

## **FIRETHORNE III HOMEOWNERS ASSOCIATION RULES AND REGULATIONS**

The Firethorne III Homeowners Association maintains a good neighbor policy. Living in a community governed by a Homeowner's Association requires cooperation and thoughtfulness among the residents. The Association encourages property owners to read and abide by the Covenants, Conditions, and Restrictions, Reservations and Easements (CC&R's) and other governing documents.

The Association has the authority to adopt Rules and Regulations governing the conduct of residents and their guests. These rules and regulations do not supersede the CC&R's or other governing documents.

The following rules were adopted to promote a pleasant living environment for all members of the Association.

### **PORTABLE BASKETBALL HOOPS/SPORTS EQUIPMENT**

1. Portable basketball hoops/backboard equipment are not authorized without the prior written consent of the Board. When not in use the portable basketball hoops/backboard equipment must be stored inside the garage and/or placed laying down in the backyard and screened from neighboring view. The use of Portable basketball hoops/backboard equipment is prohibited in the back yards.

### **REFUSE/TRASH CONTROL**

1. Observe the Environmental Protection Agency (EPA) rules pertaining to disposal of certain items.
2. All refuse must be placed in tied plastic bags before depositing in the dumpsters.
3. Trash/Recycling is to be taken out on the designated trash/recycling days only.
4. Trash/Recycling Containers must be brought in no later than 24 hours after pick-up.
5. Bulk items are to be placed out on the curb during bulk pick up days only.
6. Cigarettes and smoking material should be disposed of properly and not be left in the Common Areas of the community.

## **VEHICLES**

- 1. The speed limit within the community shall be 15 miles per hour.**
- 2. No commercial trucks, recreational vehicles, motor homes, campers, trailers or boats may be parked or stored on a lot and/or street. These vehicles are only authorized in the RV Lot.**
- 3. Improperly stored vehicles, inoperable vehicles and unauthorized vehicles on the streets will be tagged and given 48 hours to remove the vehicle, at which time the vehicle will be towed at the owner's expense. In addition to towing and impound fees, owners may be subjected to fines imposed by the Board of Directors for any infraction of the rules in accordance with the CC&R's.**
- 4. Guest Parking Areas are for guests/visitors only. Homeowners are PROHIBITED to use this area for parking-Designated areas are on Green Meadow/Hollow Green Only.**
- 5. There is to be no objectionable noise from racing of engines, the spinning of tires or vehicle stereos. Noisy or smoky vehicles, power equipment, power tools, off road vehicles or items which may unreasonably interfere with the tranquility of the community are in violation of the Rules and Regulations.**
- 6. All vehicles parked on the owners lot and/or street shall be currently registered and operable. Pursuant to NAC 706.4275... the tow carrier may tow a vehicle from the street if the registration of the vehicle has been expired for not less than 60 days.**
- 7. Resident's vehicles will be maintained in operating condition on the lot and/or street. No major repairs of any vehicle shall be undertaken anywhere on the property. Any vehicle that leaks fluids on the streets will be tagged and have 48 hours to repair. If not repaired or parked off property will be subject to towing at the owners expense.**
- 8. No vehicle shall be left on blocks or jacks on the lot and/or street. Flat tires must be repaired within 24 hrs. There shall be no dumping of oil, battery fluid, or other vehicular fluids anywhere on the property.**
- 9. Backing in to Driveways. Guest Parking and Pool Area is PROHIBITED**

## **RV PARKING AREA**

- 1. RV Parking is available to all owners and/or tenants (with owner approval).**
- 2. You must live at the property to rent a parking space. Assigned spaces are available to rent for \$25.00 (refundable deposit) per month per space and require a \$25.00 (refundable) key deposit.**
- 3. Parking fees are due on the 1st of each month. A \$10.00 late fee will be assessed on all delinquent parking fees paid after the 30<sup>th</sup> of each month. Parking fees which become 90 days or more delinquent will result in towing of the vehicle at the owner's expense.**
- 4. All vehicles parked in the RV lot shall be currently registered and operable. Pursuant to NAC 706.4275... the tow carrier may tow a vehicle if the registration of the vehicle has been expired for not less than 60 days.**
- 5. Commercial Vehicles are authorized only in the RV lot.**
- 6. All Vehicles must be parked in the assigned space only. Vehicles found to be parked in any other space other than the space assigned will be towed at Owner's expense.**
- 7. Only one (1) vehicle per space. Only 2 spaces can be rented per lot.**

8. No vehicle shall be left on blocks or jacks. Flat tires must be repaired within 24 hrs. There shall be no dumping of oil, battery fluid, or other vehicular fluids **anywhere on the property.**
9. **Resident's vehicles will be maintained in operating condition. No major repairs** of any vehicle shall be undertaken in the RV lot. Any vehicle that leaks fluids will be tagged and have 48 hours to repair. If not repaired or parked off property **will be subject to towing at the owners expense.**

#### **LEASES/TENANT REGISTRATION POLICY**

1. Each owner/tenant shall complete a tenant registration form. The Tenant Registration form may be obtained from the Management Company. The completed Tenant Registration Form and a copy of the lease agreement shall be mailed to the Association's Management Company within 30 days after leasing, or renting the home.
2. The owner shall provide the tenant and/or property management company with a copy of the CC&R's and Rules and Regulations.
3. The owner is responsible for the actions of their tenants/guests.
4. All complaints must be in writing and sent to the Management Company.

#### **NOISE/NUISANCE/NOXIOUS ODORS**

1. As a courtesy to your neighbors, no obnoxious, offensive activity or noxious odors shall be carried on, in or upon association property, nor shall anything be done therein which is an unreasonable annoyance or nuisance to any other homeowner. Without limiting **the generality, of the foregoing provision, loud noises (stereos, slamming doors, stomping, screaming children or adults, televisions, horns, whistles, pets or other sound devices, excluding security devices used exclusively for security) should be held to a minimum both day and night.**
2. **Peace disturbance is a police matter and the affected owner/tenant is responsible for calling the police/proper authorities to register a complaint.**

#### **PETS**

1. In accordance with the CC&R's (Article 7, Section 7.2): **At any one time the total number of household pets raised or kept on a lot shall be consistent with any local/state laws, but under no circumstances shall the number of pets exceed four (4) without prior written consent of the Board of Directors.**
2. **Except as provided herein, no animal such as livestock, or poultry shall be raised or kept on any lot, except for dogs, cats, household pets, service animals (pot belly pigs, miniature horses).**
3. **Exotic animals (including but not limited to snakes, reptiles, wild animals or encaged birds shall only be kept on the Property with written permission of the Board of Directors. The Board of Directors will not approve any animal prohibited by the Clark County and Nevada Ordinances.**

**PYROTECHNICS (FIREWORKS)**

1. Pyrotechnics (fireworks-illegal ones only) are prohibited for personal use and shall not be ignited, launched or otherwise used for any reason at any time within the community.
2. Any Owner/tenant who is reported using illegal fireworks will be notified in writing that the Board has received a complaint. A hearing will be held within 30 days to review the complaint.
3. Any Owner found to be in violation of any provisions is subject to a fine of up to \$1000.00 for the first offence. The Owner is also liable for any damages caused to private property of neighboring homeowners.

**POOL**

1. Pool is open in the summer months (May thru August). The pool is closed during the winter months (September thru April).
2. Pool "quiet hours" are observed before 9:00 am and after 11:00 pm.
3. Backing in to Pool Area Parking is PROHIBITED
4. Children 14 years of age or younger who are not supervised by an adult are prohibited from using the pool.
5. A maximum of four (4) guests per residence is allowed in the pool area. Any additional guests require Board approval.
6. Only bathing attire is allowed. Cutoffs are not allowed. Towels may not be hung on the fence to dry.
7. Barbecuing inside the pool areas is prohibited.
8. Showering is required before entering the pool.
9. No pets are allowed in the pool area, except service animals.
10. Pool keys are not to be duplicated or given to a non-resident. Replacement keys cost \$25.00 and can be obtained at the Management office.
11. Pool entry gates/bathrooms must be closed and kept locked at all times.
12. Unruly behavior, unsafe or offensive conduct, rowdiness, unnecessary noise, jumping or interference with other persons in the pool area is prohibited.
13. No running, pushing, cannonballing is allowed in the pool area. DIVING INTO THE POOL IS PROHIBITED AT ALL TIMES.
14. Any damages caused by a resident or their guest will be the responsibility of the owner.
15. Headphones must be worn when playing radios or other music playing devices. There are no lifeguards on duty. Residents and their guests must swim at their own risk. All lifesaving equipment is to be used for emergency use only.
16. An adult resident must accompany all guests, adults and minors. Children wearing diapers are not allowed in the pool due to health code regulation

17. **Glass in or around the pool area is prohibited. Alcoholic beverages is prohibited in the pool area.**
18. **Eating and smoking is prohibited inside the pool. Eating is only allowed in the designated lounging areas only.**
19. **Parking spaces located directly in front of the pool area are provided for temporary parking by pool area users only. The parking spaces may not be used by owners/tenants/guests for general parking. Violators will be towed at owner's expense.**
20. **Bikes/skateboards are prohibited in the pool area.**
21. **In the event of an emergency situation Residents are to use the 911 emergency phones located in the pool area.**

#### **HOLIDAY DECORATIONS**

1. All holiday decorations or **lights** will be removed within thirty (30) days following the holiday.

#### **SIGNS, BUSINESS ACTIVITIES**

1. **One customary sign no greater than 18" X 24" advertising a residence for sale or lease may be placed on the lot. Any other signage will require Board approval.**
2. No business activity of any kind whatsoever shall be conducted on any portion of a lot.

#### **GARAGE SALES**

1. **Only 2 garage sales per lot per year** are authorized. Any additional garage sales **require Board approval.**

#### **ANTENNAS**

1. **No antenna or related device shall be allowed on any lot without the prior written consent of the Board.**

#### **UNSIGHTLY ARTICLES**

1. All clotheslines, equipment service yards, wood piles, storage piles and other unsightly **items shall be kept** screened by adequate fencing so as to conceal them from view **from adjacent lots and/or streets.**

#### **WINDOW COVERINGS**

1. Permanent window coverings must be installed within 60 days after close of escrow. Aluminum foil, newspapers, bed sheets or other unsightly window coverings are not allowed.

#### **STREET LAMPS AND PHOTOELECTIC CELLS**

1. Each owner shall be responsible to **keep any street lamps located** on your lot in good and proper working condition at all time.

**GARAGES**

1. Garages are not to be remain closed at all times, except for ingress/egress. Garages are not to be used **for** a living space.

**ARCHITECTURAL APPLICATION**

1. All owners must fill out an ARC Application for any modifications/alterations to the exterior of their lot. ARC Applications are provided by the management company.

**COMPLAINTS**

1. All complaints from residents regarding violations of the CC&R's and/or Rules and Regulations must be in writing and submitted to the Management Company.

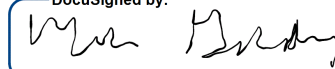
**IMPORTANT INFORMATION**

**EXEMPTIONS**

Any one desiring special consideration for exemption from any of these rules shall request the Board of Directors to consider such exemption on a case-by-case basis. NOTE: The requestor must submit their request in writing to the management company, along with any documentation supporting the claim.

IN WITNESS WHEREOF, the rules and regulation has been executed by the Association as of this 17th day of May, 2022. The undersigned hereby certify that the rules and regulations has been adopted and approved in accordance with NRS 116 and the Association's governing documents.

**FIRETHORNE III HOMEOWNERS ASSOCIATION** Nevada non-profit corporation:

DocuSigned by:  
  
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Board Member Signature: \_\_\_\_\_ Date: 5.17.22

