

Paseo LPI approximately 9.20 acres in size, was developed and completed by Owner on April 30, 2002.

**6.01(a) Parks** - Owner has recorded approved Public Access Easement Agreements for Parks P1 through P7. Following County approval, the Owner shall record the Public Access Easement Agreement for Park P8, which will be binding and run with the land.

**6.01(b) Park Standards** - Of Parks not yet constructed and to be dedicated to the County, Owner shall design, construct, and dedicate "Qualified Parks" in compliance with County's level of service standards for recreational facilities. All site and facility plans, and cost estimates must receive County approval prior to commencing construction.

- (i) **Design of parks and facilities** - The design for the remaining Park P8 as detailed in Section 6.01(c) is subject to design review approval by the County.
- (ii) **Park Maintenance** - Owner agrees to maintain all neighborhood parks, trails, and paseos except Park P5 and Park P8. Owner may elect to transfer maintenance obligations to a Homeowners' Association (HOA). Maintenance and programming of Park P8 will be determined through mutual agreement between County and Owner prior to park completion. If no agreement is reached, maintenance and programming of Park P8 shall be at the County's discretion.
- (iii) **Park Names** - All approved park and facility names in the Planned Community are identified above. In the event Owner desires to change any park or facility name, Owner shall submit a request for County approval and such request shall not unreasonably be denied.

**6.01(c) Sports Park.** The Owner shall design and obtain all permits for the Sports Park at its sole cost and expense (as described below) no later than twelve (12) months after the effective date of the Third Amendment to this Development Agreement. Owner shall complete construction of the Sports Park at its sole cost and expense no later than twenty-four (24) months after effective date of the Third Amendment to this Development Agreement. If Owner has not fully completed the design, permitting, or construction within the timeframes required above, upon Owner's request, Owner shall be granted one three (3) month administrative extension of time without cause. A request for an administrative extension of time shall be made in writing to the Director of the Clark County Department of Comprehensive Planning or designee. Thereafter, if Owner requires additional time, Owner must apply for, and obtain approval of, additional time from the Board of County Commissioners. No residential building permits shall be issued within the Planned Community if the Sports Park is not completed within twenty-four (24) months after the effective date of the Third Amendment to this Development Agreement or within twenty-seven (27) months if an administrative extension of time has been granted to the Owner. In the event an extension of time is granted by the Board of County Commissioners, then the applicable deadline shall expire on the date specified in the Notice of Final Action for the Board's approval.

The conceptual design of the Sports Park and is attached hereto as Exhibit "I-3". The Owner will be required to meet County Park Design/Specification Standards for the Sports Park. All designs and cost estimates must receive County approval prior to commencing construction of the park. The Sports Park shall be approximately 17 acres in size and include without limitation approximately 11.35 acres consisting of the following: Lighted multi-purpose field complex with