

# RULES AND REGULATIONS

## Encanto Homeowner's ASSOCIATION

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## **INTRODUCTION:**

These rules have been established to serve as comfortable guidelines for enjoying the Encanto community without infringing upon the rights and common benefits of all owners.

In maintaining the quality of community, observing and enforcing these rules and regulations is the responsibility of each owner, resident, tenant, and guest.

The Rules and Regulations are issued by the Board of Directors as authorized by the Declaration of Covenants, Conditions and Restrictions (CC&Rs). All owners have been given copies of the Bylaws and the CC&Rs of Encanto Homeowner's Association. Owners are urged to read these documents carefully since they set forth, in complete and detailed form, the rights, duties, and obligations of each owner.

Although these Rules and Regulations support the CC&Rs, they do not cover the entire document. Please read these rules carefully and be sure your family, guests, and tenants understand the rules fully. If there are any questions, or if you do not have copies of the Associations' documents, please contact your property management company.

## **ANIMALS:**

1. The Board can prohibit the keeping of any animal that constitutes, in the reasonable opinion of the Board, a nuisance to any other owners.
2. Any litter deposited by pets on lawns, sidewalks, paths, or other common areas must be removed immediately by the owner of the animal.
3. Residents are responsible and liable for any personal injury or property damage caused by their pets.
4. All pets must be kept within an enclosure, an enclosed yard, or on a leash held by an individual capable of controlling the animal at all times.
5. No animals of any kind shall be raised, bred, or kept for any commercial purpose on any lot. Livestock or farm animals are strictly prohibited.
6. Residents who are disturbed by an owner's pet, are urged to first contact their neighbor. If this effort does not resolve the issue, file a written complaint with the Association and/or contact the Clark County Animal Control Department.

**COMMON AREAS:**

1. Each owner is liable to the Association for any damage to the common area landscaping or equipment that is sustained by the negligence or misconduct of the owner, the owner's family, tenants, or guests.
2. Residents can help with the overall maintenance of the common areas by reporting any problems to the community management company.

**GARAGE SALES:**

1. Garage sales are limited to no more than two (2) per household, per year as scheduled by the Association.

**CONSTRUCTION/MAINTENANCE HOURS:**

1. Construction/Maintenance on any lot is limited to the hours of 8:00 AM to 5:00 PM, Monday through Friday, and 9:00 AM to 5:00 PM on Saturday and Sunday.

**NOISE CONTROL:**

1. Residents are asked to be considerate of those living near to you and to keep noise levels as low as possible. Nothing that disrupts the tranquility of Encanto or interferes with the quiet enjoyment of other residents shall be permitted.

**SECURITY AND REALTY SIGNS:**

1. A maximum of one (1) security sign is permitted in the front yard.
2. Security signs may not exceed 8"x 8" and placed no more than three (3) feet away from the house and no more than three (3) feet above the foundation level.
3. Two (2) additional 4"x 4" security decals may be attached to the windows of the house.
4. One (1) temporary realty sign advertising a home for sale or rent may be located on the front yard of the property that is for sale or rent.
5. Realty signs must be professional quality and weather resistant material.
6. Realty signs may not exceed 18"x 24." "Sold" signs may not be displayed for more than thirty (30) days after the sale of the home.

**TIME SHARING, RENTAL REOUIREMENTS, AND COMMERCIAL USE:**

1. No time-sharing of homes is allowed.
2. All owners must provide their tenants with a copy of the Rules and Regulations.
3. All tenants must comply with the Rules and Regulations, Bylaws, Architectural Guidelines, and the CC&Rs of Encanto HOA. Owners are responsible for their tenants and guests.
4. No home shall be used for any other purpose than single family or residential.
5. All homes used for the purpose of rental property must have a valid lease on file that is longer than 30 days and is written form.
6. Short term rentals or rentals less than 30 days are NOT allowed within the association or Clark County.

**TRASH REGULATIONS:**

1. Residents are responsible for picking up their trash if it is spilled, blown, or otherwise deposited onto a common area, and disposing of it in a property container or receptacle.
2. No trash or debris is to be left in any area that is visible to others from walkways, decks, patios, common areas or streets.
3. Trash containers must be covered and kept in a sanitary condition. When not in use, containers must be stored out of public view.
4. Trash containers may be placed by the curb for pick up the night before pickup and must be removed from the curb and stored out of sight by the end of the day of pickup.

**VEHICLE AND PARKING REGULATIONS:**

1. Remember that there are children at play and that this is a residential area.
2. Garages must be maintained to house at least two (2) vehicles in two-car garage and two vehicles in the driveway. Exceptions for vehicle size and/or quantity are available with prior approval.
3. Parking on street is only permitted for excess operational vehicles. Inoperable vehicles may not be stored in driveway or street, they must be stored out of sight.
4. Temporary on-street parking is available with approved written permission for up to 14 days. Any guest staying longer than 14 days will be considered a resident an must apply for a permit. Please contact the community manager for temporary on-street parking.

5. Permanent on-street parking is available with an approved application and does require a permit. Forms are available through the Management company website.
6. Parking on front yard landscape/rockscape is prohibited.
7. No boat, camper, recreational vehicle, trailer, van or motor vehicle of any type other than standard automobiles may be stored or parked on any lot other than in the garage, except temporarily for the purpose of loading and unloading. The maximum loading/unloading time is 24 hours
8. No vehicle or other equipment may be dismantled, repaired, or serviced on any lot except in the garage. Leaks from vehicles in the street and on driveways must be cleaned up within twenty-four (24) hours. No vehicle or other equipment may be dismantled, repaired, or serviced on any lot except in the garage.
9. Commercial vehicles are not allowed inside the association. A commercial vehicles include, but are not limited to, food truck, box truck, oil or gas truck or delivery truck, dump truck; recreational vehicles include, but are not limited to, camper unit, house/car or motor home; any bus trailer, trailer coach, camper trailer; or any inoperable or unlicensed vehicle or other similar vehicles are not to be parked within the community outside of the 24 hour loading/unloading period.

#### **YARD AND LANDSCAPE REQUIREMENTS:**

1. Landscaping must be kept neatly trimmed, properly cultivated, and continuously maintained.
2. Garden hoses must be properly & neatly stored when not in use.
3. Any changes to homes landscape inclusive for the front and back yard must be submitted and approved through the ARC process.

#### **PORTABLE BASKETBALL HOOPS AND OTHER TEMPORARY APPARATUS:**

1. The portable hoop and net/apparatus must be maintained in good condition and shall not become an eyesore.
2. When not in daily use, the hoop/apparatus must be stored out of sight.
3. Hoops/apparatus may not be used in such a manner that infringes upon neighboring lots or damages their landscaping or property. Owners using portable hoops/temporary apparatus assume the sole responsibility for any damage such use causes to the property of others or the Association.
4. Owners who use portable basketball hoop/temporary apparatus shall not permit their use to create a nuisance. Hours of use must be reasonable and confined to the hours between 9:00 AM to Dusk.

Should the Board of Directors determine that use of portable basketball hoop/temporary apparatus is creating a nuisance or is not in compliance with these rules, it may prohibit the continued use of the hoop/apparatus, fine the owner, or take such action as the Board deems appropriate and necessary.

### **HOLIDAY DECORATIONS:**

1. The acceptable time frame for winter holiday decorations is November 25<sup>th</sup> until January 10<sup>th</sup>. All other holiday decorations must be displayed no more than ten (10) days prior to the day of the holiday and must be removed within five (5) days after the holiday. All decorations must be installed and removed accordingly.
2. All holiday lighting must have "UL" or comparable rating. Outdoor lights must be designed for outdoor use.
3. Lights and other decorations should be displayed around window areas or along railings, and must be installed with removable tape or plastic clips that will not damage the mounting surface.
4. Do not place holiday decorations on any tree, plant, shrub, or bush in any common area.
5. Residents must make every effort to ensure that lights, particularly blinking lights or very bright lights, do not disturb other residents. Any disturbance caused by lighting or other decorations must be immediately rectified.