

Thinking of Remodeling? Important Guidelines to Keep in Mind

Embarking on a home renovation project can be exciting, but it's crucial to be aware of the guidelines set forth in our community's Rules and Regulations. Article XI addresses replacements and remodeling, providing essential information to help your project run smoothly and avoid potential issues.

Planning Ahead is Key

Before you start any replacement or remodeling work within your unit, it's highly recommended that you contact the Board of Directors. This proactive step allows you to:

- Obtain the exact specifications for your unit.
- Get a clear understanding of the approved work-time schedule.
- Confirm what is and is not permitted according to our governing documents.

By clarifying these details in advance, you can save yourself significant time and money.

Adhering to the Association's Schedule

Per Nevada Revised Statutes (NRS) 116, unit owners must adhere to any schedule required by the Association for various stages of the project:

- Completion of the design of a unit or improvement
- Commencement of construction
- Completion of construction
- Issuance of necessary permits

Failure to comply with the required schedule may result in the Association imposing and enforcing a construction penalty.

Approved Paint Colors and Replacements

To maintain a consistent aesthetic throughout our community, the Board of Directors has approved specific colors and materials for certain replacements:

- **Entrance doors:** White or (trim) burgundy
- **Security screen doors:** Black, dark brown, or dark bronze
- **Security bars:** Black, dark brown, or dark bronze wood tone or tan
- **Roll-up blinds:** Wood tone or tan color (wood, plastic, bamboo, or canvas)
 - Required size: 10 feet (front shade), 6 feet (side shade)

- Customized blinds: May be 12 feet (exact front width of the patio)
- **Patio carpeting or tile:** Green
- **Glass replacement:** Dual-paned glass, milled silver colored frames (or other Board-approved color), tinted glass (e.g., Milgard Manufacturing)
- **Hot water tank replacement:** New tank must have a safety drain pan connected to the outside through the pop-off valve plumbing (per Clark County Building Department regulations)

Exterior Paint Colors

- **Trim paint:** Sherwin Williams Burgundy, A-100 gloss, burgundy base, color # SW-2293 (for doors, patio railing, stairwells, and window frames)
- **White portions:** Sherwin Williams White, Pure White #6401-42741, Interior/Exterior latex gloss, numbers W-26 and B-42

By adhering to these guidelines, you'll ensure that your remodeling project enhances your unit while maintaining the overall harmony and appearance of our community.