

Calvada Meadows Airport Association
(DBA Calvada Aero Park Association)
900 E. Jenny Circle, Pahrump, NV 89060
Mailing Address:
Calvada Meadows c/o FCCMI
P.O. Box 28759, Las Vegas, NV 89126
Phone: 888-540-0250
Email: info@CalvadaMeadows.com



CALVADA ARCHITECTURAL REVIEW COMMITTEE

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(Replaces April 27, 2013 Guidelines)

CALVADA DESIGN AND DEVELOPMENT GUIDELINES

The existence of the Architectural Committee (herein after referred to as “ARC”) and its publication of these guidelines is intended for the benefit of all residents of the Calvada Meadows Airport Association (aka Calvada Aero Park Association). It is also in compliance with the mandates of the various Deed of Restrictions which require that “No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved in writing by two (2) or more of the ARC/Board members. These guidelines set forth standards of design for the Calvada Meadows Airport Association (aka Calvada Aero Park Association) in order to inform property owners of the standards and requirements for construction and enhance the value of all homes and hangars located therein. The intent of ARC is to require approved design and quality construction which maintains harmony of external design with existing structures and location with respect to the topography and finished grade elevation. Design elements must be combined with sensitivity, appropriate attention to scale, proportion and overall appearance.

I. PURPOSE

To encourage the development and preservation of a fine community lifestyle environment, as well as individual property values, it is necessary to establish guidelines for development. Upon receipt of proposed construction plans for all new construction, or additions to existing construction with appropriate subdivision a designated Independent Architectural Review Committee (IARC) appointed by the Board, shall review such plans for compliance with appropriate subdivision Deed of Restrictions requirements and recommend approval by the ARC/Board. ARC shall only approve those plans which comply with the Deed of Restrictions. Each set of plans shall be evaluated on its own merit and its effect upon the existing residences within that subdivision. ARC/Board shall disapprove those projects which fail to meet the minimal standards set forth herein for construction projects. By maintaining these uniform rules, ARC uses its best efforts to ensure all residents of the community the enjoyment of their property.

II. AUTHORITY

The authority for ARC is set forth in the uniform General Requirements of the various Deeds of Restrictions, which encumber all property within the Calvada Aero Park Subdivision. An “Independent Architectural Review Committee” (IARC) functions as an Advisory Group with recommendations going to the Calvada Aero Park Association (DBA Calvada Meadows Airport Association) for the benefit of the total Calvada Aero Park community, with the Board having final approval.

III. MEMBERS

IARC members shall have sufficient background and expertise to properly interpret the submissions made and apply the appropriate Deed of Restrictions to determine compliance prior to approval. As such, IARC shall be made up of persons with experience in community development, architecture, construction, and landscaping. IARC shall consist of not less than three (3) such persons. Should the membership not meet these criteria, additional qualified members shall be appointed prior to further review on submissions or a Board member can make up the 3rd person temporarily if needed. The members of IARC have the responsibility to give notice of 30 days or recommend such new members to the Board, so that three (3) members are available to meet the membership obligations in a timely manner.

IV. MAJORITY VOTE

Each member of IARC shall have an equal vote. The views of all members of IARC shall be the basis for any and all recommendations made concerning the construction project. A simple majority shall be necessary for approval of compliance with the Deeds of Restrictions. The Board can overrule the IARC's recommendations.

V. MEETINGS

IARC shall meet as necessary to review construction plans for residential and commercial projects submitted for review. Every effort will be made to forward recommendation to the Board within two (2) weeks from submission.

VI. RESPONSIBILITIES

- A. IARC has been established to review all plans for compliance with the Uniform General Requirements in the appropriate Deed of Restrictions.
- B. IARC has also been established to advise on the following:
 - 1. Architectural styles and exterior design themes for all residential and commercial properties.
 - 2. The establishment and revision as needed of the Design and Development Guidelines.
 - 3. The assistance to owner and/or contractors whose plans and specifications have been rejected and provide reasonable assistance and recommendations for adjustments to bring specifications into harmony with the architectural standards and criteria defined herein.
 - 4. Location and details for fences, architectural walls or screen enclosures must be in conformity with the Deed of Restrictions and shall be reviewed by IARC.

VII. LIMITATION OF RESPONSIBILITIES

The primary function of IARC is to review the plans and specifications to determine if the proposed structure conforms in appearance and construction criteria with the standards as set forth by the applicable Deed of Restrictions and make recommendations to the Board for approval. IARC shall not assume responsibility for the following:

- A. The structural adequacy, capacity or Safety features of the proposed improvement or structure.
- B. Soil erosion, incompatible or unstable soil conditions.
- C. Compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances.
- D. Performance or quality of construction performed by any builder or his subcontractor.
- E. Marketability of the product.

VIII. INSTRUCTION SHEET/DESIGN DOCUMENTS TO BE SUBMITTED FOR ALL CONSTRUCTION (email your approval request to: info@CalvadaMeadows.com)

A. PLOT PLAN

1. Show setbacks from all property lines.
2. Show all 30' Taxiway Easements.
3. Scale: 1 inch =50 feet (min).
4. Utility easements as recorded.
5. Site amenities Parking

B. EXTERIOR ELEVATIONS

1. Conceptual elevations of front, rear and side of each unit to be constructed.
2. Descriptions of colors, materials and finishes.

C. FOUNDATION LOCATION

1. Assures compliance with setback requirements.

D. FINAL SURVEY

Metal in-ground Lot corner markers should be located before work begins. (Although not mandatory, a final survey is highly recommended).

1. Surveying engineer shall certify on the final survey that the locations and elevations of driveway aprons, ground floor slab, sidewalks and swales are in conformance with their Design and Development Guidelines.

E. Approved submissions expire after 24 months and construction must be completed within 24 months after the beginning of construction. Construction must begin within 6 months of dated ARC Approval Letter.

IX. KEY DESIGN GUIDELINES – SITE BUILT AND MANUFACTURED SINGLE FAMILY HOMES

The following list summarizes those design elements which ARC requires for site built housing and manufactured housing. Before submitting plans for IARC to review, please make sure you meet the following:

- A. COMPLIANCE WITH RESTRICTIONS:** Compliance with all restrictions as found in the Deed of Restrictions.
- B. EXTERIOR AESTHETICS:** Emphasis on the aesthetics of exterior architectural theme/detailing and compatibility with surrounding residences, while considering the subdivision as a whole. The project shall reflect harmony of design with existing structures and location with respect to topography and finished grade elevation.
- C. QUALITY CONSTRUCTION:** Quality construction shall be required of all projects in the community.
- D. EXTERIOR MATERIALS:** For exterior construction, the following list of materials are acceptable, depending on the external design of a majority existing structures in the immediate area of the proposed project and considering the structures throughout the subdivision. Other materials may be acceptable; however, they must be submitted to IARC for review and ARC/Board approval and will be considered a variance.
 1. Stucco.
 2. Genuine brick or natural stone.
 3. Wood: timbers, boards, tongue and groove, rough-sawn lumber, horizontal lap, bevel, exposure to suit style of proposed and surrounding houses.
 4. Roofing: Metal decking, Flat cement tile (integral color) or glazed tile, wood shake, barrel tile, Spanish "S" tile. Fiberglass or any imitation or artificial material shall be reviewed by ARC.
 5. Paints and stains including semitransparent.
 6. Wood and metal trim and decorative details.
 7. Wood and metal railings, balustrades, benches and millwork.
 8. Ceramic tile.
 9. Factory prefinished aluminum fascias and soffits.
 10. Wood, plastic, metal, or composition shutters.
 11. Exterior window or door trim and similar decorations shall be of the same color and material and shall be directly compatible with the exterior walls.

- E. **PATIOS, PORCHES AND DECKS:** All patios, porches and decks require prior ARC/Board approval.
- F. **POOL, SPAS AND SCREEN ENCLOSURES:** The outside edge of any pool, spa or screen enclosure shall be within the minimum setback of any property line.
- G. **ROOF:** The minimum roof pitch shall be not less than 4/12, unless the design of the residence includes a "Santa Fe" style or flat roofing.
- H. **SOLAR COLLECTOR PANELS:** Appropriately designed solar systems are encouraged. Such systems shall be designed to be aesthetically pleasing and in harmony with the rest of the project.
- I. **GARAGES:** All residences shall include a minimum two (2) car attached garage.
- J. **SEPARATE STRUCTURES:** Any separate structures must receive specific written approval from ARC.
- K. **SIZE:** All single family residential structures shall contain, at a minimum, the livable square footage set forth in the appropriate Deed of Restrictions which is 740 Sq. Ft.
- L. **GENERAL:** All plans should be prepared and stamped by an architect, professional engineer or residential designer licensed to practice in the State of Nevada. All construction should be performed by contractors and subcontractors licensed by or within the State of Nevada. Construction of any improvements shall commence no later than six (6) months following plan approval by ARC, with completion within 2 years from start of construction.
- M. **CONVERSION TO REAL PROPERTY:** Mobile or Manufactured Residences shall be converted to real property by permanently affixing the home to land which is owned (through life estate, lease or contract for sale) by the owner of the manufactured home ensuring that the home is placed on the tax roll of the County Assessor as real property.
- N. **FOUNDATIONS:** In addition to all necessary jacks, manufactured homes shall be placed upon concrete footings or foundations of a size and type determined by the supplier or installer of the manufactured home sufficient to support all weight bearing walls.

X. GENERAL GUIDELINES

1. **TAXIWAYS:** Taxiways can be constructed of dirt, asphalt or concrete. No obstructions of any kind are allowed in the 60 ft easement. Nothing is allowed to be parked and left unattended in sixty foot taxiway easement.
2. **CONTAINERS:** No more than one 40' shipping container (or two 20' containers) are allowed on each lot and must be placed on the back half of the lot. All Containers must be painted to blend in with its surrounding.
3. **JUNK:** No junk allowed. Junk is defined but not limited to accumulation of items on the property that distracts aesthetically from the appearance of both the property and over all look of the Airpark.
4. **AIRPLANES PARKED OUTSIDE:** No more than two airplanes are allowed to be parked outside on each lot. The airplanes must be parked on the back half of the lot and must look functional.
5. **RV PARKING OUTSIDE:** RV parking is limited to no more than two RVs per lot parked outside full time. RVs must look operational and road worthy. No RVs can be used as a full-time primary residence.
6. **GARAGE:** The definition of a garage is: "Home of vehicle(s) that move people or goods", therefore a hanger is a garage and should be in the back half of the lot per Calvada Aeropark CC & R's.
7. **CONSTRUCTION TRASH:** All construction sites shall be maintained in a neat and orderly fashion. Trash from construction work shall be covered and removed from the job site daily. The owner or contractor is responsible for any trash that blows off the site.
8. **NO STOCKPILING/DUMPING:** There shall be no stockpiling or dumping on adjacent lots or on any street.
9. **CALL BEFORE YOU DIG:** No digging or excavation shall take place on any property without notifying the "Call Before You Dig" number 1-800-227-2600. The affected utility shall be notified immediately of any accident resulting in damages or interruption to any utility services.
10. **EQUIPMENT:** Construction equipment may be left on the site while needed but shall not be kept on the street unless permission has been granted by Nye County.
11. **VARIANCES:** All variance requested shall be made in writing to ARC and shall be considered on a case-by-case basis. All individual variances, property approved by ARC, shall be in writing, with an explanation and justification for each variance. Any variance shall be considered unique and will not set any precedent for future decisions.
12. **GRANDFATHERING:** Existing items not in compliance with these revised rules will be reviewed by the ARC/Board on a case-by-case basis.