



**MORGYN RIDGE  
HOMEOWNERS ASSOCIATION  
RULES AND REGULATIONS**

Revised August 2021

# Morgyn Ridge Mission Statement

To preserve and improve the physical, social, and economic health of Morgyn Ridge.

To support neighborhood self-reliance and enhance the quality of life for the residents through community-based problem solving, and neighborhood-oriented services.

# Morgyn Ridge Rules & Regulations

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## **1. Residential Use**

- A. Each unit may only be used for single family residential purposes. Timesharing is not permitted.
- B. No industry, business, trade, or commercial activities shall be conducted, maintained, or permitted on any portion of the complex. Transient, hotel or motel purposes are not permitted in any unit.

## **2. Tenants**

A unit may not be leased or rented for a term less than 30 days. All leases and rental agreements shall be in writing and are subject to the CC&R's. Owners are responsible for the actions of their tenant(s). Any owner leasing their property must comply with the following:

- A. Provide HOA Management with a completed Rental Registration Form for the Association files and a copy of each lease as it occurs. The owner is responsible for keeping the form updated. Forms are available through HOA Management. Failure to notify HOA Management will result in a \$100.00 fine.
- B. Provide tenant(s) with a copy of the CC&R's and Rules &

Regulations.

C. Advise tenant(s) that they are jointly and severally liable and accountable for any infractions of the CC&R's or Rules & Regulations. This does not absolve the owner of liability.

### **3. Nuisances/ Excessive Noise**

A. No unit at any time is permitted to be or become unsanitary, unsightly, or offensive to any other unit or resident.

B. No noxious, offensive trade or activity shall be carried on in any unit, nor shall anything be done which may become an annoyance or nuisance to neighbors.

C. Loud noises, external speakers, horns, bells, or other sound devices (other than security devices used exclusively for such) are not permitted.

**D. Fireworks are prohibited inside the complex at all times.**

E. The Board shall have the right to determine, in accordance with the Governing Documents, the definition of a nuisance.

F. Quiet time is between the hours of 10:00 p.m. and 7:00 a.m.

### **4. Interior Construction/Remodeling of Units**

A. No noise-producing interior construction or remodeling of the units is allowed on evenings or weekends. Interior construction and remodeling of units is allowed Monday-

Friday, 8:00 a.m. – 4:00 p.m. This includes the use of hammers, saws, chisels, and drills. This does not include construction that is not noise producing, such as painting. Be considerate of your neighbors by keeping the noise generated by the interior construction and remodeling to a minimum.

- B. In accordance with the CC&R's Section 8.6, wood flooring is only permitted in the first floor units as there is no sound-proofing between units.
- C. Any modification to the entry door, interior structure of any unit or common elements (floor/ceiling or adjoining walls) must have the approval of the Architectural Review Committee.

## **5. Trash**

- A. All Rubbish, trash and garbage shall be regularly removed from units by the owners or tenants thereof and shall not be allowed to accumulate thereon.
- B. All large items shall be hauled off by the owner. **IF IT DOES NOT FIT IN A CONTAINER, YOU MUST HAUL IT AWAY!** If your usual container is full, please go to another one.  
**ALL TRASH MUST BE IN A CONTAINER, NOT ON THE GROUND.** Paint cans are to be returned to paint store, not

put in dumpster.

- C. Littering on the property is prohibited. Residents observed dumping garbage in the parking areas, on the ground, or outside the dumpsters will be subject to a fine. Dryer lint traps are not to be emptied on the ground or thrown from balconies.
- D. Cigarettes are to be disposed of in receptacles and not thrown on the ground, grass, rocks or from the balconies into the shrubs and trees (which creates a fire hazard).

## **6. Unsightly Articles**

- A. No unsightly articles are permitted to be visible from any street, unit, or common area, including clotheslines, refuse, brooms, mops, buckets, storage on patios and balconies, towels/swimsuits hung over balconies, and signage, flags, or banners.
- B. Determination of unsightly articles is at the sole discretion of the Board of Directors.

## **7. Windows**

- A. Acceptable window coverings are vertical blinds, draperies, curtains, shutters, and other such items to be neutral in color



with pre-approval by the ARC Committee. Previous installed treatments will be grandfathered in as of 3/18/05. All new treatments MUST be approved in writing by the ARC Committees.

B. Aluminum foil, newspaper, sheets, cardboard, paint, etc., are not permitted to be used as window coverings.

## **8. Satellite Dish/Antenna**

A. Prior written approval by the Architectural Committee is required for any antenna, satellite dish, transmitting or receiving device as well as any other pole or tower to be erected, used, or maintained outdoors within the property, whether attached to a building or otherwise.

B. Cables are required to match the color of the building.

C. Residents are responsible for removing the antenna/satellite dish upon leaving Morgyn Ridge.

## **9. Solar Equipment**

A. No type of solar equipment is permitted without obtaining prior written approval from the Board of Directors, including but not limited to, solar collectors, panels, and window screens.



- B. Solar screens for doors and windows only will be permitted with Architectural Committee approval BEFORE installation.
- C. Any exterior doors added or replaced must be approved by the Architectural Committee prior to installation.

## **10. Fire Department Rules**

- A. No gas/propane, charcoal or electric grills shall be used within 10 feet of any structure.
- B. Gas/propane, charcoal or electric grills cannot be stored on patios or balconies.
- C. Parking is not permitted along any curb. ALL roadways are FIRE LANES, whether they are painted or not, and must be kept clear at all times. Any vehicle found in violation will be towed at the owner's expense.

## **11. Common Areas**

- A. Residents will be denied the use of any common area if they are 60 days delinquent on HOA assessments.
- B. Bicycles, skateboards, scooters, roller blades, and skates are not allowed on sidewalks, lawns, landscaping, rock, or pool areas at any time. Skating area is in the middle of the community.

**C. Children are not allowed to hang on entrance/exit gates, ride skateboards and bicycles in front of the gates, or push exit button for exiting vehicles.**

## **12. Clubhouse Rental**

- A. Reservations must be made by the owner of the unit only, for the exclusive use for private parties. The pool area cannot be reserved for private parties. Wet bathing suits and towels are not allowed in the clubhouse.
- B. The use by owners may be restricted by the Board of Directors for delinquent assessments, violation of Rules and Regulations of the Association or deliberate abuse of the clubhouse, its amenities, common area or facilities.
- C. Reservations may be made by contacting HOA Management, completing the reservation form, and providing required deposit/proof of insurance naming Morgyn Ridge as additional insured. Reservations must be made two (2) weeks in advance, although one (1) month is advised.
- D. A cleaning fee of \$150.00 is required and security deposit in the amount of \$500.00. All checks must be made out to Morgyn Ridge HOA.
- E. The owner is responsible for set up and complete clean-up

following the event. All trash is to be removed and properly disposed of.

F. Refund of deposit is subject to cost incurred for damage to the facility and/or its contents, damage to common area, landscaping or facilities arising from the rental, cleaning, and violation of any of the Rules & Regulations.

### **13. Exercise Room**

A. The exercise room hours are coordinated with pool hours.

B. The pool area is available for use from 7:00 a.m. to 9:00 p.m. unless otherwise determined by the Board.

C. Owners are permitted to bring a maximum of two (2) guests per unit into the exercise room. No one under 18 years of age is allowed in the exercise room.

D. Owners must accompany their guests at all times and are responsible for their actions and for any damage to Association property or personal injuries.

E. Owner's guests must abide by all Rules and Regulations of the Association while using the amenities.

F. The clubhouse, exercise room and tanning area are all non-smoking facilities.

**KEY TO EXERCISE ROOM AND POOL GATES: \$50.00. PROOF OF RESIDENCY IS REQUIRED. RESIDENTS WILL BE REFUNDED \$25.00 UPON LEAVING MORGYN RIDGE AND RETURNING THE KEY. CONTACT HOA MANAGEMENT TO PURCHASE KEY.**

**14. Pool Area- as outlined by Clark County Health Department (Nevada Administrative Code 444.280,282,268,288 and 254)**

- A. The swimming pool is for the use of Morgyn Ridge residents. The use of these facilities is a privilege. Homeowners are responsible for any damage or misconduct attributed to their tenants and/or guests.
- B. Residents may bring a maximum of four (4) guests per residence to the pool area. Additional guests may be authorized in advance by the Board of Directors. Guests must be accompanied by a resident at all times. Pool gate keys may only be used by residents.
- C. The pool is open from 7:00 a.m. to 9:00 p.m., unless otherwise determined by the Board.
- D. Only radios and stereos that are battery-operated are allowed in the pool area. Excessive volume is prohibited at all times.
- E. The Association does not provide lifeguards. All persons

using the pool/ spa do so at their own risk. The Association does not assume any liability in this regard. Any life-saving equipment and first aid supplies are for emergency use only.

- F. Unruly behavior, unsafe or offensive conduct, rowdiness, unnecessary noise, jumping and interference with other persons in the pool area are prohibited.
- G. Running, pushing, cannon balling and splashing are not allowed in the pool area. Diving in the pool is prohibited. The fountain is not part of the pool. Standing on, jumping, and diving from the fountain are not allowed. This is subject to a \$50.00 fine and the possibility of denial of usage of the pool area.
- H. Glass bottles, containers or other breakable items are prohibited in the pool area or a \$1,000.00 fine or cost of draining of the pool, whichever is greater, will be imposed.
- I. Eating, smoking, and drinking in the pool are prohibited. Drinking, eating, and smoking are permitted only in the lounging areas around the pool and spa. Homeowner is responsible for cleaning up any items.
- J. Grills and barbecues are not allowed in the pool area. Violators are subject to a fine and loss of pool privileges.
- K. Cigarettes are to be disposed of in receptacles located in the

pool area. Cigarettes are not to be dropped on the cement or thrown in the shrubs.

L. For health and safety reasons, persons under the age of fourteen (14) are not allowed in the pool and spa area unless under the direct supervision of a parent or adult guardian at all times. Adult must be eighteen (18) years or older.

M. Rafts or inflatable devices will be restricted during heavy use periods. No Styrofoam objects may be used in or around the pool area. Bringing or throwing into the pool or onto the deck any objects that may in any way carry contamination, endanger the health or safety of other bathers or produce unsightliness is prohibited. Basketballs, footballs or soccer balls are prohibited in the pool area. Only inflatable "beach" balls are allowed. No rafts are allowed in the spa.

N. Swimming attire must be worn by all persons using the pool. Street clothes are prohibited. SWIM DIAPERS ONLY ARE ALLOWED.

O. Persons suffering from a cold, fever, cough, skin disease, sores, inflamed eyes, nasal or ear discharges, or any communicable disease are prohibited from using the pool or entering the pool area.

**P. PER CLARK COUNTY HEALTH DEPARTMENT:** Gates to

the pool area must remain closed and locked at all times. Interfering with automatic gate closures and/or climbing over the pool area fence is prohibited. Propping the pool gates open is prohibited except as required by maintenance personnel. **RESIDENTS OBSERVED PROPPING THE POOL GATES OPEN MAY BE SUBJECT TO A FINE AND LOSS OF POOL PRIVILEGES!**

- Q. Adjustment of any control or equipment regulating the pool or lights or other common area services is prohibited.
- R. Animals are not permitted within the pool area, with the exception of Support Animals accompanying a person with a disability. NO animals are permitted in the pool. The owner of any animal found in the pool area will be subject to a \$500 - \$1,000 fine, removal from the pool area and possible restricted access to the pool area.
- S. Towels or garments may not be hung on the pool area fence. All trash and personal items must be removed from the pool area.
- T. The patio furniture may not be placed in the pool. Patio furniture that belongs to the Association MAY NOT be removed from the pool area.
- U. The telephone installed at the pool area is for EMERGENCY



CALLS to 911 only.

## **15. Parking and Vehicular Restrictions**

- A. MAXIMUM SPEED LIMIT IS FIVE (5) MILES PER HOUR THROUGHOUT THE PROPERTY.
- B. Repair and restoration of vehicles are not permitted. No vehicles may be washed in the complex or in garages. Inoperable, disabled, non-registered, or unlicensed vehicles are not permitted to park anywhere on the property and will be towed, without notice, immediately.
- C. Vehicles belonging to all residents must be registered, and parking stickers must be displayed on the **REAR WINDSHIELD** in the lower left corner of the driver's side of each vehicle.
- D. Motorized dirt bikes or similar unlicensed vehicles shall not be operated anywhere in the complex, including streets therein.
- E. Licensed motorcycles anywhere in the complex shall be operated at low RPM engine speed to minimize noise. Violators may be subject to a fine.
- F. **Parking is not permitted along any curb. ALL roadways are FIRE LANES, whether they are painted or not, and**

**must be kept clear at all times. Any vehicle found in violation of these regulations will be towed at the owner's expense.**

G. OPEN PARKING spaces adjacent to each building are for the owners/tenants residing in those buildings. General open parking is in front of the clubhouse and middle of the property. All excess resident vehicles must use the middle open parking area.

Violators will be subject to tow at the expense of the owner.

H. Commercial vehicles and oversize trucks/vehicles are only allowed to park in the designated area in the middle of the property.

I. Multiple guests are to park in the designated area in the middle of the community. Visitor parking passes are available at HOA Management.

**a. Water Usage: Vehicle Washing and Carpet Cleaning**

The use of HOA water outside of your unit is prohibited. This includes washing vehicles and carpet cleaning. Please select carpet cleaners who use self-contained water units and non-hazardous chemicals.

## **16. Pets**

- A. Only two common household pets permitted per residence, such as a dog or cat, weighing no more than 25 pounds each at maturity.
- B. No animals may be kept, bred or maintained for any commercial purpose.
- C. Pets must be kept on a leash at all times, controlled by a person capable of controlling them.
- D. Pets are not permitted to be left unattended in any common area. Pets are to be kept within a unit, except when under leash.
- E. Pets are not permitted to cause or create a nuisance or unreasonable disturbance to other neighbors.
- F. Excessive barking and whining are not allowed and should be reported to Animal Control at the time the infraction occurs.
- G. Pet owners are responsible for immediate removal of pet waste from their pet on common areas or will be fined \$100.00.
- H. Visiting pets may not exceed the weight limit of 25 pounds each. All visiting pet owners shall adhere to these rules and regulations, or a fine may be imposed to the unit they are

visiting.

- I. No dog or other animal is allowed inside the pool area or the clubhouse at any time per NRS575.020.
- J. All animals must have a current Rabies tag. All animals must be registered with the Association and HOA Management, providing each animal's description, size, and color. Loose, unattended animals without Rabies tag and registration shall be reported to the Clark County Animal Control Division for pick up.
- K. Residents should report any loose, unattended animal to Animal Control (702-455-7710) as soon as possible, providing breed, color, time, and location of occurrence.
- L. Feeding of pigeons is not allowed and will result in a \$100.00 per occurrence.
- M. No animal is allowed to be tied up to any building or tree, outside of the unit, or held on any patio at any time.
- N. Every person having the care or custody of any animal known to possess any vicious, aggressive, or dangerous tendencies, who allows it to escape or run at large in any place or manner able to endanger the safety of any person, is guilty of a misdemeanor.

**17. Marijuana Usage and Cultivation** Nevada Revised Statutes (NRS) Chapter 453D-400, 453.336, 453.3393

A. It is illegal to consume marijuana anywhere outside a private residence, which includes common area, patios, and balconies. Smoking marijuana is only allowed indoors in private residences.

B. It is illegal to cultivate marijuana within 25 miles of a licensed retail marijuana store.

**18. Penalties, Policies and Procedures**

The Board of Directors of Morgyn Ridge Homeowners Association has been granted the responsibility to conduct, manage and control the affairs and business of their Association and to adopt reasonable rules and regulations governing, among other things, the use and occupancy of the Association property. The Board is also responsible for enforcing the Restrictions found in the Declaration of Covenants and Conditions and Restrictions and Reservation of Easements for Morgyn Ridge Homeowners Association (The CC&R's) accordingly, to provide for continuing proper operation of the Association property. The Association through the Board of Directors, has approved enforcement Policies and Procedures for the Declaration now in force as or as amended hereafter, and for the Rules as may be hereinafter adopted, amended or repealed.

**19. Intimidation**

**A. A community manager, an agent or employee of the community manager, a member of the executive board,**

**an officer, employee or agent of an association, a unit's owner or a guest or tenant of a unit's owner shall not willfully bully, intimidate, threaten or otherwise harass any other person who is the community manager of his or her common-interest community or an agent or employee of that community manager, a member of the executive board of his or her association, an officer, employee or agent of his or her association, another unit's owner in his or her common-interest community or a guest or tenant of a unit's owner in his or her common interest community.**

**B. A person who violates the provisions of subsection 1 commits a public nuisance and shall be punished as provided in NRS 202.470.**

**C. As used in the section, "bully" means to willfully act, or engage in a course of conduct which is not authorized by law, which exposes another person one time or repeatedly and over time to one or more negative actions which is highly offensive to a reasonable person and which: (a) Is intended to cause or actually causes the person to suffer harm or serious emotional distress; (b) Places the person in reasonable fear of harm or serious emotional distress; or (c) Creates an environment that is hostile to the person.**

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