

Resolution to Amend the Parking “Rules and Regulations”

The Board of Directors for the Pebble Creek Village Homeowners Association (the “Association”) hereby adopts the following amended Parking Policy with the capitalized terms having the same meaning as those terms defined in the Declaration of Covenants, Conditions and Restrictions (the “Declaration”):

Pursuant to the Pebble Creek Village Homeowners Association CC&Rs dated March 14, 2005 and recorded in the Office of the County Recorder of the Clark County, Nevada the following policy is formed:

WHEREAS, the Pebble Creek Village Homeowners Association is a Nevada corporation duly organized and existing under the laws of the State of Nevada.

WHEREAS, Article VI, Section 6.2 of the Bylaws of the Pebble Creek Village Homeowners Association empowers the Board of Directors to administer the affairs of the Association and enforce the provisions of the Bylaws and the Declaration;

WHEREAS, Article 3.6.1 of the CC&Rs empowers the Board to determine which vehicles may be parked on property and which may be a nuisance;

WHEREAS, the Board has determined a need exists to regulate parking and define terms in CC&R Section 3.6.1;

NOW, THEREFORE, BE IT RESOLVED THAT the Pebble Creek Village Homeowners Association establishes and adopts the following Parking Policy:

NOTE: Violating any of the following regulations subjects a vehicle to potential towing.

- 1. All parking spaces, including assigned parking spaces, shall be used exclusively for the parking of one permitted vehicle. “Permitted vehicle” is defined as one that belongs to an owner or resident (or their guest) and displays a proper parking sticker or guest tag. Note, boats, trailers, etc., are not allowed on site.**
- 2. Vehicles are prohibited from parking in a manner that occupies more than one parking space.**
- 3. Vehicles are prohibited from parking in any location other than a parking spot marked with white lines.**
- 4. All vehicles parked on property must be in an operable condition and display a license plate. At Pebble Creek Village, an “operable” vehicle is defined as one which is properly licensed and capable of being legally**

driven. Automobiles in inoperable condition must be stored in a garage, or be completely covered if parked in your assigned space.

- 5. An automobile parked continuously in the same unassigned open space for more than seven (7) days shall be considered “stored” and is subject to being towed. Upon written request, the Board of Directors may approve an extension of time for parking in an unassigned space at the west side of the property on a case-by-case basis.**
- 6. A resident may continuously store a permitted vehicle in operable condition for an extended length of time in their reserved covered carport spot; however, such vehicle must not become a nuisance while stored (leaking fluids, etc.). If possible, for any extended absence, it is advisable to store your automobile in a garage (this is because you will be unavailable to move it if that is required for something such as recoating the blacktop).**
- 7. The space marked for “5 Minute Parking” is not a parking spot. It is only to be used for 5 minutes for residents to pick up their mail.**

REQUIRED PARKING STICKERS

Effective June 1, 2024, per decision of the Board of Directors in an open meeting, a unique parking sticker (or guest hangtag) must be properly displayed on every automobile parked at Pebble Creek Village property. Guests visiting for less than four hours are not subject to this requirement. A “Guest” is defined as someone who is not an owner, or resident, living at Pebble Creek Village.

After June 1, 2024, owners of vehicles parked in their “assigned carport spot” without a parking sticker will be sent a courtesy letter notifying them that they will be called to a future Executive Board meeting and face a potential \$100 fine if a parking sticker is not applied to the vehicle.

After June 1, 2024, vehicles parked in an “open non-assigned parking spot” without a parking sticker will be subject to tagging and towing by our contracted towing company at owner expense. Pebble Creek village assumes no liability for any such tow. (Note that in this situation the Board can not contact the owner first since the owner of the vehicle is unknown.)

Five guest parking hang-tags will be available to unit owners renting the clubhouse upon submitting the required deposit. If the hang-tags are not returned, the deposit will be forfeited.

All owners, and non-owner residents with a proper lease on file, are eligible to obtain two parking stickers and a hangtag free of charge from the Association's Management by submitting the following (A or B):

A. IF YOU ARE A UNIT OWNER (as listed on a property deed)

- 1. A copy of a valid and active automobile registration**
- 2. The Parking Sticker Registration form (basic contact information)**

B. IF YOU ARE A TENANT, non-owner resident, or long-term visitor

- 1. A copy of a valid and active automobile registration**
- 2. The Parking Sticker Registration form (basic contact information)**
- 3. A copy of a government issued Photo ID**
- 4. A copy of your lease agreement**

A parking sticker is to be placed on the inside windshield, on the driver's side, of every automobile parked on Pebble Creek village property. A hangtag maybe given to a guest to be hung on the interior rear-view mirror. For a motorcycle (or scooter, or moped), that will be parked openly, a parking sticker is to be placed in a place that is easily visible. Additional stickers will be available through the Community Management company that is serving Pebble Creek Village at a cost of \$20. The board grants Management the option, at their discretion, to give out a free replacement sticker in special cases (i.e., due to replacement of a broken windshield).

Revocation: The adoption of this policy negates or amends all former Parking Policies.

Effective Date: This resolution shall be effective 30 days after the date on which it is noticed to the membership and shall continue in effect until the Parking Policy is amended by the Board.

Distribution: The Association's Management is authorized and directed to prepare correspondence, in appropriate form and substance, and therefore circulate same, along with a copy of this Resolution, to all Members.

APPROVED AND ADOPTED by the Pebble Creek Village Board of Directors on this 19th day of March, 2024.