

Bristlecone Ranch HOA

Rules & Regulations

Preamble

The Bristlecone Ranch Homeowners Association ("Association") maintains a good neighbor policy. Living in a community governed by a Homeowners Association requires cooperation and consideration among the residents. The Association encourages property owners to read and abide by the Covenants, Conditions, and Restrictions ("CC&Rs") and other governing documents.

The Association has the duty, responsibility, and authority to adopt and enforce the Rules and Regulations governing the conduct of residents and their guests. These rules and regulations do not supersede the CC&Rs or other governing documents.

Conduct in Community

1. Refer to **CC&R Section 10.22**.

Front Gate Call Box

1. The owner is fully responsible & liable for the usage and security of their individually assigned entry code
2. The owner's visitors/delivery personnel are recommended to use the callbox directory protocol to gain entry into Bristlecone Ranch community.
3. Improper sharing or your individual code, or if it is in written on the community entry system, will result in the immediate removal of your entry code and may result in a hearing with the board of directors to discuss for repeat offences.

Reporting Responsibilities of Owners

1. Each resident should promptly report to the manager any items or other conditions regarding any common element which appears to require repair.

Landscaping

1. Owner is responsible for maintaining landscaping and irrigation on his/her own lot in a neat and sanitary condition.
2. Changes to the landscaping must be submitted to and approved by the ARC Committee.
3. Normal maintenance of landscaping or replacement of dead or dying landscaping does not need approval by the ARC provided that there is no significant change in the type of plants, ground cover, or landscape design.
4. Owners shall not change or interfere with the established drainage of their property.

Landscape Standards

As indicated in the geotechnical/soils report for the Association ("Soils Report"): onsite soils are expensive. Each Owner and Resident must be familiar with and abide by the Soils Report. To help implement certain recommendations in the Soils Report, each owner must ensure that:

1. There are no unapproved grade changes within three feet (3') of any foundation or wall located on or immediately adjacent to the Owner's Lot, and
2. Unless more restrictive requirements or guidelines are set forth in the applicable Soils Report or from time to time by the ARC (in which case, the most restrictive requirements or guidelines must be followed.
 - a. ALL TREES must be planted a minimum of five feet (5') away from, and ALL SHRUBS must be planted a minimum of three feet (3') away from any foundation, slab, side, partitioning wall or other portion of a dwelling, wall, or any other improvement.
 - b. Only non-irrigated desert landscaping may be located on the Owner's Lot within three feet (3') of any foundation, slab, side, partitioning wall or other portion of a dwelling, wall, or any other improvement.

3. The Owner shall adjust and regulate irrigation control timer(s) on a regular basis in accordance with the seasonal watering schedule and restrictions posted by the Southern Nevada Water Authority (SNWA) or Las Vegas Valley Water District (LVVWD).
4. The Owner shall carefully monitor his or her lot to ensure that there is no overwatering or excess water usage, including leaks, which could result in saturation of the soil, efflorescence on the block walls, compromising the integrity of block walls and wasted water.
5. Automatic irrigation systems must be maintained in good working order and must remain aesthetically consistent with the design and plan of the Association.
6. Canopies of those trees abutting or overhanging Association on walkways, common areas, and private streets shall be kept trimmed to provide a minimum seven feet (7') clearance above those area of any foliage, limbs, or other plant material.
7. All shrubs and plant material shall be trimmed so as not to encroach or impede pedestrian traffic on Association walkways or common area.
8. Plant material and other vegetation, excepting trees, shall not exceed twenty-four inches (24") tall in visibility zones, typically at corner lots.
9. To prevent water damage to dwellings, foundations, stucco, and/or block walls, no mounding, grass, or spray/pop-up irrigation or sprinklers may be located within five feet (5') of the walls, nor shall any planter bed be located against such, and/or any other Improvement.
10. The use of decorative granite landscaping rock and gravel is required. The complete landscaping plan, including type, color, location, and general amount of decorative landscaping rock and color of other materials, must be submitted for approval prior to any installation.
11. All statues or embellishments to be installed in the front porch or yard require a written request for a written approval prior to any installation. Such written request and approval will be recorded and filed. This is not considered an architectural improvement; thus, no ARC application or related fee is required.

Front Yard Landscape Standards

Landscaping shall consist of the following:

1. Trees, plants, bushes or shrubs.
2. At least ten (10) plants, bushes or shrubs in any combination.
3. Not required to have trees but no more than two (2) in the front yard.
4. Desert landscape using xeriscape technology can be used in place of traditional bushes and trees. Any and all plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate.

Owner Maintenance

1. Owner is responsible for maintaining the exterior paint, stucco, trim, doors, windows, and roof in a manner that it up to the standards of the community. All exterior maintenance is the responsibility of the owner of the property.

Leasing or Renting

1. The owner is responsible for the actions of their tenant, tenant's family members, and tenants' guests.
2. The owner is responsible for supplying the tenant with a copy of the governing documents of the Association.
3. It is the owner's responsibility to provide a copy of a written lease to the Association within 10 days of a written request from the Board.
4. All leases shall be for a term of not less than 30 consecutive days.

Exterior "Coach" Lighting

1. Each homeowner must replace burnt out light bulbs with the appropriate exterior bulbs on all exterior lighting located on porches, garages, and front yard portion of the lot. Appropriate exterior bulbs shall be defined as clear, non-colored bulbs.

Vehicles, Parking & Garages

1. Residents shall not park, store, or operate within the properties any vehicle which is deemed by the Board to unreasonably disrupt the peaceful and quiet enjoyment of other residents.
2. All residents MUST register each of their vehicles, and guest vehicles, with the parking enforcement company designated by the Board, if applicable. If resident is a tenant, a valid and current lease agreement shall also be required in order to complete the registration process.
3. Garage doors must be fully closed except for reasonable periods during the removal or entry of vehicles or other items.
4. Garages and driveways shall be utilized for parking prior to utilizing the street. Garages shall be maintained for their original use purpose of storing vehicles. Street parking is limited as Bristlecone Ranch does not have a specified Visitor Parking Area. Owners found to not be properly utilizing the garage and driveway may be subject to a violation and/or tow.
5. Vehicles MUST be parked with flow of traffic if parked on street.
6. Any residents with a vehicle approved for street parking must park in the street in front of their own home. Parking which blocks or inhibits access to a driveway is strictly prohibited; vehicles will be subject to immediate tow at the owner's expense. Parking in front of another resident's home is prohibited. Any such vehicle will be subject to towing at the owner's expense after 48 hours, with the presence of the required tow warning.
7. Parallel parking in the driveway is not permitted. Vehicles must be parked with its nose or rear facing the garage doors.
8. Any guest vehicles parked within the community are limited to no more than 48 hours and are required to be parked in front of the home which they are visiting.
9. No parking is permitted which would restrict ingress or egress from the community or any street within the community.
10. Parking on landscaped portions of the lot is prohibited.
11. Commercial vehicles with signage must park in garage or behind gated fence. No commercial vehicles of any type may be visible in the community except those utilities allowed by Nevada State Statues. The association may require written notification from the Utility company confirming the need of the vehicle's presence at the home.
12. Recreational vehicles may be parked in the community for up to 48 hours for the purpose of loading or unloading the vehicle with prior written approval of the Board of Directors. Management to be notified of dates and time. Any parking which blocks another residence is prohibited.
13. No major repairs of any vehicles shall be undertaken anywhere visible on the property. Vehicles that are leaking fluids on community streets will be at risk of tow through the towing process.
14. Unlicensed or inoperable vehicles of any kind are not permitted to be visible anywhere on the property.
15. Unlicensed motorized vehicles of any type-including off-road vehicles and gas-powered motorized scooters are prohibited from being operated on the streets within the community.
16. There will be no objectionable noise arising from the revving of car engines, the spinning of tires or any similar noise.
17. Residents, guests, and all visitors must observe the 15 miles per hour speed limit in the community.
18. The entirety of this policy is applicable to all owners, residents, tenants, and guests/invitees, and all such shall comply with Nevada State Law, Department of Motor Vehicle Regulations, community rules and policies, and applicable local ordinance within the community. Owners shall be liable for their families, guests, tenants and invitees.
19. The Board has authority to assess fines and to tow vehicles in violation of these rules. Contact Management to report concerns. If ingress/egress to your lot has been impacted, contact the towing provider directly.
20. All requests are handled on a case-by-case basis and the decision of the Board of Directors is final.
21. Vehicle washing is prohibited on the street.

Window Coverings

1. Window coverings must be of neutral color and normal appearance unless approved by the ARC committee.
2. Aluminum foil or other non-standard material shall not be permitted.
3. Screens on doors and windows and/or security doors and windows bars must have prior written approval of the ARC committee.
4. Window tinting must be approved by the ARC committee and kept in good condition. Reflective window tinting or treatments are prohibited.

Noise or Disturbances

1. Owners are required to observe "quiet hours" during the hours of 10:00 p.m. until 7:00 a.m. Loud noises (radios, stereos, musical instruments, party activities, car horns, loud talking, shouting, excessive car/motorcycle exhaust pipe sound, crowd gathering, etc.) are not permitted.
2. Unsupervised pets barking in their back or side yards are prohibited.
3. Excessively loud noises are restricted at all times to a level that is not disturbing to other residents.
4. Peace disturbances are a police matter and the affected resident is responsible for calling the police and registering a complaint.

Signs

1. One (1) "for sale" or "for rent" sign shall be allowed upon any lot, shall not exceed 18 inches by 24 inches, and shall be displayed in a window or front yard. No other signs shall be allowed without approval of the ARC committee.
2. No "for sale" or "for rent" signs are permitted in the common elements. The Association shall have the right to remove any sign places in the Common Elements without notice to the owner.
3. One (1) warning signs "No Trespassing" or "Beware of Dog" are permissible in a standard size to not exceed 18 inches by 24 inches.

Miscellaneous Items

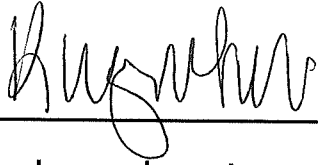
1. Any fires in the rear of the lot must be restricted to BBQ grills or firepits designed for that purpose. No fires are permitted in the front yard.
2. Any and all exterior changes must be submitted and approved by the ARC committee.
3. Holiday decorations may be installed thirty (30) days prior and must be removed within thirty (30) days after the respective holiday.
4. Display of the American flag is permitted; however, location must be approved by the ARC committee and must conform to the Laws governing flag display.
5. No action or condition may exist that is in violation of any local, county, state, or federal law ordinance.
6. All complaints must be submitted in writing to the Association. An owner submitting a complaint must sign the complaint. Complaints that are not signed or are submitted anonymously will not be acted upon.
7. No Owner/ Resident may disturb or dictate work to any contractor of the Association. Complaints or concerns must be put in writing and forwarded to the Associations management company.
8. Portable sporting equipment including basketball hoops must be stored out of view when not in use.

THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGES, ADDITIONS AND/OR AMENDMENTS BY THE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS.

VIOLATION OF THESE RULES AND REGULATIONS MAY RESULT IN FINES, AND/OR LIENS AGAINST THE OWNER'S UNIT AS PER NRS. 116.31083.

THIS RESOLUTION WAS DULY ADOPTED BY THE ACTION OF THE BOARD OF DIRECTORS AT THE APRIL 25, 2024 BOARD OF DIRECTORS MEETING.

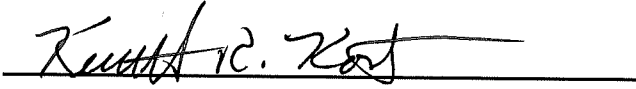
ADOPTED BY BOARD OF DIRECTORS



Board member signature (President)

Kingdon W. Chew

DATE 4.25.24



Board member signature (Secretary)

Ken Kost

DATE 4/25/24



Board member signature (Treasurer)

Rebeca Cole-Forteza

DATE 4/25/2024