-determined)
Minimum Organic Coverage	75%
Automatic Irrigation System	

5.7 AMENITY / OPEN SPACE LANDSCAPE

5.7.1 PARCEL OPEN SPACE AND PEDESTRIAN CONNECTIONS

The parcel developer shall install all interior parcel open space landscape areas, where required. Minimum improvements are:

- One 24-inch box tree for every 750 s.f. of total landscape area.
- 75% vegetative cover for non-paved areas.
- An automatic irrigation system.
- A dedicated irrigation meter, power source, and controller for parcel/pedestrian landscape area.

5.7.2 PARCEL ENTRIES

All parcel entries are to be unique designs based on Exhibits 20 and 21 in Section 6. The exhibits depict common element, required geometry, and the minimum landscape area to be provided at each entry. The following list and Exhibits 20 and 21 depict the common elements that are required be used in the design of the entry:

- Designated Sign Wall
- Project Theme Wall from entry to first intersection

  - Minimum one 36" box tree 30 linear feet maximum on center.
  - 75% vegetative cover for non-paved areas.
  - An automatic irrigation system.
  - A dedicated irrigation meter, power source, and controller for parcel/pedestrian landscape area.
  - Sign and Landscape Up Lighting

5.8 MULTI-FAMILY DEVELOPMENTS

PARKING LOT LANDSCAPE

Parking lots shall be landscaped to reduce their visual impact. Landscape in and around parking lots shall consist of two categories:

a. Perimeter landscape that surrounds the interior parking lots to a depth of 10 feet, including walks. A minimum of one 24-inch box tree shall be planted for every 20 l.f. of landscape area.

b. Interior landscape within parking lots that reduces the paving mass of a parking lot and provides shade. A minimum of one 24-inch box tree shall be planted for every 9 parking spaces. Landscape islands shall contain a minimum of one tree per parking stall depth.

All non-paved areas within the perimeter and interior of parking lots shall be landscaped with a combination of plant materials and rock mulch.

Parking visible from roadways and community open space shall be screened with a combination of berms, low walls or landscape. Low walls and berms shall be a maximum height of 3 feet from the top of curb of the parking area.

5.9 MODEL COMPLEXES

Model Homes

The following criteria apply to both single family and multi-family developments.

Model home landscape shall be consistent with the parcel theme.

SECTION 6

ENTRY AND WALL GUIDELINES

6.1 PARCEL ENTRIES (BUILDER)

The arrival experience into each neighborhood shall reinforce the overall community theme of Gateway. Architectural and landscape elements found throughout the community shall be incorporated into the neighborhood entry experience to provide a seamless transition between the overall community and individual neighborhoods.

The Master Developer has identified the location of at least one entry into each parcel. It is the responsibility of the builder to design a subdivision plan that incorporates this point of access. Additional points of access that do not impede the overall efficiency of master planned roadways may be possible, but require specific approval from the Master Developer and must be consistent with any Traffic Impact Analysis required by Nye County. In some cases, the builder may be required to coordinate parcel entries or interconnections with an adjacent parcel. The design of entries to individual builder parcels will be reviewed by the Design Review Committee as part of the builder's site plan submittal package.

The typical parcel entry layout is depicted in Exhibits 20, 21 and 22 for reference.

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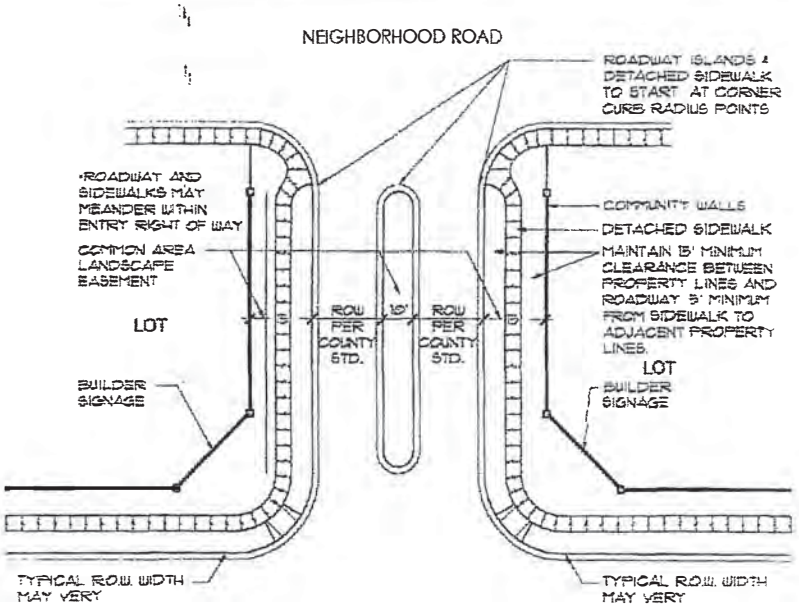

MAJOR PARCEL ROAD

MAIN ENTRY

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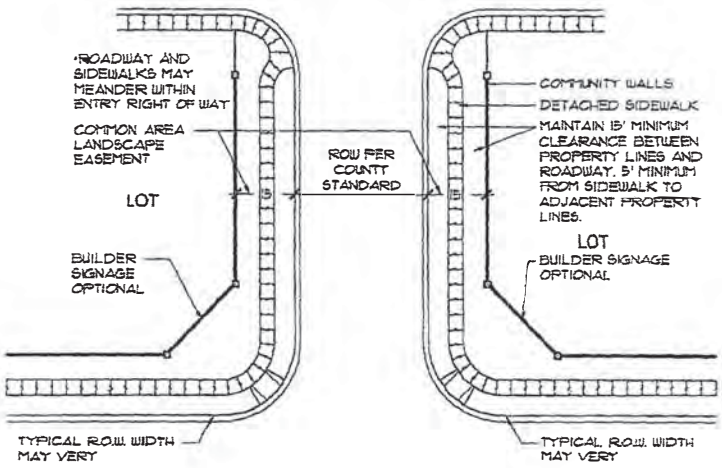

SECONDARY ENTRY

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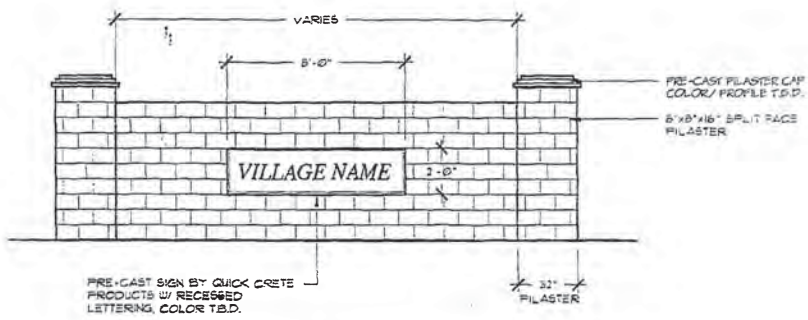

ELEVATION

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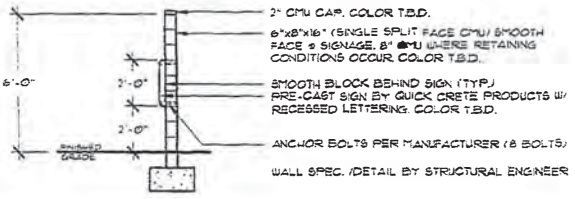


SECTION

N.T.S.

Exhibit 22

TYPICAL COMMUNITY ENTRY SIGN

6.2 WALLS (MASTER DEVELOPER AND/OR BUILDER)

6.2.1 COMMUNITY WALLS

Community Walls are the walls abutting common areas adjacent to any of the major community streets.

Community Walls will be subject to the following requirements

A. The minimum landscape panel from back of curb or sidewalk varies as described in the approved road sections.
B. The maximum slope within the landscape area, including planter areas, is 3:1. (Refer to Exhibit 24).
C. The solid block portion of Community Walls shall not exceed an exposed height of seven feet, four inches (7'4"), of which six feet (6') maximum is screen wall or two feet (2') maximum is retaining wall. (Refer to Exhibit 24)
D. In the event that the elevation difference from back of sidewalk (or back of curb if there is no sidewalk) to the finished pad elevation of the adjacent parcel is such that more than seven feet (7') of retaining is required in addition to the grade that can be made up in the landscaping between sidewalk (or curb) and planter wall (at 3:1 slope), then the builder may use all or a portion of the 7'4" exposed Community Wall as retaining wall and construct a wrought iron view fence on top of the Community Wall. The wrought iron view fence must be 5'4" tall when abutting residential parcels and may be a maximum of 5'4" tall (or shorter) when abutting non-residential parcels. Wherever a wrought iron view fence is placed on top of a Community Wall, the Community Wall shall extend not more than eighteen inches (18") higher than the finished pad elevation.
E. Additional grade may be taken up with planter walls that may not exceed five feet (5') in height. (Refer to Exhibit 24).
F. Planter walls must be offset a four feet (4') from the front face of the planter wall to the front face of Community Wall. (Refer to Exhibit 24).
G. Planter walls may be used in tandem to take up additional grade subject to the same limitations on height and offset between walls. (Refer to Exhibit 24).
H. Community Walls and planter walls must be separated from public sidewalks by at least five feet (5'). (Refer to Exhibit 24).
I. If builders desire planter walls to take up grade, the first (lowest) planter wall will be constructed at the property line with the Master Homeowner's Association common area. Planter areas and the Community Wall will be located within the boundaries of the builder's parcel except that planter walls may encroach into the existing HOA common area with the approval of the Master Developer by as much as 4' at the face of the wall if the total width of the Master HOA common area is at least 15' prior to such encroachment. Land between the Community Wall and the street will be dedicated by the builder to the Master HOA. (Refer to Exhibit 25)
J. In all circumstances, pilasters may exceed the maximum wall or wrought iron view fence height by up to two feet (2').

6.2.2 PRODUCT WALLS

Product Walls are all of the walls in the project other than the Community Walls, including common walls between subdivisions, all walls interior to a subdivision, walls between home lots, side yard return walls, walls adjacent to public facilities (other than Master HOA streetscape areas) and walls between subdivision, pods and/or parcels. A Wall Palette will be approved by the Master Developer to maintain consistency throughout the project, while allowing for individual design. Each parcel developer shall develop a unified parcel wall theme that reflects the architecture of the parcel and incorporates materials and colors from the Wall Palette. These walls must be reviewed by the Master Developer in conjunction with the architectural plans to ensure a cohesive design and integration of the following standards.

Product Walls are subject to the following requirements:

1. Except as noted below where alternate standards apply, the exposed solid portion of a Product Wall shall not exceed twelve feet (12'), of which six feet (6') maximum may be solid block screen wall and six feet (6') maximum may be retaining wall. Alternatively, a Product Wall may consist of a five foot four inch (5'4") wrought iron view fence and a maximum of nine feet (9') of retaining wall (Refer to Exhibit 26).
2. In the following circumstances Product Walls will be subject to the following more restrictive standards:
   A) Where Adjacent to and Facing a Public Place, the height of side yard return walls and the side yard walls of corner lots shall not exceed ten (10) feet, of which five feet four inches (5'4") maximum is solid block screen wall and four feet eight inches (4'8") maximum is retaining wall. (Refer to Exhibit 27).
   B) With respect only to Product Walls that separate two builder pods, the exposed solid portion of the Product Wall may be up to eighteen feet (18'), of which six feet (6') maximum is solid block screen wall and twelve feet (12') maximum is retaining wall. Planter walls may be used in addition to the eighteen foot Product Wall subject to section 6.2.2.4 below.
   C) With respect only to Product Walls that separate two adjacent rear yards of home lots, the exposed solid portion of the Product Wall may be up to fourteen feet (14'), of which six feet (6') maximum is solid block screen wall and eight feet (8') maximum is retaining wall. This subsection 2C does not, however, apply to Product Walls that separate two builder pods as described in subsection 2B above. Planter walls may be used in addition to the fourteen foot Product Wall subject to section 6.2.2.4 below.
   D) Except as set forth in subsections 2B and 2C above, where a Product Wall is constructed between two adjacent home lots the maximum height of the retaining portion of such Product Wall shall vary in relation to the width (or the maximum width in the case of an irregularly shaped lot) of the home lot at the lower elevation of two adjacent home lots (i.e., the lot to which the retaining portion of the wall is visible) as follows:

Width of Lower Lot (in feet)		Max Retaining (in feet)
at least	up to	
---	30	2.00
30	45	3.00
45	60	4.00
60	80	5.00
80	---	6.00

The maximum solid block screen wall between two adjacent home lots is six (6) feet on top of the retaining wall. The foregoing restriction does not apply to the side yard wall of a home lot that abuts the back yard wall of an adjacent home lot, the maximum height of which will be as described in Section 6.2.2.1 or 6.2.2.2D, as the case may be. (Refer to Exhibit 28)

E) On a common boundary between builder parcels any retaining wall exceeding three feet must be approved by the builder of the adjacent parcel prior to design acceptance by the Master Developer. This requirement does not apply if the owner of the adjacent parcel is a public, governmental or quasi-governmental agency or a public utility.

3. Additional grade may be taken up with planter walls that may not exceed five (5) feet in height and a minimum of four (4) feet from front face of planter wall to front face of Product Walls.
4. Planter walls may be used in tandem to take up additional grade subject to the same limitations on height and offset between walls.
5. The maximum slope within the landscape area between a planter wall and a Product Wall is 3:1
6. In all circumstances, pilasters may exceed the maximum wall or wrought iron view fence height by up to two feet (2').

6.2.3 MATERIALS

The exterior face of Product Walls shall be of a type specified in the Wall Palette (Refer to Exhibit 29). Wrought iron view fencing will be allowed on Community and Product Walls subject to the standards herein.

6.2.4 PRODUCT WALL HEIGHTS AND STEPS

In all cases, wrought iron view fence or wall heights are measured from finished grade on the lowest (most exposed) side of the fence or wall to the top of the fence or wall.

The maximum step along the top of walls is sixteen inches with a minimum of thirty-two inches horizontal area between steps.

6.2.5 PRODUCT WALL TO COMMUNITY WALL CONNECTIONS

Where a Product Wall meets a Community Wall, the Product Wall must meet the elevation of the Community Wall at the point of connection or be lower than the Community Wall. Taller Product Walls shall be held at the Community Wall elevation for at least eight feet back from the Community Wall before stepping up to the Product Wall elevation.

6.2.6 WATERPROOFING

All retaining walls must be waterproofed. Walls must also be adequately drained on the surcharge side in accordance with the written recommendations of a geotechnical or structural engineer.

6.2.7 ACCEPTABLE MATERIALS

All Product Walls that front roadways must be designed and built with materials and colors that complement the architecture of the homes. Both faces of a Product Wall must be of one of the following materials or finishes:

- integral color split faced or smooth face concrete block
- stone veneer or smooth face block
- integral color slump stone block
- wrought iron view fencing as described below in Section 6.2.11.
- stucco and paint

6.2.8 PROHIBITED MATERIALS

Unfinished or painted concrete block, wood, vinyl and chain link fence are not permitted.

6.2.9 VIEW FENCES

All view fences will be constructed of wrought iron in a color approved by the Master Developer. All wrought iron view fencing abutting residential parcels will be 5'4" in height. Where abutting a non-residential parcel, the view fence may be any height up to but not exceeding 5'4". Where a Product Wall meets a Community Wall that consists of wrought iron view fencing, the Product Wall must also consist of wrought iron view fencing for a distance of at least five feet from the junction of the two walls.

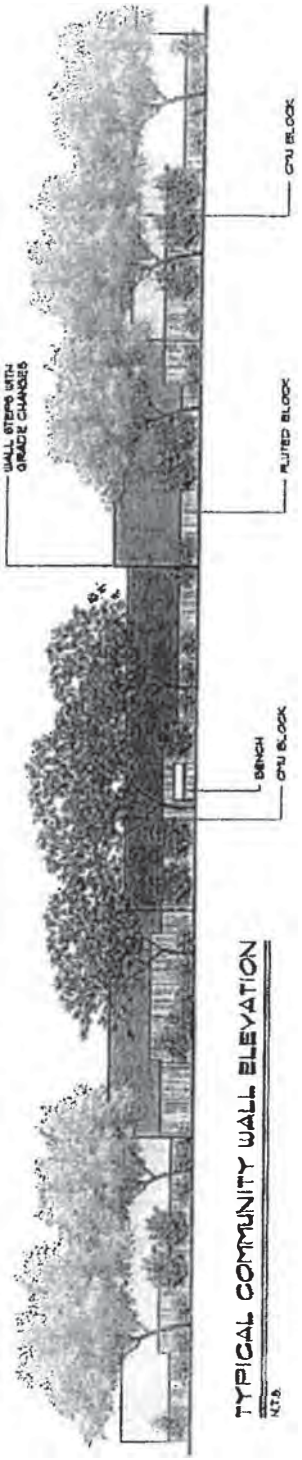
6.2.10 DEFINITIONS

As used in this Section 6, "Adjacent to and Facing a Public Place" means, with respect to any wall, that such wall is located within or on the boundary of a parcel that abuts a Public Place and that a person standing on the ground in such abutting Public Place can view the wall at an angle that is

perpendicular to the horizontal line of the face of the wall.. Public Place means the right-of-way of a street (other than a private alley) or a public sidewalk or park area open to the general public.

6.2.11 DEVIATIONS

All deviations from the standards in Sections 6.2.1 through 6.2.11 must be approved by the Design Review Committee.



Conceptual
For Illustrative Purposes Only

Exhibit 23
SPINE ROAD WALLS

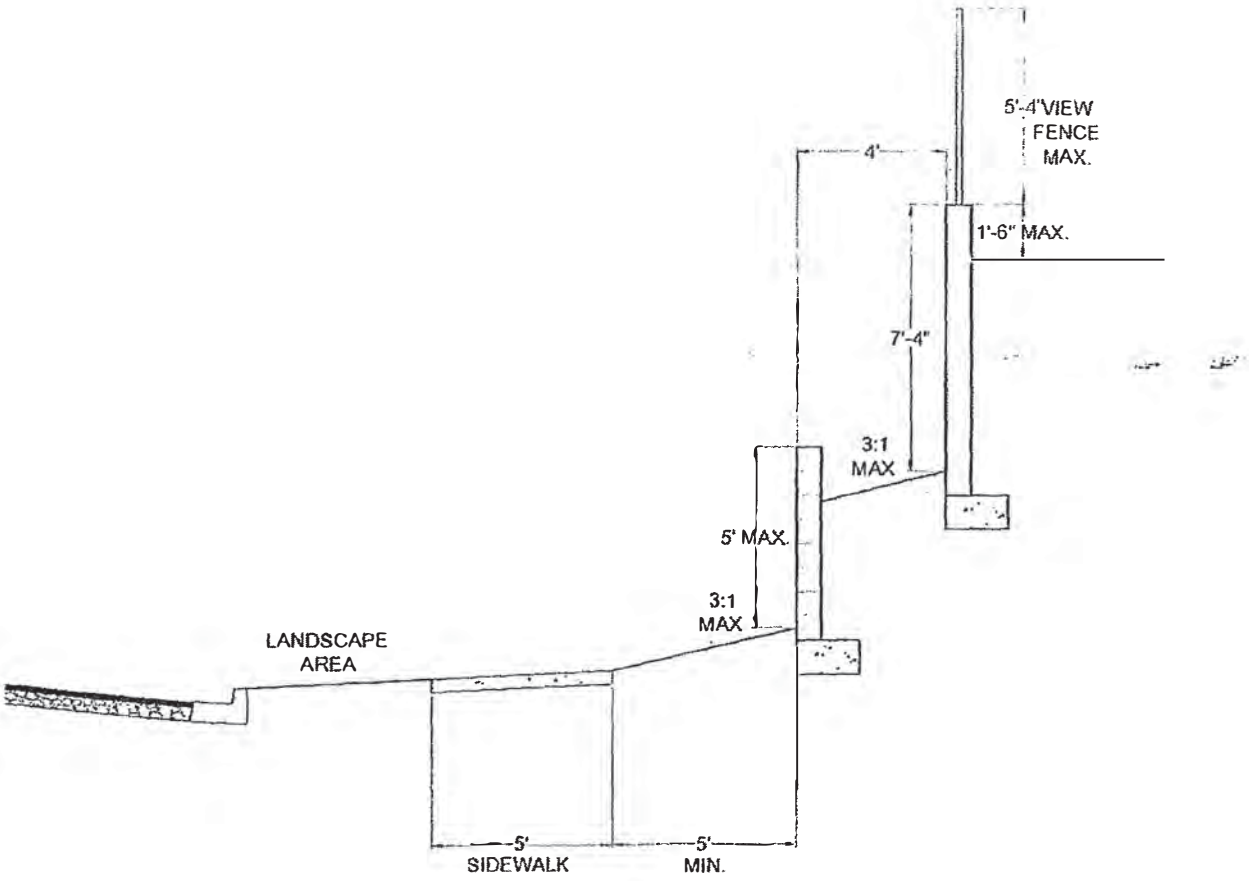


Exhibit 24
COMMUNITY WALLS

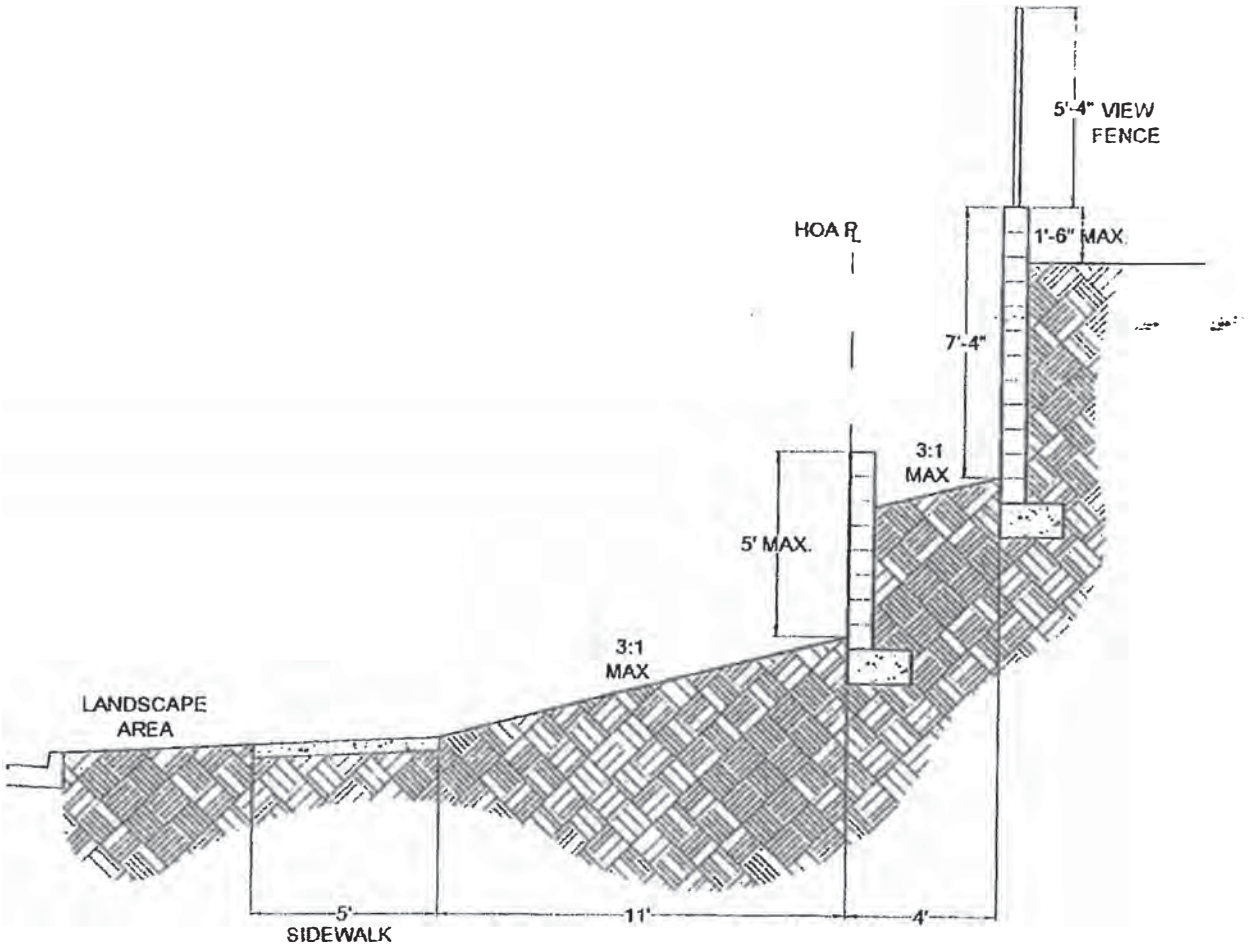


Exhibit 25
COMMUNITY WALLS

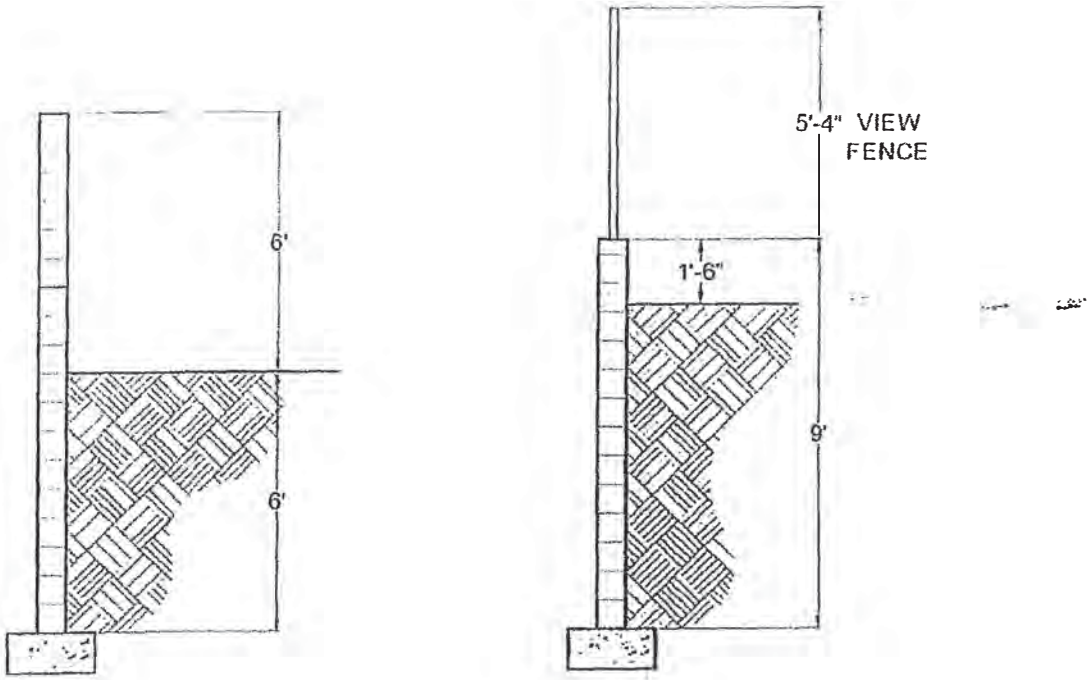
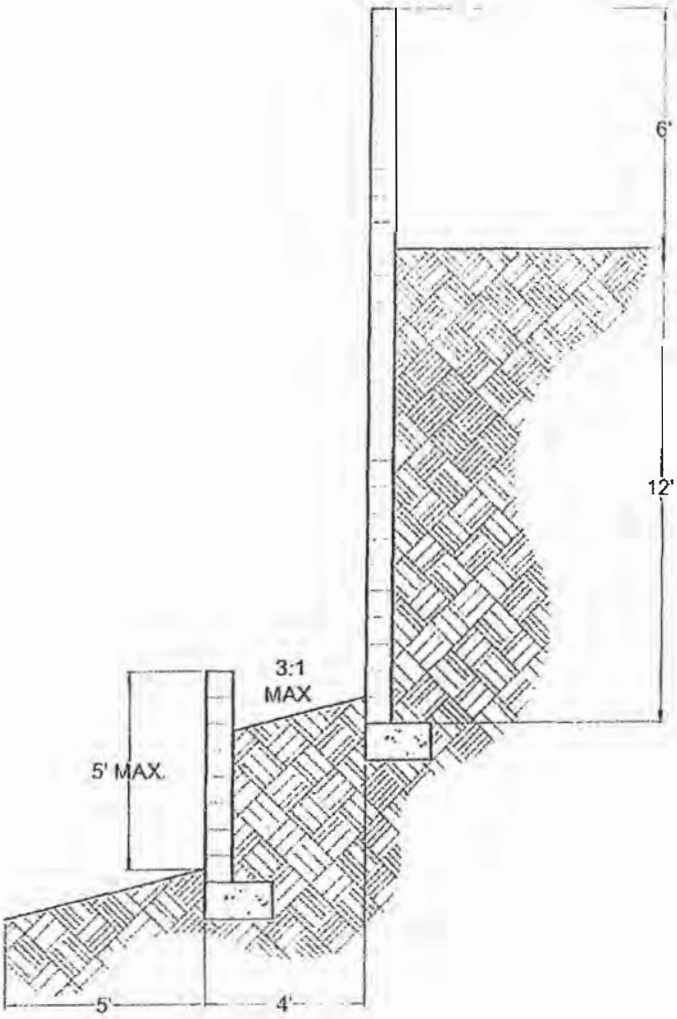


Exhibit 26
PRODUCT WALLS



BUILDER POD

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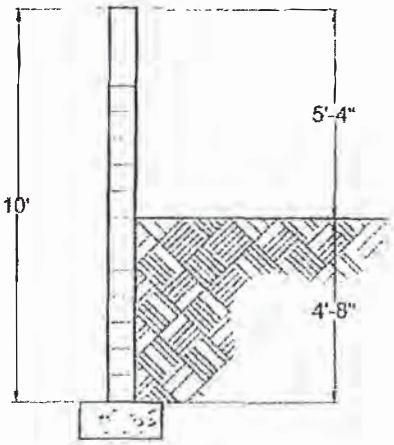

PUBLIC PLACE

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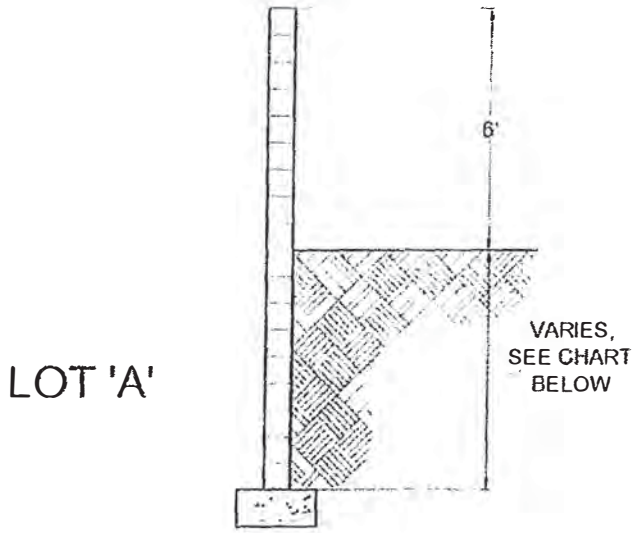
Exhibit 27

PRODUCT WALLS



WIDTH OF LOWER LOT (IN FEET)		MAX. RETAINING (IN FEET)
AT LEAST	UP TO	
—	30	2.00
30	45	3.00
45	60	4.00
60	80	5.00
80	—	6.00

Exhibit 28
PRODUCT WALLS

WALL PALETTE

COLOR	FINISH	MANUFACTURER	STOCK ITEM/SPECIAL ORDER
Mountain's Edge Brown (to be determined)	Smooth, Split Face	Rinker	Stock Item
Anthem	Smooth	Rinker	Stock Item
Sandstone	Smooth, Split Face	Rinker	Stock Item
Rinker Brown	Smooth, Split Face	Rinker	Stock Item

SECTION 7

COLOR DESIGN GUIDELINES

7.1 COMMUNITY COLOR PROGRAM

The Gateway community color program contains a distinctive color and materials palette that enhances the architectural character of the community's neighborhoods. All color and materials selected respond to the surrounding desert environment by virtue of lower (darker) light reflectance values (LRV) and the use of desert appropriate shades.

Each color palette contains approved roof and paint colors. Approved masonry colors have been provided where appropriate to the architectural style. A full schedule of color palettes can be found at the end of this section.

Specific manufacturers have been listed within the approved palettes for roof, paint, stone and brick. They are all locally available and therefore are listed for the user's convenience. Alternative colors and manufacturers may be presented to the Design Review Committee for consideration if they are within the color and value range shown in the approved palettes and are appropriate to the identified architectural style.

GOVERNING CRITERIA

Each color palette was developed in accord with the following governing criteria:

- Roof colors shall be in a medium range of light reflectance.
- Field colors shall have a light reflectance value (LRV) appropriate to the style of the architecture.
- Trim and fascia colors shall have a light reflectance value (LRV) of 80 or less and the color shall be appropriate to the style of the architecture.
- Accent colors shall have a light reflectance value (LRV) appropriate to the architectural style.

7.2 COLOR DESIGN FAN DECKS

An individual "Color Design Fan Deck" (Design Deck) has been created for each of the permitted architectural styles. The Design Decks shall be used for all residential projects within Gateway. Each style's Design Deck contains actual color chips in palette groups for field, fascia and accent colors as well as listings of all approved roof and masonry colors. Dunn-Edwards Paint was selected for use in the Design Decks due to its strong selection of architectural colors. Each color chip in the fan deck is marked with its Dunn-Edwards reference number, name and light reflectance value (LRV). The Design Decks can be checked-out from the Design Review Committee. The parcel builder should inform the Design Review Committee as to which styles they plan to work with so a customized color design kit can be prepared.

7.3 COLOR & MATERIALS - SELECTION & APPLICATION

The following guidelines will assist in the proper selection and application of colors and materials appropriate to the architectural styles permitted within the development:

7.3.1 ROOF MATERIALS

- All roof colors shall be selected from the Roof Color Palettes provided for each style. Specific roof profiles are designated for each style.
-
- Metal roofing used on specific architectural accent elements, if approved by the Design Review Committee, shall have an LRV between 30% and 50% and be in muted tones.

- Flat roofing material contained within parapets shall be similar to the color of any pitched roof used on the same residence. The finish material of the flat roof shall have an LRV of 50% or less.

7.3.2 FIELD COLORS

- All field colors shall be selected from the Field Color Palettes provided for each style. The full range of value and color exhibited in each style's palette shall be utilized within each projects color package to ensure a dynamic street scene. The builder may also propose alternative field colors for consideration if they are appropriate to the architectural style.

- At least one color scheme with an LRV of 36 or less shall be modeled.

- Any field color used at the base of the building shall continue down to the finish grade.

7.3.3 MULTIPLE FIELD COLORS

- Field color blocking, or the use of multiple field colors, may be used only if it is integral to the design of the architecture and on style-appropriate applications, such as wainscots on Spanish Cottage elevations. Color blocking should be incorporated into the preliminary architectural design so thoughtful color use is integrated with the architecture and logical color termination points are identified early on. Color changes should occur at inside corners only.

- No more than two field colors may be used per color scheme.

- The LRV between the primary and secondary field colors in any color scheme shall be within a range of 15% to 35%.

- Primary field colors with an LRV between 70% and 83% may be used on only one scheme in a nine to eleven-scheme color package or two schemes in a twelve-scheme package.

- Primary field colors shall not be darker than 20% LRV.

- If the primary field color has an LRV of 30% or less, the secondary field color shall be lighter than the primary field color.

7.3.4 FASCIA COLORS

- Fascia colors shall be selected from the Fascia Color Palette provided for each style. Each Fascia Color Palette contains colors with an LRV range of 80 or less, however stucco fascias shall have an LRV of not less than 15%. The builder may also propose alternative fascia colors for consideration if they are appropriate to the architectural style.

- Stucco fascias, if colored different than the field color, should be clearly discernible from the primary field color but without extreme contrast. Not all of the colors exhibited in the Fascia Color Palettes may be appropriate for use on stucco fascias such as certain cool dark colors.

- Wood fascias shall be a different color than the field color and the color shall be clearly discernible from the primary field color. Other types of exposed woodwork, beams, posts, railings, etc. should be colored to match the wood fascia.

7.3.5 TRIM COLORS

- Trim colors may be selected from the shades found in the Field or Fascia Color Palettes, however, extremely dark shades may not be appropriate for use as stucco trim. Stucco trim shall have an LRV of 20% or greater. The builder may also propose alternative trim colors for consideration if they are appropriate to the architectural style.

- Trim color should be used judiciously on understated window trim and recessed window areas. Wood trim colors should be discernible from the field color but without extreme contrast. Stucco trim, if colored different from the field, should be discernible from the field color but without extreme contrast. Painted-over stucco trim shall terminate at inside corners only.

7.3.6 GARAGE DOOR COLORS

- Garage Door colors shall be selected from any of the colors found within the style's Field or Fascia color categories that have a LRV of 60% or less.

7.3.7 ACCENT COLORS

- Accent colors may be selected from the colors provided in the Accent Color Palettes or the builder may propose alternate colors for consideration if they are appropriate to the architectural style.

- Accent colors should be used on ornamentation elements, railings, shutters and front doors.

7.3.8 WINDOW FRAMES

- Window frame and mullion colors shall be in white, bone, taupe or tan. Black or brown colors are not acceptable.

7.3.9 MASONRY

- Masonry ve eer of brick and stone may be used in applications that are appropriate to the architectural styles that allow them. See each style's color palette schedule for approved masonry colors and materials.

- Masonry elements must be integral to the architecture and not merely applied features. Masonry shall wrap columns and porches in their entirety. Masonry columns at garage corners sha have a return dimension equal to or greater than the width of the material on the front elevation. Masonry returns at areas around front doors or windows should end at logical termination points related to rooflines or building massing when they are available, otherwise returns shall be 3 feet minimum.

- Both natural or faux stone ve eer may be used. Appropriate grout types have been identified for each type of stone profile. Grout colors shall harmonize and blend with the colors found in the stone rather than contrast with it. Grout color and types shall be noted on the color submittal information.

- Brick veneer shall be in warm or neutral muted shades with modeled faces. Combed or raked surfaces are not allowed. "Weeping mortar" joints are not permitted.

7.4 BUILDER PARCEL COLOR REQUIREMENTS

Number of Color Packages

- A unique color package shall be developed for each product type wit in a builder's development area.

Number of Color Schemes within a Color Package

- Single-family neighborhoods shall have nine schemes minimum.
- Multi-family neighborhoods shall have three schemes minimum.

Roof Colors

- Single family neighborhoods shall have at least **four** different roof colors. The same roof color in a different profile should count for two colors.

Building Colors

- Each color scheme shall contain a minimum of **four** different colors, not including the roof color. Masonry may be substituted for one of the required colors on those styles that allow it.

Single family neighborhoods shall conform to the following criteria:

- All **primary field** colors shall be discernibly different from each other.
- Each scheme shall have a different **accent** color.
- **Fascia** and **trim** colors may be the same within a scheme.

Multi-family neighborhoods shall conform to the following criteria:

- All **primary** and **secondary field** colors shall be discernibly different from all other field colors.
- The same **fascia** color may be used throughout.
- The same **trim** color may be used throughout.
- **Fascia** and **trim** colors may be the same within a scheme.

7.5 COLOR PLOTTING CRITERIA

Each house on either side of a specific lot and the three lots directly across from it must all use different color schemes than that specific lot. This requirement applies to all detached neighborhoods.

7.6 COLOR PACKAGE EVALUATION

All schemes within a color package will be evaluated for:

Harmonious color combinations
Color contrast and interest
Liberal use of the color and value ranges provided in the approved color palettes
Compliance with the requirements of this section.

7.7 COLOR PACKAGE SUBMITTAL

See Section 7.4, Builder Parcel Requirements, for materials and color submittal requirements. Included with the submittal of the color and materials board(s) shall be all elevations, noted or color coded, indicating where fascia, trim, accent and any secondary field colors will be located. All elevations, front, sides and rear, shall be shown. Incomplete submittals will be returned unreviewed.

7.8 - SCHEDULE 1
DESERT FARMHOUSE COLOR PALETTE

ROOF COLORS

Approved Profiles: Barrel, "S" and low profile "S" tiles

MonierLifetile

Espana - Standard Color-Thru
1ESCS6160, Autumn Blend
1ESCS6464, California Mission Blend
1ESCS6142, Rio Grande Blend
1ESCS6676, Desert Sunset
1ESCS7185, Washed Gold

Espana - Premium Color-Thru
1ESCS3940, Cliffside
1ESCS0939, Toast

Eagle Roofing Tile

Camino Real – Premium
SMC 8402, Mission Santa Cruz
SMC 8403, Mission Santa Barbara
SMC 8645, Mission San Diego
SMC 8807, Mission Carmel

American Heirloom – Pre ium
SHC 8708, Del Oro Blend
SHC 8709, El Morado Blend
SHC 8710, Ladera Blend
SHC 8711, Puesta Del Sol Blend

Capistrano – Standard Integrals
3520, Weathered Gatewaycotta Flashed
3522, Gatewaycotta Flashed
3530, Weathered Adobe
3576, Topanga

Capistrano - Blends
3605, San Benito Blend
3645, Sunrise Blend
3646, Sunset Blend

SCHEDULE 1 – CONT.

Desert Farmhouse Color Palette

FIELD COLORS - *Dunn-Edwards*

5325 5326 5359 5264 5265 6097 6111 6117 6118 6130 6131 6136 6137
6138 6139 6142 6143 6144 6150 6151 6152 6157 6164 6179 6193 6194
6207 6215

FASCIA COLORS - *Dunn-Edwards*

6070 6076 6077 6098 6105 6112 6119 6140 6147 6126 6196 6215 6216
6217 6223 6231 6245 6279 6294 6392

ACCENT COLORS - *Dunn-Edwards*

A158 A159 A187 5922 6070 6217 6236 6265 6266 6278 6280 6294 6320
6334 6378 6355

MASONRY COLORS

Eldorado Stone – *Style Type*	*Faux Stone (Allied Building Materials)* *Color*	*Grout Type*
Fieldledge:	Meseta, Veneto, Andante, Umbria	Overgrout
Hillstone:	Lucero, Milano, Bergamo, Verona	Overgrout
Limestone:	York, Savannah, Castillo, Shilo	Overgrout
Cliffstone:	Lantana, Mesquite, Manzanita, Cambria	Drystack

Cultured Stone – *Style Type*	*Faux Stone (Rinker Materials, Inc.)* *Color*	*Grout Type*
Old Country **Fieldstone:**	Chardonnay, Riviera, Romana, Piedmont	Overgrout/Std.

Robinson Rock – *Natural Stone Thin Veneer (Rinker Materials, Inc.)*

Colors: Tuscany, Elk Horn, Seabed, Coppercliff, Kensington, Indian Summer

7.9 - SCHEDULE 2
RANCH HOME & COUNTRY BUNGALOW COLOR PALETTE

ROOF COLORS
Approved Profile: Shake

Monier Lifetile
Standard Shake
1SOCB3233, Brown Blend
1SOCB1430, Charcoal Blend
1SOCB1132, Charcoal Brown Blend
1SOCB3156, Desert Breeze

Eagle Roofing Tile
Cityscapes – Shake
SCP 8801, New Orleans
SCP 8802, Nantucket
SCP 8803, Arlington
SCP 8804, Hershey

American Heirloom – Shake
SHP 8705, Coastal Blend
SHP 8706, Cascade Blend
SHP 8707, Sierra Blend

Ponderosa – Standard Shake
5501, Oakwood
5502, Arcadia
5504, New Cedar
5552, Canyon Gray
5557, Live Oak

Ponderosa– Shake Ranges
5678, Light Brown Range
5687, Gray Brown Range
5689, Brown Range

FIELD COLORS – *Dunn-Edwards*
C715 C750 C759 6060 6061 6067 6068 6069 6072 6075 6097 6110 6115
6116 6122 6123 6124 6129 6131 6135 6137 6143 6151 6173 6192 6207
6208 6213 6214 6215 6222 6229 6278

FASCIA COLORS – *Dunn-Edwards*
A148 A158 C712 C756 6037 6057 6063 6077 6069 6122 6124 6125 6126
6216 6219 6229 6231 6279 6280 6308 6312 6313 6328 6335 6340 6341
6362 6365 6376 6378 6391 6392 6393 6399