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(DBA Calvada Aero Park Association)
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CALVADA ARCHITECTURAL CONTROL COMMITTEE

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(Replaces April 13, 2021 Guidelines)

CALVADA DESIGN AND DEVELOPMENT GUIDELINES

The existence of the Architectural Committee (hereinafter referred to as “ACC”) 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 ACC/Board members. These guidelines set forth standards of design for the Calvada Meadows Airport Association (aka Calvada Aero Park Association) to inform property owners of the standards and requirements for construction and enhance the value of all homes and hangars located therein.

ACC intends 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, and appropriate attention to scale, proportion, and overall appearance.

I. PREAMBLE

- A. The Calvada Meadows Airport Association d/b/a Calvada Aero Park Association (the “Association”) is a Nevada non-profit corporation governed by the laws of the State of Nevada, including Nevada Revised Statutes (“NRS”) Chapter 116 which governs common-interest communities in Nevada.
- B. NRS 116.3102(1)(a) provides that “subject to the provisions of the Declaration, the Association may . . . adopt and amend rules and regulations.”
- C. NRS 116.3102(1)(r) provides that “subject to the provisions of the Declaration, the Association may . . . exercise any other powers conferred by the Declaration or Bylaws.”
- D. NRS 116.3102(1)(s) provides that “subject to the provisions of the Declaration, the Association may . . . exercise all other powers that may be exercised in this State by legal entities of the same type as the Association.”
- E. NRS 116.3102(1)(e) provides that “subject to the provisions of the Declaration, the Association may . . . exercise any other powers necessary and proper for the governance and operation of the Association.

- F. Article III, Section 3.1B. provides that the Association’s Board “shall have the exclusive right and responsibility to perform the duties and obligations and exercise the power and authority of the Association as outlined in the Calvada Aero Park Restrictions.”
- G. General Conditions, 5 of the Calvada Unit 2 Deed of Restrictions (“Declaration”) provides for the creation of the Association’s Architectural Control Committee. The Association’s Board hereby adopts the following Calvada Design and Development Guidelines which should supersede all prior Design and Development Guidelines implemented by the Association.
- H. Restriction A – Uniform General Requirements, 3 provides 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 improved in writing by the Developer, its duly authorized agent or Architectural Control Committee specified in Paragraph 5 of the General Conditions above as to quality of workmanship and materials, harmony of external design with existing structures and location with respect to topography and finished grade elevation. Accordingly, the Board hereby adopts these Calvada Design and Development Guidelines to clarify the Association’s governing documents and to inform property owners of the standards and requirements for construction, and to enhance the value of the homes and hangars located therein.

II. PURPOSE

To encourage the development and preservation of a fine community lifestyle environment, and to attempt to protect, maintain, and enhance the value of the properties in the Community, 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 or denial of the plans by the ACC/Board. The ACC 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. The ACC/Board shall disapprove those projects which fail to meet the minimal standards set forth herein for construction projects. By maintaining these uniform rules, the ACC uses its best efforts to ensure all residents receive the quiet use and enjoyment of their property.

III. AUTHORITY

The Authorization to create the ACC is in Paragraph 5 of the General Conditions of the various Deeds of Restrictions, which encumber all property within the Calvada Aero Park Subdivision. The Board appointed the IARC functions as an advisory group for the Association’s Board, with the Board having final approval.

IV. MEMBERS

IARC members shall have sufficient background and expertise to properly interpret the ACC Applications submitted and apply the appropriate Deed of Restrictions to determine compliance, prior to approval. IARC shall consist of not less than three (3) such persons. Members of the Board may serve on the IARC.

V. MAJORITY VOTE

Each member of IACC 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. If an Owner is aggrieved or objects to the IACC denial, the Owner may submit a written appeal to the Board.

VI. 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 a recommendation to the Board within two (2) weeks from submission.

VII. 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.

VIII. 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.

IX. 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. The 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 ACC Approval Letter.

KEY DESIGN GUIDELINES – SITE-BUILT AND MANUFACTURED SINGLE-FAMILY HOMES

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

- F. **COMPLIANCE WITH RESTRICTIONS:** Compliance with all restrictions as found in the Deed of Restrictions.
- G. **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.
- H. **QUALITY CONSTRUCTION:** Quality construction shall be required of all projects in the community.
- I. **EXTERIOR MATERIALS:** For exterior construction, the following list of materials is acceptable, depending on the external design of a majority of 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 ACC/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 ACC.
 - 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.
- J. **PATIOS, PORCHES, AND DECKS:** All patios, porches, and decks must comply with setback and height restrictions
- K. **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.
- L. **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.
- M. **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.
- N. **GARAGES:** All residences shall include a minimum two (2) car attached garage.
- O. **SEPARATE STRUCTURES:** Any separate structures must receive specific written approval from ACC.
- P. **SIZE:** All single-family residential structures shall contain, at a minimum, the livable square footage outlined in the appropriate Deed of Restrictions which is 740 Sq. Ft.
- Q. **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 plans and construction shall comply with then current State of Nevada fire codes and Nye County building codes and pass all required County inspections during and after construction. Construction of any improvements shall commence no later than six (6) months following plan approval by ACC, with completion within 2 years from the start of construction.
- R. **CONVERSION TO REAL PROPERTY:** Mobile or Manufactured Residences shall be converted to real property by permanently affixing the home to land that 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.
- S. **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 the 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 their surroundings.
3. **NUISANCE/JUNK:** No junk allowed. Junk is defined but not limited to the accumulation of items on the property that distract aesthetically from the appearance of both the property and the overall look of the Airpark. Abiding by current or future Nye County code is required. See current code: 17.04.860 "NUISANCES Prohibited", 17.04.200 "Residential Districts" and 17.04.850 "Abandoned.....Junk Motor Vehicles" as the current reference.
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 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 ACC and shall be considered on a case-by-case basis. All individual variances, property approved by ACC, 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 ACC/Board on a case-by-case basis.