

# **BORDEAUX HOMEOWNERS ASSOCIATION RULES AND REGULATIONS**

*Revised 7/15/2018 --- Effective 8/28/2018*

The following Rules and Regulations have been adopted by the Board of Directors of the Bordeaux Homeowners Association. The Rules have been established pursuant to section 20.3 of the recorded Covenants, Conditions, and Restrictions for the Bordeaux Condominium development. It is imperative that you familiarize yourself with the Rules and advise your tenants and guests of them. **PLEASE REMEMBER THAT THE HOMEOWNERS WILL BE HELD RESPONSIBLE FOR THE ACTIONS OF ANY GUESTS AND TENANTS.**

## **I....COMMON AREAS**

Common areas are all those areas within the subdivision not individually owned or assigned to a particular unit. These include but are not limited to: the clubhouse, pool/spa area, landscaped areas, streets, walkways, carport, and any improvements thereto.

A... No activity is permitted which would damage or deface any structures, grounds, walkways, or any of the improvements to the common areas. Individuals responsible for such destruction to common area property shall fully reimburse the Association for all expenses incurred in the replacement of damaged items.

B... No littering onto the common area is allowed. All refuse must be deposited in the dumpsters provided throughout the development. All residents should take care to insure the trash is placed directly in the dumpster and not on the ground. Also break down empty boxes before putting them into dumpster.

C... No motorized vehicles, skateboards, roller-skates, or other similar items are allowed on the walkways or landscape areas. Owners are required to supervise the actions of the tenants, children, guests, etc for their unit. The use of bicycles, skateboards, roller-skates, motorized children vehicles, or similar items are **discouraged** inside of the community.

D... No ball throwing or bouncing of balls off walls, roofs, or buildings is permitted.

E... Children must be supervised at all times while in the common area by an adult. Owners are responsible for any damage to the common areas.

F... Climbing is not allowed on the walls, buildings, fences, or trees.

G... All walk through gates are to be kept locked at all times and are **never** to be left open.

H... Proper attire which includes but not limited to shirts, pants/shorts, and shoes must be worn while in the Common Area.

I... Satellite Dishes are allowed on the roof **ONLY IF** the dish is properly installed. The **two (2) approved options** are either on a tripod that is attached to a wooden board and weighed down with sandbags or installed on the satellite dish pads which are rows of cinderblocks located on the roof itself for the dish to be attached to. These are the **ONLY two (2) options**, no drilling to the roof including the walls is allowed. The homeowner will need to fill out and submit the satellite dish consent form even if the satellite dish is for their tenant as the owner will be held responsible and charged for improper installation damages.

J... No shopping carts are allowed inside of the Bordeaux HOA.

K... The speed limit is 5 miles per hour throughout the community.

L... No fireworks are allowed inside of the Bordeaux HOA.

## II... UNIT RESTRICTIONS

A... All balconies and assigned carports are required to be maintained in a neat and clean appearance. No cluttered or stored items are permitted on the balcony and/or carport. There shall be no exterior drying or laundering of clothes or other items on balconies, patios, windows, doors, or other areas.

B... Per the City/ County and Fire Department Ordinances; gas and charcoal barbecue grills are prohibited to be used and/or stored on patios, balconies, or under stairs in condominiums. Only electric grills are allowed to be stored on the balcony. Barbecue grills are required to be used at least ten (10) feet from any overhang, balcony, structure, and/or opening in any condominium. DO NOT leave grills unattended during or after use as this cause a fire or harm other residents.

C... The right of a homeowner to modify or otherwise alter the exterior of their residence is restricted without written consent of the Board of Directors. No owner may affix or hang anything on the exterior walls, doors, balconies, or windows.

D... No homeowner has the right to alter or modify the interior of any dwelling unit in a fashion which would affect the structural elements of the building or its electrical, mechanical, plumbing, air conditioning, or any common areas without prior written consent of the Board of Directors.

E... Seasonal decorations may be displayed for thirty (30) days prior and must be removed no later than fourteen (14) days after each holiday.

F... No sign of any kind shall be displayed to the public view on or from any unit or within the exclusive use easement or the common area without approval of the Board.

G... No articles other than patio-type furniture (except umbrellas) and suitable plants, as approved by the Board shall be placed on any terrace or balcony.

H... Windows, screens, and blinds must be maintained in a good condition. Sheets, blankets, paints, bedspreads, newspapers, etc are not allowed as a window covering.

### **III... VEHICLE/ PARKING RESTRICTIONS**

A... Vehicle repairs such as radiator flushing, oil/fluid changes, etc. are not permitted and must be made outside the complex. Residents are not permitted to wash vehicles on the premises.

B... Each housing unit is assigned one reserved covered parking space. Additional uncovered parking spaces have been provided for those residents with more than one vehicle and guests. Any vehicle parked in an unauthorized location or incorrect reserved carport space will be subject to immediate towing at the owner's expense.

C... No parking is permitted along curbs painted RED (aka fire lanes) or handicap spaces (a valid handicap tag or license plate must be visible from public view when parking in this area). Vehicles improperly parked in these locations will be subject to immediate tow with no warning at the owner's expense.

D... Long-term parking/ storage of vehicle is not permitted inside of the complex. A vehicle not moved for 14 days will be considered stored. Signs of storage include but not limited to flat tires, noticeable cobwebs, and other accumulated debris under vehicle. Vehicles that are not used on a regular basis are to be stored off premises.

E... The following vehicles are not permitted to be parked within the Community; these include but are not limited to mobile homes, trailers, trucks over one (1) ton, commercial vehicles, recreational vehicles, boats, campers, motor homes, or other similar vehicles.

F... Inoperable, disabled, non-registered (expired tags), or unlicensed vehicles are not permitted to park anywhere on the property. Vehicles that are in violation will be tagged and towed at the owner's expense.

G... Dirt bikes, motorized skateboards, go-carts, and similar vehicles will not be allowed inside of the complex.

### **IV... PETS**

A... Animals must be controlled by a leash at all times when in the Common Area. The leash must be in the pet owners hand at all times while in the Common Area. Pet owners are responsible for immediate and proper disposal of animal waste. As a courtesy, waste stations are conveniently provided to all the residents.

B... No more than two (2) 40 pound pets (this includes dogs and cats regardless of combination) per unit is allowed inside of Bordeaux HOA.

C... Pets may not be tied to trees, stakes, fences, balcony railings, or buildings.

D... Pets are not permitted to be left unattended in the Common Elements or upon a balcony where from they may become a nuisance to others or a danger to themselves.

E... No animals of any kind are allowed in the clubhouse or pool/spa areas at any time; except trained animals accompanying a handicapped person. Such trained animals are prohibited from entering the pool or spa except in the case of an emergency.

F... Pet owners are financially responsible for property damage or personal injury caused by their pet(s).

G... Dogs are not allowed to continually bark and cause a noise nuisance. If noise nuisance persists, the dog will be reported to Animal Control.

H... Livestock, poultry, and reptiles shall not be raised, bred, or kept in any Unit or elsewhere in the Community.

I... All animals must have a current license and updated vaccinations.

J... The Board shall specifically have the power to prohibit the keeping or maintenance of any animal, which, in the opinion of the Board, after Notice and Hearing, is deemed by the Board to constitute a nuisance to any other Owner or to be a threat to the personal safety and welfare of any Owner.

### **V... CLUBHOUSE AMENITIES**

A... The Recreational Amenities are intended and reserved for the enjoyment of the Homeowners and Residents of Bordeaux.

B... Reservations for the clubhouse may be made by Owners only for the exclusive use for private parties with the exception of the pool area. Other owners and their guests may not be excluded from the pool area. The homeowner will need to fill out and submit the clubhouse rental agreement even if the private party is for their tenant as the owner will be held responsible for any damages committed during the party.

C... Smoking, illegal drugs, and alcohol are not permitted in the main clubhouse lobby, pool area, or fitness room. No glass containers are allowed in these facilities.

D... The fitness room facilities are for use on a first come first served basis.

E... Common courtesy shall be required of all Residents and Guests when using the exercise equipment and recreational amenities. No offensive or aggressive behavior or acts shall be tolerated.

F... Proper attire is required when using the fitness. This includes but not limited to shoes, full shirts (shirts are not sports bras), and shorts or pants in the fitness room.

G... No food or drinks except bottled water are allowed in the fitness room.

H... Weights shall be put back onto weight storage racks once finished with exercise.

## VI... POOL & SPA AREA

A... All pool and spa use shall be in accordance with Clark County and City of Las Vegas Municipal Code Provisions and Nevada Law, including without limitation Nevada Administrative Code (“NAC”) and Sections 444.280, 444.282, 444.286, and 444.290.

B... The Association does not provide lifeguards in the pool/spa area. Therefore, all person using the pool and spa do so at their own risk and the Association assumes no responsibility or liability for mishaps. Life saving equipment is available in the pool/spa area and may be used for its intended purpose ONLY. The Board of Directors reserves the right to deny the use of the pool/spa area to anyone after Notice and Hearing for the purpose of enforcing the rules for the safety of the Individual(s) and Bordeaux Residents.

C... The swimming pool and spa is for the use and enjoyment of the homeowners and residents of Bordeaux.

D... Owners are responsible for any damage or misconduct attributed to their tenants and/or guests.

E... All persons under the age of eighteen (18) must be accompanied by an adult eighteen (18) years or older while in the pool/spa area.

F... No more than two (2) guests per Unit are allowed to be in the pool/spa area. Additional guests must be authorized in advance by the Board. The Owner must accompany guests at all times.

G... Pool/Spa Hours- 7:00 AM to 10:00 PM

H... Running, pushing, unruly behavior, unsafe/ offensive conduct, rowdiness, screaming/ unnecessary noise, jumping, or interference with other persons in the pool/spa area is prohibited. No driving, cannon-balling, or splashing is allowed in the pool or spa.

I... Glass bottles, containers, or other breakable items are prohibited in the pool/spa area. Eating, smoking, or drinking beverages in the pool or spa is prohibited. The lounging areas are designated for this purpose. No alcoholic beverages or intoxicated individuals are allowed in the pool/spa area.

J... Rafts or inflatable devices will be restricted during heavy use periods. No Styrofoam objects may be used in or around the pool/spa area. Only inflatable “beach” balls are allowed. Surfboards, Boogie Boards, other similar devices are not permitted in the pool or spa.

K... All persons must shower before entering the pool or spa. Persons using suntan oils or lotions must remove all excess oil or lotion prior to entering the pool or spa.

M... All persons using the pool or spa must wear appropriate swimming attire; street clothes are prohibited. Individuals with long hair must wear a bathing cap or otherwise reasonably contain their hair. Babies and children of diaper age must wear diaper and waterproof rubber pants with elastic at the waist and legs or designed water diapers (i.e. swimmers) at all times while in the pool.

N... Routine cleaning and maintenance is required to be performed. For the safety of the individuals, no person is permitted to use the pool or spa during that time.

O... Individuals suffering from a cold, fever, cough, skin disease, sores, inflamed eyes, nasal or ear discharge, or any communicable diseases are prohibited from using the pool or spa or entering the pool/spa area.

P... Gates to the pool/spa area must remain closed and locked at all times. Interfering with any automatic gate closures and/or climbing over any fence, gate, or wall is prohibited.

Q... Adjustment of any control or equipment regulating the pool/spa or lights, or common area services is prohibited. The use of products such as shampoo, bubble bath, detergent, etc. which produce suds, is prohibited in the spa and pool.

R... Towels or garments may not be hung on any pool/spa fence. When leaving the pool/spa area, all trash and personal items must be removed.

S... The pool furniture may not be placed in the pool or spa and may not be removed from the pool/spa area.

T... Bicycles, skateboards or skates, electrical appliances (including radio or stereo), or barbecues are not allowed in the pool/spa area.

U... No food or drinks except bottled water are allowed in the pool/spa area.

## VII.... GENERAL

A... It is the responsibility of the absentee homeowner to provide the Management Company with an updated mailing address. It is the owner's responsibility to give the tenants a copy of the rules and regulations.

B... Radios, stereos, musical instruments, televisions, party activities, car horns, loud vehicles, or other noise producing sources must be restricted to a level that is not disturbing to other residents. Noise problems may be reported by any resident in writing to the Board of Directors for corrective action.

B... The use of each condominium unit for anything other than a residential dwelling is prohibited. No trade, business, profession, short term rentals or other type of commercial activity; legal or illegal, may be conducted from the unit.

C... No firearm, including BB guns or pellet guns, may be discharged on the property. Further, the discharge of fireworks, firecrackers, cherry bombs, or any other type of pyrotechnic or explosive device is prohibited.

D... All homeowners are required to fill out and submit an updated resident information when any changes occur to the unit. The resident information form provides the Management Company and Board with contact information, tenant information, vehicle information, and an emergency contact person.