

THE CROSSINGS HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

PREAMBLE

Adopted May 10, 2018

THE CROSSINGS HOMEOWNERS ASSOCIATION strives to foster a good neighbor policy. Living in a Homeowners Association becomes a more pleasurable experience when all homeowners practice and encourage courteous communication, cooperation and thoughtfulness at home and when interacting with fellow residents. This is more likely to occur when all residents read and abide by all the Governing Documents.

THE CROSSINGS HOMEOWNERS ASSOCIATION has the duty, responsibility and authority to adopt and enforce the Rules and Regulations governing the conduct of homeowners, residents and their guest(s). These Rules and Regulations do not supersede the Governing Documents better known as the Articles of Incorporation, By-laws and the Covenants, Conditions, and Restrictions and Reservation of Easements (CC&Rs). The Rules and Regulations are simply an additional Governing Document.

Unlike the CC&R's which are a recorded document that can only be amended with a vote of the membership, the Rules and Regulations are adopted by a majority vote of the Board and may be changed by the Board, provided a majority of the Board approve the proposed change. This allows the Board some flexibility so that they may respond to changing needs and circumstances within the community during its long life. However, the Rules and Regulations adopted by the Board must not conflict with the Governing Documents.

The following Rules and Regulations were adopted *to help* 1) protect property values, 2) foster good neighbor practices, and 3) ensure that all members of the Association have a pleasant living environment in which to live. However, the homeowners themselves are the ones who insure that **THE CROSSINGS HOMEOWNERS ASSOCIATION** evolves into a community they enjoy living in and are proud to call home.

The Rules and Regulations are in addition to the CC&R's. For your convenience, we have indicated some of the sections of the CC&R's that relate to the Rules and Regulations. For complete information regarding covenants, conditions and restrictions in your community, please always refer to your CC&R's.

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ARCHITECTURAL REVIEW COMMITTEE (ARC) and ARCHITECTURAL REVIEW:

No construction, alteration, grading, addition, excavation, removal, relocation, repainting, demolition, installation, modification, decoration, redecoration or reconstruction of an Improvement, including Dwelling and landscaping, shall be commenced or maintained by any Owner, until the homeowner has submitted his/her written ARC Application request to and received **written approval** from the ARC Committee. Please refer to the **THE CROSSINGS HOMEOWNERS ASSOCIATION ARCHITECTURAL GUIDELINES, APPLICATION FORMS,** and your **CC&R'S** for further details.

1. **BASKETBALL POLES AND BACKBOARDS (ALL TYPES INCLUDING PORTABLES):** Must receive prior written approval from the ARC. Please note portable basketball equipment when not in use must be stored out of view. (In the garage or laid down behind a properly screened side gate.)
2. **BARBEQUE GRILLS:** When in use the barbeque grill must be located well away from the dwelling and overhangs and no barbeque shall be used in a garage. When not in use the barbeque must be stored out of view or behind a properly screened side gate.
3. **COMMON AREA/ELEMENTS:**
 - A) Homeowners who intentionally, negligently or through failure to properly maintain their property causes damage to the common area will be responsible for the repair or replacement or the cost of the repair or replacement. Should the homeowner's guest, family member, tenant or a resident living in the Homeowner's residence cause the damage, the Homeowner is responsible for the repair, replacement or the cost of repair or replacement.
 - B) Homeowners **cannot** make a change to the common area or common area amenities, including, but not limited to, the landscaping, irrigation, drainage, park equipment, lighting, or monuments.
4. **COMPLAINTS:** Must be submitted in writing to the Board of Directors in care of the Management Company. Written complaints may be mailed, faxed, or emailed to the Management Company.

PROCEDURES FOR FILING COMPLAINT:

- A) The homeowner submitting the complaint must include their name and address and sign the complaint.
- B) In order for the Board to take appropriate action, the homeowner's written complaint must state:
 - 1) Specific information as to item, event or situation that precipitated the complaint;
 - 2) The exact location of the item or issue to be addressed (if in common area);
 - 3) The address of the property the homeowner believes is in violation of the governing documents, if alleging a neighbor has violated them;
- C) Complaints that are not signed or signed "Concerned Homeowner" will not be acted on.

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5. **EXTERIOR COACH LIGHTING:** Each homeowner must at all times maintain in good and operating condition any and all coach lights on the exterior of the owner's dwelling or garage, including, but not limited to replacing burnt out light bulbs with appropriate exterior bulbs on all exterior lighting located on porches, garages and front yard portion of Lot. *(Section 9.10 of the CC&R's)*
6. **HOLIDAY DECORATIONS:** Holiday lighting and decorations installed on exterior of home do not need ARC approval. Holiday exterior decorations and lighting may be installed NO earlier than 30 days prior to each respective holiday and must be removed within 30 days of the end of the respective holiday.
7. **LANDSCAPING** Please refer to ARC Guidelines for more information about requirements, restrictions and submittal.
 - A. Homeowner must submit completed ARC Application for and obtain approval of plans for **REAR YARD LANDSCAPING** and complete installation of such landscaping within **twelve 12 months** (one year) following the original close of escrow from the builder.
 - B. Each homeowner must maintain, trim, prune and thin all hedges, shrubs, and trees located on his Lot so as not to unreasonably obstruct the view from another Lot, and/or encroach upon streets, walkways and common areas.
 - C. Landscaping must be maintained in a neat, attractive and sanitary condition.
 - D. To help prevent and/or control water damage to foundations and/or walls, each Homeowner covenants, by acceptance of a deed to his or her Lot, whether or not so stated in the deed, to not cause or permit spray irrigation water or sprinkler water or drainage on his or her Lot to spray, seep or flow onto, or to strike upon, any foundation, slab, side or other portion of Dwelling, walls (including, but not necessarily limited to, Party Wall and/or Perimeter Wall), and/or any other Improvement.
 - E. To prevent water damage to stucco, foundations, and block walls:
 - 1) **NO GRASS, NO PLANT MATERIAL, NO SPRAY or DRIP SPRINKLER** irrigation is to be installed within **five (5) feet** of the block walls, fences, dwelling and/or any other Improvement.
 - 2) For all Sight Visibility Restriction Areas, the maximum height of all improvements including, but not necessarily limited to landscaping, must not exceed **twenty-four (24) inches** as set forth on the Plat. (Most Sight Visibility Restricted areas are located on corner lots).
 - F. **DRAINAGE:** Each Homeowner must not interfere with, alter or impede the natural or established drainage on the property. Approval of plans granted by the ARC will be based upon the owner's assurance that he/she has not changed the drainage or has consulted with professionals to insure that positive drainage is maintained and that no alteration is being made that could potentially result in flooding or water damage. **THE HOMEOWNER IS SOLELY RESPONSIBLE FOR ANY RESULTING DAMAGE TO: 1) THEIR OWN PROPERTY (INCLUDING, BUT NOT LIMITED TO, DWELLING, FOUNDATION, BLOCK WALLS, LANDSCAPING, AND PERSONAL BELONGINGS), 2) THEIR NEIGHBORS' PROPERTY (INCLUDING, BUT NOT LIMITED TO, DWELLING, FOUNDATION, BLOCK WALLS, LANDSCAPING, AND PERSONAL BELONGINGS, AND 3) THE COMMON AREAS.**

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G. Landscape MINIMUM Standards. All landscape modifications require prior ARC approval, unless replacing the same plant material.

1) Front yard landscape must consist of the similar amount of organic coverage that was originally installed. The number of plants may be reduced as plant material matures and the area of coverage and growth is increased.

2) Backyard landscape must contain a MINIMUM of two (2) inches of decomposed granite or crushed rock over all bare dirt areas. Color must be submitted. No plant material required.

8. LEASING OR RENTING

A. The Homeowner is responsible for actions of guests, invitees, tenants, tenants' family, and tenants' guest(s).

B. The Homeowner is responsible for supplying and reviewing with the tenants the governing documents of the Association.

C. The Homeowner is responsible for the lease. The lease must be in writing and the term of the lease shall not be less than **1 year**.

D. The written lease shall provide that the lessee or sub-lessee and their family members and guests are subject to and bound by the Governing Documents of the Association.

E. The Homeowner shall provide a copy of the lease to the Association.

9. **LOUD NOISE:** Radios, stereos, musical instruments, party activities, car horns and etc. shall be restricted at all times to a level that is not disturbing to other residents. Any disturbance of the peace should first be reported to the police department and may subsequently be reported to the Association.

10. **NUISANCES:** The Board of Directors shall, in its sole discretion, have the right to determine what shall reasonably constitute a nuisance.

11. **ORDINANCES AND LAWS:** No action or condition may exist that is in violation of any local, county, state or federal law or ordinance.

12. **PARKING/ENFORCEMENT:** The following are the Association's parking rules and enforcement options unless limited by NRS 116 or other laws

a. No recreational vehicles can be parked within the property unless the vehicle is parked in the garage with garage door closed or behind an accommodating RV gate properly screened with ARC approval only. Recreational vehicles include, but are not limited to: motor homes, campers, camper units, trailer coaches, trailers, jet skis, ATV's, boats, aircraft, bus, and the like;

b. Large Commercial vehicles are not allowed to be parked or stored anywhere on the property. A large commercial vehicle shall include but not limited to vehicles used as a dump truck, cement mixer truck, oil or gas truck or delivery truck. However, moving/delivery vans, maintenance

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vehicles, landscaping trucks, or similar vehicles may be temporarily parked on a Homeowner's driveway or in the street in front of the Homeowner's residence when parked solely for the purpose of reasonably prompt loading, unloading, delivery, maintenance and/or landscaping service. Under no circumstances shall large commercial vehicles remain on property overnight without proper permission. Homeowners may park small commercial type vehicles overnight as provided below.

- c) Small Commercial vehicles (under 1 ton) NOT equipped with utility/ladder racks or exposed equipment and used for normal transportation are allowed.
- d) Unless exempted by NRS 116 or other law, commercial vehicles OVER 1 (one) ton or ANY vehicle equipped with utility/ladder racks or exposed equipment must have Board approval prior to parking within the community (not required if parked in garage) and must be parked in the Homeowners driveway.
- e) Vehicles may not be parked in such a manner that they block or restrict driveway ingress/egress of other Homeowner's driveways or RV Gates, nor parked at any corner in a manner that restricts visibility or parked against the flow of traffic.
- f) Garage doors may be kept open for limited periods of time, but shall not remain open overnight.
- g) Garage conversions must have prior ARC approval. Conversions must not alter the exterior appearance.
- h) Parking in fire lanes (red curb areas or areas designated by "No Parking" signs) is strictly prohibited and may be towed immediately at the owner's expense.
- i) Improperly parked vehicles and unauthorized, inoperable, unsightly vehicles of all types may be towed at the owner's expense with a 48 hour notice. In addition to paying all towing and impound fees, the Homeowner may be subject to fines imposed by the Board of Directors for any infraction of the Rules and Regulations related to vehicles and parking, in accordance with the CC&R's.
- j) Any vehicle which is stored on any street for longer than **Seventy-Two (72) hours** may be booted or towed with proper notice at the Homeowner's expense. The Board of Directors may consider exceptions, if petitioned by the Homeowner in advance.

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13. **PEACE DISTURBANCES/VIOLATIONS OF LAW:** Vandalism of homeowner's property, burglary, robbery, domestic violence, disturbances of the peace, curfew violations are all police matters and the affected is responsible for calling the police and registering a complaint and/or filing a report.
14. **PETS**
- A. No animal can be kept, bred or maintained on the property for commercial purposes.
 - B. Pets must be under the control of Homeowners and must be kept on a leash when in the common area or outside the enclosed rear yards.
 - C. Homeowners with pets are responsible for cleaning up after their pets in a timely manner. A timely manner is defined as follows:
 - 1) Outside the confines of the backyard, the homeowner shall clean up after the pet immediately.
 - 2) Inside the confines of the backyard the homeowner shall clean up appropriately after the pet.
 - D. Homeowners must submit their complaints regarding excessive noise or other pet issues to Animal Control and concurrently submit their complaint in writing to the Board of Directors. (It should be noted that neither the community manager nor the Board may submit a complaint to Animal Control on behalf of a homeowner).
 - E. Any damage to the common area caused by a pet shall be repaired or replaced by the homeowner.
 - F. The Homeowner is responsible for any personal injury or property damage caused by their pets.
 - G. No pet shall be tied to a tree, stakes, or any improvement or structure in the common area.
15. **REPAIRS PERFORMED BY ASSOCIATION:** No homeowner shall interrupt, disturb, or direct work efforts of any contractor performing work for the Association. All complaints and concerns about such a contractor must be put in writing and forwarded to the Management Company.
16. **SATELLITE DISHES:** Satellite Dishes may be installed without prior ARC approval, provided:
- A) The satellite dish shall be no larger than 39" in diameter and installed in a professional manner and cord, cables, wires and dish are properly mounted and secured.
 - B) The cable, cord and/or wiring must match the color of the house or be painted to match the color of the house.
 - C) If all these conditions cannot be met, then ARC review and approval will be required, subject to applicable law.

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17. STORAGE OF ITEMS

- A) Trash cans or garbage cans may be placed at the end of driveway no more than twelve (12) hours before scheduled pick up and must be removed and placed back in the garage or backyard within twelve (12) hours after scheduled pick up. Items must be stored out of view in the garage or behind a properly screened side gate.
- B) To prevent trash or garbage from being scattered, it must be secured inside heavy duty plastic garbage bags that are properly tied. Trash must be placed in covered garbage containers and must be bagged and secured to the extent that if a container is tipped over all the trash remains contained
- C) Homeowners must not accumulate any garbage or obnoxious material on any portion of the property.
- D) No item, facility, structure, equipment, object or condition that is deemed unsightly may remain on the property if it is visible from common areas or any neighboring lot within the community when viewed from ground level.
- E) No hazardous or toxic waste may be stored anywhere on the property.

18. WALLS AND FENCES: Walls and fences, (including Boundary Walls, Party Walls and Perimeter Walls and fences) shall be maintained and repaired by the homeowner(s) who has use of the respective Boundary Walls, Party Walls and Perimeter Walls.

- A) Homeowner cannot temporarily or permanently breach a wall that abuts a common area and/or public/private right of way in order to gain access to his backyard, unless he has received prior written approval from the Board, and complies with all other conditions imposed by the ARC and/or the Board PRIOR to work beginning.

19. WINDOWS/WINDOW COVERINGS: Most curtains, drapes, shutters or blinds may be installed as permanent window covers.

- A) Mirror and/or Reflective finishes, aluminum foil, paint, newspaper or similar covering are prohibited.

20. SIGNS:

- A. No resident shall install any other sign, poster, display or billboard anywhere on his lot or the property without prior written permission of the Board, unless authorized by law.
- B. Owners and/or occupants shall not be prohibited from exhibiting a political sign on the owner's lot, if the political sign is no larger than 24 inches by 36 inches. A political sign expresses support for or opposition to a candidate, political party or ballot in question.
- C. No "For Sale" or "For Rent" sign may be displayed without the prior written approval of the Architectural Committee.

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THE BOARD MAY IMPOSE FINES AND PENALTIES FOR VIOLATIONS OF THE GOVERNING DOCUMENTS, INCLUDING THESE RULES AND REGULATIONS.

THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGES, ADDITIONS AND/OR AMENDMENTS UPON APPROVAL OF A MAJORITY OF THE BOARD OF DIRECTORS.

AMENDMENTS TO THE RULES AND REGULATIONS

The Rules and Regulations may be modified from time to time pursuant to the following criteria:

1. Amendment must be approved by a majority of the Board of Directors;
2. Homeowners are welcome to submit their written recommendations for changes to the Rules and Regulations to the Board of Directors;
3. Upon adoption by the Board, the Board shall cause the revised Rules and Regulations to be mailed to all homeowners and the revised Rules and Regulations shall become effective **thirty (30) days** after the date they were mailed. In the event that there is a conflict between the Rules and Regulations and the CC&Rs, the CC&R's shall prevail.