

Rancho Las Vegas Estates Association – 2022

Rules and Regulations

I. OWNER'S RESPONSIBILITIES

It is the responsibility of the Owner of a Lot within the Rancho Las Vegas community to see that all tenants, guests and person inhabiting their unit are in compliance with the Declaration and Rules and Regulations.

- A. The Rules and Regulations set forth below apply to Owners, residents and guests of the Rancho Las Vegas community. It is each Owners responsibility to make certain, if they lease or rent their home, that the Tenant receives a copy of the Rules and Regulations.
- B. Each owner shall at his own expense keep his Unit and Lot and its equipment and appurtenances in good order, condition and repair and in a clean and sanitary condition.
- C. An Owner of a Lot is required to provide a completed resident information form to the office of the community manager to be maintained in the Association files. Such form shall require an Owner to provide a signature from the tenant, if applicable, indicating that they have received a copy of the Rules and Regulations and will abide by same. Furthermore, such form shall signify if the Owner has given his right to utilize the Common Area and Facilities to his Tenant.

II. COMMON AREA

The Association has provided and continues to maintain common area for the use of all Members, Residents and their guests. It is the responsibility of all to use the Common Area and Facilities with care and to report any obvious violations, misconduct, damage or use by unauthorized individuals to the Management Company.

- A. Only guests accompanied by a Member or Resident are permitted to use the Common Area and Facilities.
- B. Tenants are authorized to use the Common Area and Facilities once the Owner has provided a valid lease to the Management Company which specifically authorizes the tenant to use such Common Area and Facilities and has agreed to accept financial responsibility for any damage caused by such tenants, their dependents and guests. Notwithstanding anything in this subsection to the contrary, tenants are personally liable for their actions and the actions of their guests.
- C. No activity is permitted which would damage or deface the grounds and improvements in the common areas. This includes, but is not limited to, the destruction of recreational equipment, horse corrals, gates, rocks, grass, shrubs, trees, sprinklers, light fixtures, walls, etc. Individuals who are responsible for such damage to property will be expected to fully reimburse the Association for all expenses incurred in the replacement or restoration of damaged items.
- D. No littering of the common areas is allowed. This includes but is not limited to the littering of grass clippings, tree limbs, animal feces and construction materials.
- E. No glass is permitted within the common area.
- F. No owner, tenant or guest is to approach an animal in which they do not own. Approaching a horse that is unfamiliar with you could cause harm to your person, the horse, and the common elements. Approaching an animal other than your own will only be permitted once the owner has granted explicit permission. Association and horse owner will not be liable for harm caused due to approaching an unfamiliar animal.
- G. No recreational or UTV vehicles are permitted within the common area. Vehicles permitted in the area are strictly for ingress/egress to property yards, maintenance of the common area, or for those with limited mobility. The vehicle speed limit for the arena is 15MPH. Parking is not permitted in the common area.

III. EXTERIOR MAINTENANCE AND REPAIR

- A. At no time shall any portion of the property or residence fall into disrepair due to lack of maintenance such as exterior paint, roof repair, etc. that would detract from the beauty of and detract from property value of the neighborhood.
- B. All lots and landscaping must be maintained in a neat and orderly condition. No rubbish, weeds or debris shall be placed or allowed to accumulate on a lot.
- C. All rubbish, trash, garbage, etc. shall be regularly removed from the lots and shall not be allowed to accumulate thereon. All animal waste is to be removed on a daily basis, so as not to become an offensive odor.
- D. No household furniture or appliances shall be used or stored unless such is completely obscured from public view.

IV. HAZARDOUS MATERIALS

- A. No hazardous materials, such as uncovered paint cans, or any uncovered flammable or inflammable substances, that may create an explosion, fire or any noxious odor, or risk to another homeowner's safety, shall be stored on the property at any time.

V. HOLIDAY DECORATIONS

- A. All holiday decorations or lights must be removed within four (4) weeks following the holiday. Any decorations left up beyond this time will result in a violation.

VI. LANDSCAPING

- A. All landscaping improvements on those portions of the front and side yards which are visible from public view within or outside the Development or the common area must not be allowed to fall into disrepair due to lack of maintenance.

VII. NUISANCES / EXCESSIVE NOISE

- A. No noxious or offensive activity shall be carried on in or upon any lot or Association Common Area, nor shall anything be done therein which is an unreasonable annoyance or a nuisance to any other owner. Without limiting the generality of the foregoing provision, no loud noises or noxious odors, horns, whistles, bells or other sound devices (other than security devices used exclusively for security), noisy or smokey vehicles, large power equipment or large power tools, unlicensed off-road vehicles or items which may unreasonably interfere with television or radio reception of any owner in the properties, shall be located, used or placed on any portion of any lot or exposed to the view of any other owners without the prior written consent of the Board of Directors. The Board shall have the right to determine if any noise, odor, interference or activity producing such noise constitutes as a nuisance.
- B. Fireworks are prohibited on owner property as well as the association common areas. Fireworks are not to be utilized at any point in the common area and are strictly prohibited. Legal fireworks are permitted on owner property only on the Fourth of July. Illegal fireworks, such as but not limited to aerial fireworks, are strictly prohibited.

VIII. PARKING

- A. No vehicles considered construction equipment such as, but not limited to, dump trucks, maintenance trucks, bobcats, front loaders, backhoes, equipment trailers, mortar mixers, cement mixers, etc. shall be permitted to park on or near any property at any time.
- B. Recreational vehicles such as a horse trailer, motorhome, camper, boat, etc. shall be permitted to park on an individual lot provided that such vehicle is stored and maintained in the rear portion of said lot and may not be seen from the street. Motor homes/RV's may be visible from the street as long as they are parked behind an RV gate on property.

- C. No inoperable and/or unlicensed vehicle shall be permitted to remain in the front portion of a lot which is visible from the street. Said vehicle shall be screened from view of the street or adjacent neighboring unit. Said vehicles shall be removed within seventy-two (72) hours.
- D. Vehicle repairs, other than emergencies, are prohibited in driveways and streets.
- E. No parking on landscape.

IX. PETS

- A. Pets must be controlled by a leash at all times and no pet is to be left unattended in any common area. This is for the safety of the animal and those around.
- B. Pet owners shall be responsible for immediately picking up and disposing of any animal feces in the common area or association streets. This includes dogs, horses, etc. Horse owners are responsible for cleaning the common area after any horse trimming.
- C. No animal shall cause or create a nuisance or unreasonable disturbance.
- D. Pets are not to be walked on another owner's property.
- E. Any property where the chickens are housed must be kept free of animal waste.
- F. Residents can keep hens for their eggs, but cannot breed the animals for sale or slaughter.
- G. Neighbor signoff must be acquired prior to bringing these animals (chickens) on property. The City of Las Vegas sign off form is required for approval and is located on their website.

X. SIGNS

- A. No signs other than one standard "For Sale", "For Lease" or "For Rent" sign not larger than 24" x 18" is permitted.
- B. One security sign permitted per lot.
- C. Political signs no larger than 24 x 36 inches are permitted during periods of elections and must be removed within 10 days of the election of office. Residents may display as many political signs as desired, but may not exhibit more than one political sign for each candidate, political party or ballot question.

XI. TRASH

- A. Trash shall not be taken out to the street more than twelve (12) hours prior to pick-up day. Trash is to only be placed on the homeowner's property for collection. Trash must be either properly tied in suitable heavy-duty garbage bags or put in closed garbage containers. Empty garbage containers must be brought in no later than twelve (12) hours after pickup.
- B. Trash containers must be stored out of common area view at all times other than the day of pick up. Trash containers may be concealed from view with an enclosure or stored out of sight in the rear yard or garage.

XI. UNSIGHTLY ARTICLES

- A. No unsightly articles shall be visible from any public or private street or from any other lot, including, but not limited to: clotheslines, trash containers or refuse.

Rules and Regulations Adopted and Approved by the Board of Directors 18 day of October, 2022

DocuSigned by:
Colin Moran
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President

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Suzanne McLenachan
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Vice President