

# **Paradise Springs Homeowners Association**

## **Rules & Regulations**

**As Revised February 8, 2018**

## **1. ALTERATIONS**

No exterior alterations, additions or modifications may be made to a residence except upon written application and approval by the Board of Directors. This provision includes, but is not limited to, awnings, patio covers and/or fences, tile or concrete installation, and any other modifications that are visible from the street or the rear of the home. Garages may not be converted for any use other than auto storage.

## **2. ANTENNAS**

No exterior antenna of any kind, including but not limited to, television, radio (commercial band, citizens band, shortwave, or other) and including any and all satellite dishes, shall be erected or maintained if it is visible from the street or any other common area. All wires must be painted and attached to building.

## **3. BALCONIES AND PATIOS**

Only appropriate items may be kept on balconies and patios visible from the common areas. Appropriate items include patio furniture, patio umbrellas, plants and barbecue equipment. No clothing, bathing suits, towels, laundry, etc. may be left on patios or balconies or draped over railings or courtyard walls.

## **4. WINDOW COVERINGS**

Only appropriate window coverings may be used. Newspapers, tinfoil, sheets, towels, blankets, flags, etc. are not considered appropriate coverings.

## **5. COMMON AREAS**

All areas, except the areas enclosed within your courtyard, are considered common areas. As provided in the CC&Rs, no resident shall place, install, or store any material or fixtures in the common areas. This clearly includes the placement or installation of lighting, barbecue grills, lawn furniture, hammocks, yard art, and dog houses, as well as the storage of ladders, building materials, or garbage/refuse. If you already have such installations in the common areas, you are required to submit a written request to the Board of Directors if you wish to keep them. Each request will be considered individually by the Board and unapproved installations must be removed if so directed.

## **6. BICYCLES**

Bicycles and other wheeled vehicles are to be ridden only on roadways and streets normally designed for motor traffic. Bicycles must enter and exit the property only through the main gate.

## **7. GATES**

Homeowners or tenants are not to tamper with the entry/exit gates at any time. Each home owner or tenant should keep their entry transponder in a secure location at all times. Entry codes for use at the visitors' kiosk should be kept confidential.

## **8. PAINTING**

Homeowners wishing to repaint their home in its original color may do so without approval of the Board of Directors. Any alternative colors must be submitted to the Board of Directors, with color chips, for review.

## **9. GRAFFITI**

Any resident or any guest of a resident caught defacing the property with graffiti of any type will be prosecuted to the fullest extent of the law. All homeowners are responsible for their respective family members and/or guests in this regard.

## **10. NOISE POLLUTION**

Excessively loud motorcycles, motor bikes, or automobiles are not allowed in the community. Motor driven scooters are not allowed. Boomboxes or excessively loud car/truck radios must not be played in the community. In all cases you should consider the proximity of your neighbors and everyone's right to the quiet enjoyment of their home and the community as a whole.

## **11. GARAGE LIGHTS**

Each resident is required to keep the two exterior lights located above the garage door lit at all times from dusk to dawn. This benefits not only the security of your home and community but also provides a consistent and attractive look for residents and guests.

## **12. GARBAGE & TRASH**

Refuse is collected in our community on Saturday. Properly contained garbage and trash may be placed on the street for pickup no earlier than Friday evening and trash cans must be removed from the curb no later than Sunday 12:00PM. Bulk trash items should only be placed out twelve (12) hours before scheduled bulk trash pickup which occurs every other Saturday. Trash cans, empty delivery cartons, etc. must be stored out of sight of the common areas at all other times.

## **13. SOLICITORS**

Solicitors of any kind (including real estate agents) are not permitted to go door-to-door or otherwise “set up shop” within the community. Should you encounter a solicitor please ask how he/she got into the community and report it to the management company. Homeowners who give gate codes to or otherwise grant entry to solicitors may be called to a hearing and fined.

## **14. PETS**

No more than two (2) pets per household allowed unless approved by the Board. Pets shall be ordinary household pets such as dogs or cats. Exotic animals, wild animals, or livestock (including pigs) are not allowed. The board may prohibit the maintenance of any animal which constitutes a nuisance or danger to any other resident. Animals in the common areas must be on a leash. Pet owners are responsible for the cleanup of any animal droppings that their pet may leave in the common areas or on other homeowners' property. Pet owners are further responsible for any damage caused by their pets to any common area or to the property of other homeowners.

## **15. CHILDREN**

Each homeowner shall be responsible to the Homeowners Association collectively and to other homeowners individually for the conduct and behavior of any children residing in or visiting their home. Additionally, any resident having or entertaining children must assume all liability for injury or accident involving said children or for any damage done by the children to the common areas as well as for damage to the property of other residents. Children under the age of 14 are not allowed in the pool area unless accompanied by an adult.

## **16. PARKING**

Residents are required to keep at least one (1) vehicle inside the garage. If you have more than one vehicle your second vehicle should be parked in your driveway. Residence vehicles may not be parked on the street overnight. Any resident who drives a commercial vehicle (bearing a business name, logo, or other advertising) must be parked inside your garage. Since guest parking is very limited, residents shall not use these spaces on a regular basis and will be ticketed if they do so. Guest and service vehicle parking, on the same side of the street as the home, is allowed but not on an overnight basis. Recreation vehicles such as motorhomes, boats, trailers, etc. are not allowed in the community. Garage doors are to be kept closed at all times, with the exception of reasonable ingress and egress.

1-2 guest parking tags are issued per household and all residents must complete a Vehicle Registration form to be issued guest parking tags. The first 2 tags are complimentary, and replacements are \$10.00 each, payable by check or money order. The guest parking tags are not intended to be used for long term use and are not to be used for more than 7 days at a time.

In accordance with the sign posted at the entry to the community, any vehicle in violation of these rules may be towed and all expenses of towing and recovery are the responsibility of the resident involved whether the vehicle belongs to the resident or his/her guests. Derelict or inoperable vehicles must be stored inside your garage or removed from the community.

## **17. WATERWAYS/WILDLIFE**

Our lake, waterways, and wildlife constitute an extremely valuable asset for our community and require a great deal of time and effort to maintain and support. Residents, tenants, or their guests shall not add any material, either liquid or solid, of any kind, nor release or place any aquatic plants or animals in this controlled environment. Likewise, harassing or molesting our ducks, fish, birds and other wildlife is prohibited.

## **18. SPEED LIMIT**

The speed limit inside the community is 15 MPH for all motor vehicles.

## **19. SALE OF YOUR HOME**

One “For Sale” sign, not to exceed 18” x 30”, may be mounted on the gate to your courtyard. Open house events are acceptable but signs located near the entry must be removed before the end of the day that the event occurs. Entry shall be granted by phone from the entry kiosk and gate codes are NOT to be given to real estate agents or published in multi-listing information.

## **20. RENTAL/LEASING**

At minimum, a one-year lease is recommended. Anyone leasing their property is required to provide a copy of the lease to the HOA management company and must complete a “Resident Information Form”. A copy of the Rules & Regulations and CC&R’s must be provided to the tenant. Homeowners remain responsible to the Association and to the other residents for the adherence of their tenants to all rules governing the Association. Rights to the use of the common areas shall be transferred to said tenants for the duration of their residency in the Association.

## **21. ENFORCEMENT, FINES AND AUTHORITY**

The Board of Directors and/or the Officers of the Association shall have the authority to enforce the CC&Rs and all Rules and Regulations of our Association. This includes the authority to levy fines, tow vehicles, and take such other action they deem necessary to enforce these rules within the laws of the city, county, and state of Nevada. After proper notice and a hearing, the board shall assess appropriate fines if the violation is not corrected. The amount of a fine to be levied shall be determined by the fine policy, the seriousness and frequency of the offense. Should a homeowner ignore fines levied by the board, the board may seek additional remedies up to and including applicable collection processes.

\* Please continue to Pool Rules on Page 7.

## **PARADISE SPRINGS HOA – POOL RULES**

1. The Association DOES NOT PROVIDE LIFEGUARDS. The swimming pool area is operated for the use and enjoyment of the residents. The use of these facilities by residents and guests is a privilege. Anyone entering the pool does so at his or her own risk.
2. The pool is open for use from May 1<sup>st</sup> – November 1<sup>st</sup> and the spa is open for use year round.
3. The pool is open 24 hours daily, with quiet hours from 9:00pm to 9:00am and is subject to change.
4. Unreasonable noise of any kind is prohibited at all times.
5. The pool gates must be fully closed upon entering and exiting the pool area. The gates may not be propped open for any reason.
6. Babies MUST be in proper swim diapers.
7. No persons under the age of 14 are allowed in the pool area unless accompanied by an adult.
8. Children will adhere to the same standard of behavior as adults. There will be no rowdiness, noise, jumping or interference with other swimmers.
9. Towels, clothing and all other items must be removed from the pool area when the resident and guests depart.
10. Alcoholic beverages are not permitted in the pool area.
11. No glass of any kind will be allowed in or around the pool area. This includes glass items such as lotion bottles, beverage bottles, ashtrays and drinking tumblers. Containers or other items in the pool area must be unbreakable and disposed of properly.
12. Only battery-operated radios or stereos with headphones are allowed in the pool area.
13. Lifesaving equipment is for EMERGENCY USE ONLY.
14. Owners will be held responsible, both financially and personally, for any damage or misconduct attributed to them or his/her tenants and/or guests whether accompanied or not.
15. Board of Directors or the Property Management Co. may ask anyone not abiding by the Pool Rules to leave the pool area.

**POOL USE IS GOVERNED BY STATE AND LOCAL LAWS (NAC Chapter 444), INCLUDING LOCAL HEALTH LAWS. IN THE EVENT OF ANY CONFLICT BETWEEN SUCH LAWS AND THESE RULES AND REGULATIONS, THE PROVISIONS OF SUCH LAWS SHALL CONTROL.**