

PEBBLE CREEK

HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

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PREAMBLE

The nature of association living requires a higher degree of cooperation and thoughtfulness among residents than is customary in individual house neighborhoods. It should be the desire of all residents to maintain an attractive, congenial, and pleasant living environment. The self-government of this community requires mature acceptance of restraints on our individual desires and lifestyles.

The Board of Directors of the PEBBLE CREEK Homeowners Association (the "Association") is, by its governing documents, the Declaration of Covenants, Conditions and Restrictions, (the "CC&R's"), Bylaws, Articles of incorporation and these Rules and Regulations vested, empowered, and charged with the duty, responsibility, and authority, to adopt and enforce RULES AND REGULATIONS governing the conduct of all persons living in, or visiting the PEBBLE CREEK community (the "Community").

The following RULES AND REGULATIONS are adopted to protect property values, to keep the Owners Investment secure, and to ensure that all members of the Association will have a pleasant environment in which to live.

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RULE 1 - OWNERS RESPONSIBILITIES

It is the homeowners' responsibility to see that all tenants, guests, and persons inhabiting their home are in compliance with the Rules and Regulations of the Association, as adopted in the governing Declaration of Covenants, Conditions, and Restrictions, and as adopted in the following Rules and Regulations.

- a. The homeowner will be held directly responsible for such persons and for any damage to Association property that they might cause. Damage assessments will be based on cost of repairs or replacement and labor for actual cleaning and/or repair of Association property.
- b. These Rules and Regulations do not supersede the Bylaws and/or Covenants, Condition, and Restrictions.
- c. Each owner will at his own expense keep his Lot and its equipment and appurtenances in good order, condition and repair and in a clean and sanitary condition.

RULE 2 - OCCUPANCY

- a. Occupancy use is limited solely to residential purposes and no commercial activity or business of any kind will be conducted from any portion of the residence, including all Common Areas and community facilities.
- b. Occupancy under a license or rental agreement will not constitute membership in the PEBBLE CREEK Homeowners Association, but does bind occupants to comply with the By-Laws, CC&Rs and Rules and Regulations.
- c. No sub-tenancy of any kind will be allowed or permitted.
- d. No homeowner and/or occupant will interfere with the enjoyment, comfort, rights or convenience of any other homeowner and/or occupant.
- e. Homes in the community may not be used for hotel or transient purposes and shall not be leased for a period less than (30) thirty days. Leases must be in writing and a copy of the lease provided to the Association upon request.
- f. The Association requires that a copy of every lease contain an acknowledgment by the tenant that he has received the Rules and Regulations and will abide by the same. The Board reserves the right, upon request, to examine any lease for its conformity to the CC&R's.

RULE 3 - BUILDINGS AND GROUNDS

1. Buildings & Landscape

- a. Each owner shall maintain his entire lot in a neat and orderly condition. No rubbish, weeds, debris or unsightly objects shall be placed or allowed to accumulate on a lot. This includes gravel, sand, concrete blocks or other construction material placed on the curb, street, sidewalk, etc.

- b. No garbage, trash, junk, motorcycles, bicycles, toys, clotheslines, auto parts, bathing suits, towels, or anything that creates an unkempt or cluttered appearance is permitted in the front yard or within view from the street.
- c. All trash must be deposited in the appropriate containers. Trash containers are to be maintained so that they are not visible from the street except for the day of collection. Trash containers are not to be set out for pickup earlier than 6pm the night before the scheduled trash pickup day and must be removed from view by the end of the trash pickup day. Trash containers are to be stored out of public view either in the back yard of the homeowners property or on the side of the home properly screened from view by either a screening wall or plant material of adequate size and placement to provide screening of the trash containers.
- d. No shopping carts are permitted to be left on any portion of any lot in the community or left on any street within the community.
- e. No garbage, refuse, discards or obnoxious or offensive materials shall be permitted to accumulate on any portion of the subject property, and the homeowner and/or occupant thereof shall cause all garbage and other like materials to be disposed of by, and in accordance with, accepted sanitary practice.
- f. No owner and/or occupant shall keep or permit to be kept any unsightly object or objects in and about his lot which are visible from the exterior of such lot. Entry ways and porches are to be kept clear of any item that is not either outdoor furniture or plants. Indoor furniture, trash cans, mopeds, bicycles, grills, clothing, etc. are not to be stored in the front entryways or porch areas and are to be stored out of public view.
- g. All community homes are to have and maintain in a neat appearance front yard landscaping. Any property with desert or drought tolerant landscape is to be maintained in compliance with the guidelines for drought tolerant landscape provided by SNWD and have at least 50% of the front landscape covered by trees and plant materials suitable to the local area. A minimum of at least 1 tree and 6 bushes are required in the front yard and adequately distributed in the front landscape so as to provide a neat and attractive appearance to the property. More plant material may be required depending on the size of the yard. Questions regarding the sufficiency of landscape material in front landscapes to be determined by the Architectural committee of the Association.
- h. Trees and shrubs are to be kept trimmed in a neat and attractive manner and so as not to overhang the sidewalks, streets, or block walls. Trees are to be kept trimmed to prevent branches from becoming overgrown and heavy so as to become a safety concern and also from not to overly encroach across into another residents property.
- i. All buildings or structures, (including walls and fences) upon any lot shall be kept in good repair and adequately painted.
- j. No exterior clothes drying device shall be permitted on any lot unless it is screened from all views exterior to the lot, on which the drying device is located.
- k. Repainting of homes to include all stucco areas, iron work, and wood work must adhere to HOA guidelines and follow the original builders specifications. A copy of the color schemes and styles are available by request. Exception: Garage doors and security doors may be white or painted in accordance with the color scheme guidelines.

2. 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 and other improvements, landscaping and structures. Individuals who are responsible for such damage to Association property will be expected to fully reimburse the Association for all expenses incurred in the replacement or restoration of the damaged items. Homeowners will be held responsible for the actions of their guests/tenants, and will be fined for their tenant's violations of the Association governing documents.
- b. No littering of the Common Areas is allowed. All trash is to be properly placed in receptacles.
- c. Report promptly any damage or problems in the Common Areas to Management. This includes, but is not limited to, broken sprinklers, damaged perimeter walls, graffiti, vandalism, and other items, which may cause immediate harm or damage to persons or property.
- d. Prior approval is required for any group function (with 10 or more persons) such as parties, social gatherings, or sporting event to be held in any of the community parks or common areas and a written hold harmless statement is required to be provided to the Association prior to the event. Park area reservations need to be submitted to management at least 5 days prior to any scheduled event and the homeowner is responsible to ensure that park rules are followed and that the area is cleaned up afterward.**

3. Park Area Use

- a. The Park and its equipment are for the use by community residents and their guests only. Use of the Park and its equipment is at the owners or guests own risk.
- b. No person shall commit any act in the Park or Park facilities that would endanger the health, safety, or welfare of any person. Climbing on trees or swinging from branches is prohibited.
- c. Bicycles or Moped Operators are not allowed on park grass areas or in playground areas. All bicycles shall be confined to sidewalks and streets. No motor vehicles are allowed or permitted off roadways or parking lots in the parks.
- d. Skate boarding or in-line skating on handrails, sports courts, benches, tables, or other park equipment is prohibited.
- e. Fires for cooking are restricted to permanent grills provided by the Association. No private or personal cooking apparatus may be used. Non-cooking fires are prohibited. The barbecues must be cleaned after use.
- f. No excessive noise is permitted. Music may be played at a level as to not disturb neighboring residents.
- g. Trash shall be removed from the park or placed in park trash receptacles.
- h. No firearms, archery, paint ball weapons, air guns, BB guns, or like devices shall be allowed in a Park or Park Facility.
- i. Fireworks and other explosives are prohibited.
- j. Sale or bartering of goods/services, food and/or beverages, without prior approval of the Board of Directors is prohibited.
- k. The Homeowners Association does not provide power/water for any reservation.

- l. Generators are not allowed on any grass area.
- m. No stakes are to be used at any time.
- n. Inflatables are prohibited on the grass from May 1 thru October 1. Sandbags may be used to secure the inflatable. Inflatables may be set up in the four squares game near the gazebo.
- o. No golfing shall be allowed in a park, unless otherwise posted.
- p. No glass or breakable containers of any kind shall be permitted in a Park or Park Facility at any time.
- q. Alcohol and drugs are prohibited in all Parks and Park Facilities, including the parking lot.
- r. No person shall use or attempt to interfere with the use of any Park or Park Facility, which at the time is reserved through the Pebble Creek HOA.

4. Common Area Landscaping

- a. All landscaping, trees and shrubbery, and grass in the common areas shall be installed and maintained by the PEBBLE CREEK Homeowners Association. The Board of Directors has the responsibility for making all decisions, regarding the extent, type, design and general appearance of common area landscaping.
- b. No homeowner/tenant shall disturb or dictate work to any contractor of the Association. All complaints and concerns must be put in writing and forwarded to the management company.

5. Modification of Building Exteriors and Grounds

- a. No alteration, structural improvement modification, addition or change in the exterior design or finish of any building or landscape shall be commenced without prior written approval of either the Board of Directors or the Architectural Review Committee. The installation of a shed, basketball hoop, trampoline, pool, spa, water feature, etc. requires prior written from the Board of Directors or the Architectural Review Committee.
- b. Any such unauthorized changes or alterations shall be restored to the original condition or design at the direction of the Board of Directors and at the expense of the homeowner.
- c. No owner shall take any action or permit any action to be taken that will impair the structural soundness or integrity or safety of any building or other structure in the project or impair any easement or right on personal property which is a part of the community, without written Board approval.
- d. Satellite dish antennas are permitted and do not require prior written approval prior to installation. Satellite dish antennas should be mounted in such a way as to be as out of public view as possible.
- e. All windows must be covered with drapes, curtains, blinds, shutters, etc. No other types of window coverings, such as paper, aluminum foil, sheets, etc. will be permissible in or outside the window.
- f. No developer erected fence or wall may be extended or altered, without prior written approval of the Board of Directors or the ARC Committee.
- g. No structure, hot tub, decking, etc., may be erected without the prior written approval of the Board of Directors or the ARC Committee.

h. All fences, hedges, walls or other dividing structures must be approved by the ARC committee prior to any construction. The perimeter walls bordering a homeowner's lot are the responsibility of the homeowner to maintain and keep in good repair and appearance. Each homeowner is responsible for the maintenance of their portion of perimeter fencing shared between homes.

RULE 4 STREETS AND PARKING AREAS

1. Street Use and Restrictions

- a. Any and all posted signs must be obeyed.
- b. Streets are not to be used by unlicensed motorcycles, or motor operated vehicles, or by anyone not licensed to operate a vehicle on a public street.
- c. No motorcycle of any type or kind, inclusive of motorized bicycles, go-carts or mopeds that are not equipped with appreciate muffling device, shall be operated in or upon any portion of the Community.
- d. Any and all fire lanes must be kept clear at all times.
- e. All vehicles stored, parked, or operated in the community are to be properly licensed and have current vehicle registration. Non street legal vehicles, inoperative vehicles, and vehicles without current vehicle registration are to be stored out of public view or in the homeowner or residents garage.

2. Parking

- a. Owners/tenants are required to utilize their garages or driveways for parking. Driveway parking is permitted as long as vehicle does not protrude into the sidewalk or the street in any way. Garage doors are to be kept closed at all times except for vehicle ingress and egress.
- b. No vehicle shall be parked in such a manner as to impede or restrict the normal flow of street traffic.
- c. No motor homes, boats, jet skis, or trailers (including house, utility, horse, and boat), pickup trucks with camper shells above cab level, and trucks over 3/4 ton are to be parked on any street or driveway anywhere within the Community. Exception: Above referenced vehicles will be permitted to park within the community or on the community streets with prior notice to the HOA for a period not to exceed 48hrs for the purpose of loading and unloading of vehicles only.
- d. No owner shall park, store or keep anywhere in the property any large commercial type vehicle. Commercial vehicles used for personal transportation, under ¾ ton, and able to be parked within the homeowner's garage, or properly parked within the space of the homeowner's driveway are permitted.
- e. No inoperative vehicle of any kind or type, including vehicles with flat tires and unregistered vehicles, shall be allowed to stand on or within any street, parking area or any portion of the Community for more than seventy two (72)hours. Those vehicles will be tagged, and may be towed at the owner's expense.
- f. No person shall perform repairs or restoration of any vehicle upon any street within the community, on any portion of any lot, in the common areas or elsewhere within the community, except; wholly within the homeowners garage; provided however that such activity shall at no time be permitted if it is determined by the Board to be a nuisance.
- g. Any damage to lawn or landscaped areas caused by vehicles parked on them shall be repaired at the owners expense.

- h. The Board of Directors may and shall use its own reasonable discretion as to the removal of any vehicle appearing in violation of any of the above Rules and Regulations, and may have it towed away at its owner's expense and shall be held harmless in so doing.
- i. When and where applicable, the foregoing shall apply to all tenants, guests, invitee and to all persons when upon the property of the PEBBLE CREEK Homeowners Association.
- j. Oil leaks/spills onto the community residents driveway or on the street in front of the home are the owner/resident's responsibility to clean immediately at the owners/residents expense

RULE 5 - PETS

1. Control of Pets

- a. An owner of a pet shall at all times be fully responsible for its care. The owner shall at all times be in direct, full, and complete control of said pet and not allow it to enter upon other residence sites, for the deposit of its feces or create other nuisances. The owners of the pet shall be solely responsible for the prompt and immediate removal off all feces deposited on the Common Areas or a residence site.
- b. Direct, full, and complete control is defined as "restrained by a fence, cage, coop, chain, leash or other adequate means so that the animal shall not leave or escape from the premises upon which it shall be kept."
- c. No more than four (4) common household pets are permitted per home.
- d. No animal shall be kept, bred or maintained for commercial purposes.
- e. No pet shall be permitted outside the occupants lot or on the Common Areas, unless secured by leash or suitable restraint. Any pet found running loose will be reported to the Clark County Animal Control Center.
- f. No pets of any kind are to be tied to trees, stakes, or any exterior building structure in the Common Area.
- g. No pet debris will be permitted to accumulate on a homeowners property. Backyards are to be regularly cleaned of pet debris so as not to accumulate and become a health hazard.
- h. Excessive barking and other pet noises that are deemed to be a nuisance to the Association are not permissible. Animals should not be left outside without adequate shelter, food and water.
- i. The owner and/or occupant shall indemnify and hold the Association harmless from any and all damage and/or injury incurred by any animal owned by or under the control of the owner and/or occupant.
- j. Animal owners who do not adhere to the leash law or who do not clean up after their pet in the common areas are subject to a fine of no less than \$50.00 for each occurrence.
- k. Animal owners with pets that create a nuisance (i.e., howling or barking excessively) are subject to a fine of no less than \$50.00 for each occurrence

RULE 6 - Signs

No signs of any kind shall be displayed to the public view or from any part of the property without the prior written approval of the Board of Directors. The exception being, real estate signs of standard size, 18" x 24" advertising a home

for sale, lease, or rent. "Beware of Dog" and "No Soliciting signs" not to exceed 18" x 12". Security signs no larger than 5" x 5" are allowed. All political signs exhibited must not be larger than 24 inches by 36 inches and may not exhibit more than one political sign for each candidate, political party or ballot question.

RULE 7 - GENERAL

General

- a. Radios, stereos, musical instruments, party activities, car horns and other noise sources shall be restricted at all times to a level that is not disturbing to other residents. Continuous noise problems may be reported by any resident, in writing or via email to Management. Excessive noise during the period between 11pm and 7am should be reported to the police department to file a complaint.
- b. Holiday decorations are permitted, however, must be removed within 30 days of the end of each holiday.
- c. No owner shall maintain, cause to be maintained, or permit to be maintained any nuisance in and about the complex. The Board shall, in its sole discretion, determine what shall constitute a nuisance.
- d. Any persons observed defacing or vandalizing community property will be held responsible for any necessary repairs and will be reported to the authorities and prosecuted to the fullest extent of the law.
- e. The Pebble Creek park areas are for community resident use only. Please report any persons that are not community residents that are using the park areas to management immediately.
- f. A community garage sale will be held 2 times a year once in the spring and once in the fall by the Pebble Creek Homeowners Association.
- g. The Board of Directors, managing agent, and each owner and/or occupant shall have the right to prevent or stop violation of any of these rules and regulations by injunction or other lawful procedure and to recover damages resulting from such violation, including interest thereon, attorney fees and cost of suit.
- h. No action or condition may exist that is in violation of any local, county, state or federal law or ordinance.
- i. All complaints and notices to the Board of Directors must be in writing.

THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGES, ADDITONS AND AMENDMENTS.