

# 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 or 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 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. 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 Association property will be expected to fully reimburse the Association for all expenses incurred in the replacement or restoration of damaged items.
- B. No one is allowed to use the common areas where flower beds and shrubs are located.
- C. No littering of the common areas is allowed.
- D. No motorized vehicles, bicycles, three-wheeled bikes, skate-boards, roller skates, or the like are allowed on the sidewalks or the lawns unattended.

- E. Owners' vehicles are to be parked in owners' garages or driveways, at all times. **NO PARKING** is allowed on the private street. 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).
- F. No motor home, large truck, camper, camper-truck, travel trailer, utility trailer, boat, or the like, shall be parked anywhere on the subdivision.
- G. Any vehicle wrongfully parked will be towed away at the violator's expense.
- H. **THE SPEED LIMIT IN LAREDO HOMEOWNER ASSOCIATION SUBDIVISION IS 20 MILES PER HOUR. VIOLATORS WILL BE FINED.**
- I. Any motorized vehicle incapable of being driven may not be parked on the property.
- J. 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 the subdivision. Oil changes can only be done in the owner's garage.
- K. 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.
- L. 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 the restricted common areas (patios, etc.). All refuse must be deposited in appropriate containers.
- 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 discrimination of the Board of Directors.

- D. Barbecuing is not allowed in the entry ways or pool area. All barbecuing must be performed at least ten (10) feet away from any building structure (only in owner's back yard) 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 the expulsion of the pet from the complex by action of the Board of Directors.

### IV. LEASED OR RENTED UNITS

- A. All units are designed as private residential dwellings to accommodate single family usage.
- B. **FOR OTHER THAN OWNER-OCCUPIED UNITS, THE TENANT SHALL HAVE NO DOGS OR OTHER PETS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD OF DIRECTORS.**
- C. For other than owner-occupied units, the tenant shall have no more than four persons living in the condominium.
- D. Owners are responsible for supplying in writing to the management agent of the Board of Directors, the name of all occupants and their phone numbers.

- E. No lease or rental shall be for less than six (6) months.
- F. **ALL LEASES AND RENTAL AGREEMENTS SHALL BE IN WRITING AND A COPY SHALL BE FILED WITH THE ASSOCIATION UPON EXECUTION.**
- G. **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. Life saving 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 and 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 the purpose of enforcing the rules regarding the use of the facilities.
- B. 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 apply to their guests. The homeowner will be held responsible, both financially and personally, for any damage or misconduct attributed to their guests.
- C. A pool key is available to each homeowner. Any replacement key will be \$10.00 each. This pool key must be used to enter and leave the pool area. The gates may not be propped open. The key will serve as your identification. Additional identification may be required if the situation warrants. Pool keys may not be reproduced or loaned or given to nonresidents or children under the age of sixteen.
- D. The swimming pool and spa will be open from May 1 through September 30:  
Regular hours: 9 A.M. to 10 P.M.  
Night (quiet) hours: 10 P.M. to 9 A.M.  
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 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 12 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).

## 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 or telephone installation or for any purpose shall be attached to any building exterior, except as authorized by the Board of Directors in writing. No television or radio antennae, or 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 walls 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 in backyard or 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 Director's 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 System (DSS) 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 DSS shall not exceed 18 inches in diameter.

VII. GENERAL: In case of noise problems or other health or safety problems imperative in nature, contact the police department or other appropriate governmental agency. Persistent problems may be reported in writing to the Board of Directors through the managing agent.

- A. All precautionary measures must be taken to keep from disturbing the peace and tranquillity to which your neighbor and/or fellow owner is entitled. Owners and/or occupants shall exercise reasonable care to avoid making or permitting to be made 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 a manner as may disturb or tend to disturb owners, tenants or occupants of other units. NOTE: The hours of 10 P.M. to 9 A.M. 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 of any description without the prior written consent of the Board of Directors.

VIII. FINING POLICY FOR RULE VIOLATIONS

- A. Violation of the above rules may result in a fine of up to \$50.00 for the first infraction, and up to \$100.00 for the second infraction of the same rule. Recurring infractions of the same rule are subject to fine at the discretion of the Board of Directors. Fines can be levied against the owner of the unit whose family, renter, guest or invitee is responsible for said infraction. Fines must be paid within thirty (30) days of such notification or the amount of such fine shall be added to the amount of the monthly dues charged to the unit of said owner and shall be enforceable as an assessment in accordance with Article V of the CC&R's. The identity of the persons reporting the violations will be held in confidence by the Board of Directors and its agents, except as directed by civil authorities. No fines will be levied until all individuals involved have been given adequate notice of a hearing date and are given an opportunity to be heard. Each owner is responsible for all enforcement costs, including reasonable attorneys fees, which pertain to rule violations caused by individuals associated with their condominium unit.
- B. Those parties responsible for providing false or incorrect rule violation information to the Board of Directors or the managing agent shall be responsible for all enforcement costs incurred at the discretion of the Board of Directors.

IX. ASSESSMENT COLLECTION POLICY

- A. Under policy by your Board of Directors, the annual assessment is payable in monthly installments which are due on the first day of each calendar month. THE OFFICIAL NOTICE of the assessment being due is documented in the Laredo HOA Covenants, Conditions and Restrictions.
- B. As stated above, Association assessments are due and payable on the first day of each month. Any payment not received by the 15th of the current month is subject to a late charge of ten dollars (\$10.00).
- C. Any assessment which is not paid when due shall be delinquent. If any delinquent assessment is not paid within fifteen (15) days after the delinquency date, the assessment shall bear interest from the date due at an annual interest rate of twelve per cent (12%).
- D. Should any Homeowner become one month delinquent in paying their assessment, they will be placed on the delinquent account list to be submitted to the Board of Directors for action at the next monthly meeting.
- E. The standard collection enforcement policy adopted by the Board of Directors is as follows: Any Homeowner becoming forty-five (45) days delinquent in paying their assessment shall be lien. Once lien, the homeowner will be sent a certified or registered letter advising them of said lien and demanding payment within a ten (10) day period or further legal action will be taken. If payment is not received within the ten (10) day period, a Notice of Default and Election to Sell may be filed on the property.
- F. Following the filing of the Notice of Default and Election to sell, the Board of Directors shall decide whether to foreclose on the property and/or file a small claims action against the homeowner in Justice Court.
- G. Delinquent homeowners shall pay all collection costs including reasonable attorneys fees.
- H. Should any provision stated herein conflict with the Articles of Incorporation, CC&R'S or Bylaws of the Association, or any county, state or federal law or regulation, then that provision shall be deemed null and void and of no further force or effect.

**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 RESCIND 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 A REGULARLY SCHEDULED BOARD OF DIRECTORS MEETING HELD FEBRUARY 8, 1994. AND AMENDED BY THE BOARD OF DIRECTORS AT A REGULARLY SCHEDULED BOARD OF DIRECTORS MEETING HELD DECEMBER 1996.**