

## **Laredo Homeowners Association Rules and Regulations**

The following Rules and Regulations have been adopted by the Board of Directors of Laredo Homeowners Association **AND WILL BE STRICTLY ENFORCED. IT IS IMPORTANT** that you familiarize yourself with them. The purpose of these Rules and Regulations is to establish the basic standards of conduct required of all residents so that every homeowner and tenant may enjoy, to the fullest their individual rights, while respecting the rights of others to the common grounds and facilities. These Rules and Regulations are supplemental to the Association Covenants, Conditions and Restrictions and By-laws, and do not amend nor modify those documents. **IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO INFORM ALL GUESTS AND TENANTS OF THESE RULES AND REGULATIONS.** The property owners are responsible for the actions of any of their minor children, invitees, guests, tenants and tenant's minor children, invitees, and guests are subject to any enforcement action taken because of their violation of any Rule and Regulation. Any failure by the Board of Directors, its officers, employees or agents, to proceed with remedies available for breach of these Rules and Regulations shall in no way constitute a waiver to do so at any time in the future. All violations of the Rules and Regulations shall in no way constitute a waiver to do so at any time in the future. All violations of the Rules and Regulations being reported to the managing agent must be in writing and addressed to the Board of Directors. **PLEASE BE ADVISED THAT HOMEOWNERS (OWNERS OF RECORD) ARE RESPONSIBLE FOR PAYING ALL FINES, RULE ENFORCEMENT COSTS AND ASSESSMENT COLLECTION COSTS; INCLUDING REASONABLE ATTORNEY'S FEES THAT PERTAIN TO THEIR CONDOMINIUM.**

### **I. COMMON AREA**

- A. Garages shall be used only for the parking of vehicles or limited storage. All Owner's vehicles shall be parked in such Owner's garage or driveway at all times when not in actual use. Garage doors shall remain closed at all times when not in actual use. Garage doors shall remain closed at all times except when owner is present or working in or around garage and as necessary or ingress and egress. No garage shall be converted for the purpose of living space. If an Owner uses his or her garage for storage, the space allotted for such use shall be limited so that (1) vehicle can be parked in the garage. All parking areas other than attached garages or driveways shall be for visitor parking only unless otherwise designated by the Board. **LAREDO CC&R'S SECTION 6.03 B.**
- B. No activity is permitted which would damage or deface the grounds, walkways and improvements in the common areas. This includes the destruction of grass, shrubs, trees, sprinklers, light fixtures, walls, etc. Individuals who are responsible for such damages to Associations property will be expected to fully reimburse the Association for all expenses incurred in the replacement of restoration of damaged items.
- C. No littering of the common areas is allowed.
- D. No one is allowed to use the common areas where flower beds and shrubs are located.

- E. No motorized vehicles, bicycles, three-wheeled bikes, skateboards, roller skates, or the like are allowed on the sidewalks or the lawns unattended.
- F. Owners' vehicles are to be parked in owners' garages or driveways at all times. **NO PARKING** is allowed on the private street (Magic Moon Lane). Visitors are to park in the designated area by the pool. Vehicles may be washed and waxed in driveways, **BUT NOT** on the street (Magic Moon Lane).
- G. If you have a visitor for more than 72 hours using the visitor parking area, you must notify the management company.
- H. No motor home, large truck, camper-truck, travel trailer, utility trailer, boat, or the like, shall be parked anywhere in the subdivision.
- I. Any vehicle wrongfully parked will be towed away at the violator's expense.
- J. **THE SPEED LIMIT IN LAREDO HOMEOWNERS ASSOCIATION SUBDIVISION IS 20 MILES PER HOUR.**
- K. Any motorized vehicle incapable of being driven may not be parked on the property.
- L. No vehicle overhaul, maintenance work, vehicle repairs, fluid changes (except oil changes), radiator flushing, etc. is permitted on the **LAREDO** subdivision. All vehicle repairs and maintenance must be performed outside of the subdivision. Oil changes can only be done in the owner's garage.
- M. The careless or reckless operation of any vehicle is strictly forbidden. Individuals who are responsible for damage resulting from the operation of any vehicle are expected to fully reimburse the party suffering the damage for the repair of that damage and may, in addition, be fined by the Board of Directors.
- N. The common areas shall not be used for yard and/or moving sales for the disposal of personal property. This does not apply to community yard sales agreed upon by the Association. Regulations for community yard sales will be determined by the Board of Directors.

## II. ENTRY WAYS

- A. No garbage, trash, junk, motorcycles, bicycles, toys, or anything that creates an unkept or cluttered appearance is permitted in the common areas or restricted common areas (patios, etc.). All refuse must be deposited in appropriate containers. Trash containers may not be left out at the curb or outside the unit no later than 9:00 pm on pick up days.

- B. Clothes, towels, rugs, draperies, etc. shall not be hung on railings, fences, or other contrivances within view of other homeowners. No rugs or other materials shall be dusted from windows or streets.
- C. Any personal property left on the common area shall be considered to be abandoned and subject to being removed from the subdivision at the discretion of the Board of Directors.
- D. Barbecuing is not allowed in the entry ways or pools area. All barbecuing must be performing at least ten (10) feet away from the building structure (only in owner's backyard) and must be attended by an adult at all times per Clark County, Fire Code.

### III. PETS

- A. **ALL PETS MUST HAVE A LICENSE PER CLARK COUNTY ORDINANCES.**
- B. **PETS MUST BE CONTROLLED BY LEASH AT ALL TIMES WHEN OUTSIDE THE OWNER'S PATIO OR LIVING QUARTERS. ANY LITTER DEPOSITED BY PETS MUST BE REMOVED BY THE OWNER OF THAT ANIMAL AT ONCE.**
- C. No animals are to be tied to trees, stakes, or any exterior building structure.
- D. No pets of any kind are allowed in the pool area.
- E. No owner may have more than two (2) pets of any kind and no pet may weigh more than an aggregate total of seventy-five (75) pounds without written approval of the Board of Directors.
- F. Excessive noise by any pet is not allowed. A complaint from another Association member could result in expulsion of the pet from the complex by the action of the Board of Directors.
- G. No exotic pets are allowed within the community.

### IV. LEASED OR RENTED UNITS

- A. All units are designed as a private residential dwelling to accommodate single family usage.
- B. Owners are responsible supplying in writing to the management agent of the Board of Directors, the name of all occupants and their phone numbers.
- C. No lease or rental shall be for less than six (6) months.
- D. **ALL LEASES AND RENTAL AGREEMENTS SHALL BE IN WRITING AND COPY SHALL BE IN WRITING AND COPY SHALL BE FILED WITH THE ASSOCIATION UPON EXECUTION.**

- E. **ALL LEASES AND RENTAL AGREEMENTS SHALL CONTAIN A PROVISION WHEREBY THE LESSEE/TENANT ACKNOWLEDGES RECEIVING A COPY OF THE ASSOCIATION'S CC&R'S AND RULES AND REGULATIONS AND AGREES TO ABIDE BY THEM AND TO PAY ANY FINES LEVIED FOR ANY VIOLATIONS THEREOF.**

V. **SWIMMING POOL AND SPA AREA**

- A. The Association does not provide lifeguards. Lifesaving equipment is available in the pool area and may be used for its intended purpose only. **RESPONSIBLE ADULT SUPERVISION IS MANDATORY FOR ALL PERSONS UNDER 14 YEARS OF AGE IN THE POOL AREA. ALL PERSONS USING THE POOL AREA DO SO AT THEIR OWN RISK.** The Association does not assume any liability in this regard. All state, local laws and rules pertaining to the use and operation of swimming pools will be strictly enforced, by fine if necessary. The Board of Directors reserves the right to deny the use of the pool areas to anyone at any time for purpose of enforcing the rules regarding the use of the facilities.
- B. The swimming pool key is available to each homeowner. Any replacement key will cost \$10.00 each. This pool key must be used to enter and leave the pool area. Due to Southern Nevada Heath District (SNHD) Regulations fines can be incurred if the pool gate is found to be propped open. The key will serve as your identification. Additional identification may be required if the situation warrants. The pool keys may not be reproduced, loaned or given to nonresidents or children under the age of sixteen (16).
- C. The swimming pool and spa area are operated primarily for the use and enjoyment of homeowners. The use of these facilities by guests is a privilege. Good judgement must be used on the number and frequency of guests. Rules governing homeowners also applies to their guests. The homeowner will be held responsible, both financially and personally, for any damage or misconduct attributed to their guests.
- D. The swimming pool and spa will be open from April 1<sup>st</sup> through September 30<sup>th</sup> but can be at the discretion of the board based on weather.  
Regular Hours: 9:00 am to 10:00 pm  
Night (quiet) Hours: 10:00 pm to 9:00 am  
Note: While consideration for the rights of others is a requirement at all times, it is especially important during night hours. Most people sleep during the evening therefore only quiet swimming, lounging and conversation will be tolerated during night hours. Floats will not be permitted in the spa. The privilege of using the pool area during the night hours is subject to revocation by the Board of Directors for any abusing individuals. The pool and spa will be closed during winter months.
- E. **NO PERSON UNDER THE AGE OF 5 MAY USE THE SPA** with or without adult supervision. No person 12 years of age to 17 years of age who are not supervised by an adult may use the spa. **(THE ABOVE RULING WAS SET BY THE DIVISION OF HEALTH, CONSUMER HEALTH PROTECTION SERVICES IN CARSON CITY, NEVADA).**

- F. No personal barbecue grills allowed in the pool area. Food and drink are not allowed in the pool area, only in the picnic area. No glass beverages are allowed in the pool area. Any resident using the pool area must clean up after themselves.

## **VI. ARCHITECTURAL CONTROL**

- A. **NO CHANGE OR ADDITION TO THE EXTERIOR OF ANY UNIT IS PERMITTED WITHOUT PRIOR WRITTEN PERMISSION BY THE BOARD OF DIRECTORS.**
- B. No wiring for electrical, telephone installation, security cameras or alarm systems for any purpose shall be attached to any building exterior, or except as authorized by the Board of Directors in writing. No television, radio antennae's, machines or other devices may be added which protrude through the wall or roof of the unit, except as may be authorized in writing by the Board of Directors.
- C. No work of any kind shall be done upon the exterior building wall or upon the exterior unit walls or upon the common areas or restricted common areas by any unit owner. All such work is the responsibility of the Association.
- D. No storage cabinets of any type, storage bins (except backyards and garages), or rooms may be placed or constructed anywhere on the property, other than for the maintenance of Laredo Homeowners Association's Subdivision following Board of Directors approval.
- E. Any changes made to the exterior of a Laredo Homeowners unit will remain the responsibility of the owner unless given prior written approval by the Board of Directors. This includes structural, architectural and/or landscaping changes. Note: The responsibility for any changes transfers to the new owner whenever a unit is sold.
- F. Digital Satellite Systems will be allowed in the Association. Homeowners may install at their own expense, and with written approval from the Board, in their backyards below the fence line or on the roof, as long as it is not visible from Magic Moon Lane. The diameter of the Digital Satellite System shall not exceed 18 inches in diameter.

## **VII. GENERAL**

- A. All precautionary measures must be taken to keep from disturbing the peace and tranquility to which your neighbor and/or fellow owner is entitled. Owners and/or occupants shall exercise reasonable care to avoid making or permitting loud noises in using or playing or permitting to be used or played, musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owner, tenants or occupants of other units. NOTE: The hours or 10:00 PM to 9:00 AM are considered quiet hours, and levels of noise acceptable to "daylight" hours may be disturbing during this time.
- B. No firecrackers or fireworks are permitted anywhere in the subdivision.

- C. No owner shall display any sign visible from the exterior of the unit nor place in the common areas any sign or any description without the prior written consent of the Board of Directors.
- D. Seasonal holiday decorations can be placed no earlier than 14 days prior to the holiday and must be removed 14 days after the holiday. December holiday decorations can be placed no earlier than Thanksgiving and must be removed 14 days after the December holiday.

**VIII. FINING POLICY FOR RULE VIOLATIONS**

- A. Reasonable fines for the first-time violations shall be levied in accordance with the following schedule:

Hazardous Activities (Risk of harm to person or property)	\$100.00
Use Restrictions	\$75.00
Vehicle and Parking Restrictions	\$75.00
Unauthorized Improvements to Property	\$75.00
Any violation of the Bylaws, CC&Rs and Rules & Regulations not specifically mentioned (i.e. dogs barking, trash receptacles being left out, etc.)	\$50.00
Late Fees on past due assessments	\$10.00

- B. Fines for continuing or repeated violations may be increased at the discretion of the Board, not to exceed \$100 for each violation, a total amount of \$500, whichever is less. Limitations on the amount of the fine do not apply to any interest charges or costs that may result if the fine becomes past due.

**THE BOARD OF DIRECTORS SHALL HAVE SOLE AUTHORITY TO ENFORCE THE RULES AND REGULATIONS, INCLUDING THE LEVYING OF FINES FOR VIOLATIONS THEREOF, ONLY THE BOARD OF DIRECTORS CAN RESEND A FINE OR DIRECT THAT A FINE NOT BE LEVIED FOR A VIOLATION. THESE RULES AND REGULATIONS ARE SUBJECT TO AMENDMENT AND TO THE PROMULGATION OF FURTHER REGULATION AND WERE FORMALLY ADOPTED BY THE BOARD OF DIRECTORS AT THE REGULARLY SCHEDULED BOARD OF DIRECTORS MEETING HELD July 26, 2017.**

Please contact Epic Association Management at the provided information below regarding any violation(s) of the Rules and Regulations along with any other issues that may arise within the community.

**EPIC ASSOCIATION MANAGEMENT**  
**8712 SPANISH RIDGE AVE. LAS VEGAS, NV 89148**  
**702-767-9993**