

RULES AND REGULATIONS

Adopted: February 27, 2020

Effective: April 11, 2020

The key rules and regulations that the homeowners are to follow are under the following categories:

- ❖ Criminal Activity
- ❖ Damage to Common Areas
- ❖ Maintenance, Upkeep and Improvements
- ❖ Vehicles
- ❖ Public Disturbances and Nuisances
- ❖ Animals
- ❖ Pool

Changes and Additions

The Board retains exclusive rights to change, amend or add to these rules and regulations. Members may petition the Board for changes, but any request that is contrary to the Covenants, Conditions and Restrictions (CC&R's) of the Association will be denied.

Violation Notice

A violation notice may be issued for each observed violation of the Rules and Regulations listed in this manual.

Failure to remedy the violation within the prescribed time will result in further action being taken by the Association.

Any resident may report a violation by contacting the Management Company in writing. You must provide your name, address and the complaint. If possible you need to provide a picture of violation if it is possible.

1. CRIMINAL ACTIVITY

- 1.1.1. CRIMINAL ACTIVITY: No criminal activity, or any other activity proscribed by federal, state, county or city law or ordinance, shall occur on the property of any Lot Owner, or on the Common property of the San Severo Homeowners Association.
- 1.1.2. GRAFFITI: No graffiti shall be permitted on the property of any Lot Owner or on the common property of the San Severo Homeowners Association.
- 1.1.3. HEALTH & SAFETY: Should any violation be deemed a health or safety concern, this violation can be called to an immediate hearing and fined up to the greatest extent allowed by NRS 116 laws.

2. DAMAGE TO COMMON AREAS

- 2.1.1. DAMAGE TO COMMON AREAS: No Lot Owner shall damage, or permit to become damaged, the common property of the San Severo Homeowners Association.

3. MAINTENANCE, UPKEEP AND IMPROVEMENTS

- 3.1.1. DISREPAIR: The property of any Lot Owner that can be seen from common area or a neighbor shall not be permitted to fall into a state of disrepair or become unsightly. This includes, but is not limited to, broken blinds or windows, holes in exterior walls, peeling paint, broken stucco, et cetera. All property, including any improvement thereon, or rear yard landscaping, shall at all times be kept in a clean, safe, and attractive condition.
- 3.1.2. RUBBISH AND DEBRIS: Any accumulation of rubbish or debris on any lot or landscaping shall be promptly removed by the Lot Owner, regardless as to the source of the rubbish or debris.
- 3.1.3. OIL/GREASE STAINS: Oil and/or grease stains on any lot shall be promptly removed by the Lot Owner.
- 3.1.4. EXTERIOR PAINTING: No change or alteration to the original colors of any exterior portion of a property shall be made unless approved in advance by the Architectural Review Committee (ARC).
- 3.1.5. ARCHITECTURAL CHANGES: Architectural changes, including but not limited to solar panels, backyard landscape, exterior paint and installment of satellite dish, must be approved in advance by the ARC. Refer to Section 8 of the CC&R's.
- 3.1.6. SIDE GATES: Side gates are to be kept closed at all times unless the gate is in use for the entrance or exiting of the backyard. If items are being stored in the rear yard, ***please ensure an appropriate mesh gate screen has been installed on the side gate.*** If the mesh screening matches the color of the gate, no ARC application is required. If changing the appearance of the gate in any other way, an ARC application is required and written approval must be obtained before installation.

3.1.7. UNSIGHTLY ITEMS: All items visible from the common areas are to be properly stored from view. All water hoses stored on the front or side of the home must be neatly coiled or stored in an appropriate container specifically designed for the storage of water hoses while not in use. All satellite dish wires should, to the extent possible, match the color of the home. All PVC pipes on the exterior of the home are to be neatly covered with appropriate PVC covers that can be purchased at local hardware store or plant supplier. These covers need to be maintained in good condition. Covering PVC pipes with towels, rags, foil, paper or other inappropriate material is not permitted.

3.1.8. WALL MAINTENANCE: Shared boundary walls are to be maintained and repaired by the adjoining homeowners who share the wall. All irrigation in the rear yards must be kept properly maintained. All walls are to be sealed and irrigation/planters need to be moved away from the wall to avoid damage to the shared walls. Any modification to these walls requires approval from the Architectural Committee prior to work being done. If any damages occur to either your perimeter wall or the shared wall between you and your neighbor, please have a licensed contractor determine the cause of the wall damage. Once the cause is determined, please contact the Association (for the perimeter wall) or your neighbor (for a shared wall) to address the finished look to the exterior of the wall by matching the block or colors.

3.1.9. WINDOW COVERINGS: Acceptable window coverings are vertical blinds, mini-blinds, draperies, curtains, and shutters. Also deemed as acceptable window coverings are solar screens. Prior to the installation of any solar screens, each Owner shall submit the color selection for review and approval by the Architectural Committee. Aluminum foil, newspaper, sheets, cardboard, reflective tint paint, etc, are not permitted. Window tinting must be approved by the Architectural Review Committee and kept in good condition. Garage door window coverings need to be approved by the Architectural Review Committee.

3.2.0 EXTERIOR DECORATIONS/POTTED PLANTS: Front yard decorations ie: statues may not exceed two feet in height (24”), each unit is limited to three (3) items per yard. Flower pots must match architectural style of unit and may not be mismatched. Only patio style furniture may be placed on the porch.

4. VEHICLES – See attached policy.

5. PUBLIC DISTURBANCES AND NUISANCES

5.1.1. EXCESSIVE NOISE: No activity or behavior that generates excessive noises shall be permitted to emanate from any lot or any common area as to be a disturbance to other Lot Owners. Quiet hours are from 10:00 p.m. to 7:00 a.m.

5.1.2. CONSTRUCTION WORK: Construction hours are Monday through Friday from 7 a.m. to 6 p.m. and Saturday's from 8:00 a.m. to 4:00 p.m. No construction work is permitted on Sunday's.

- 5.1.3. TRASH CONTAINERS: Trash containers shall not be left within public view, except after dusk on the day before trash collection until dusk on the day of trash collection. Out of view from street is defined as stored in garage, in backyard or behind **gate** if “**mesh screening**” is placed on gate, as not to be visible from street.
- 5.1.4. SPORTS/RECREATIONAL EQUIPMENT: All sports and recreational equipment, including but not limited to basketball hoops, hockey nets, bicycles and similar items, shall be removed from public view when not in use. Equipment may not be attached to any part of the Residence, accessory building or structure. Reasonable steps shall be taken to ensure that residents of neighboring lots are not disturbed when the sporting equipment is in use. Do not strike any adjoining structures or damage adjoining landscape and observe reasonable hours of use. The base of mobile basketball equipment must be weighted in the manner specified by the manufacturer. External weighting by use of sandbags (or other means) is not permitted. No items shall be stored or placed in a Fire Lane at any time.
- 5.1.5. GARAGE DOORS: Garage doors may be open when used for ingress/egress. Garage doors shall not be left open to cause a nuisance, noise or unsightliness. Garage doors may not remain open when unattended for more than 30 minutes.
- 5.1.6. HOLIDAY DECORATION AND LIGHTING: Holiday decorations and lighting may be placed on lots no more than 30 days prior to the relevant holiday and must be removed not later than 30 days after the relevant holiday.
- 5.1.7. SIGNS: One standard “For Sale, Lease or Rent” sign is permitted on the lot of any Lot Owner. Signs indicating the presence of an alarm system or service are permitted on the lot of any Lot Owner. In accordance with NRS 116.325 political signs are allowed. Seasonal Sports banners and flags are permitted but must remain in good repair and must be removed at the end of the event or season. Any other sign of commercial intent posted in any location within the community is prohibited unless approved by the ARC. No property shall exceed two signs at any given time. All signs shall not exceed 18” x 24”.
- 5.1.8. ALCOHOLIC BEVERAGES: No alcoholic beverages may be brought to and/or consumed in or on any Association common areas including the pool area.
- 5.1.9. BARBEQUES: Barbeques are not permitted to be stored in common view. Barbecues may be stored behind the gate in the backyard, but, not in the front yard, or, within the garage (as this poses a fire hazard). The operation of barbecues is prohibited in the front yard or on the pavers.
- 5.1.10. COMMON AREAS/STREETS – Nothing is to be placed in common area including the streets that has not been authorized to be placed in those areas. This includes the placement of traffic control signs.
- 5.2. YARD SALES: Individual yard sales are not permitted anywhere within the community. The community will hold one – two per year in April & October.

6. ANIMALS

- 6.1.1. ANIMALS: No livestock, reptiles, insects, poultry or other animals of any kind shall be kept in any lot except "usual and ordinary" domestic dogs, cats, fish, or birds (inside bird cages). They are not to be kept, bred or raised for commercial purposes. At any one time, not more than two pets shall be kept on any lot.
- 6.1.2. CONTROL OF ANIMALS: All pets, when not in enclosed home or rear yard, must be leashed at all times.
- 6.1.3. ANIMAL NOISE: Lot owners shall ensure that animals on their lot or under their authority or control do not create excessive noise so as to be a disturbance to other Lot Owners.
- 6.1.4. ANIMAL EXCREMENT: Lot Owners shall ensure that animal excrement on their lot, or excrement from any animal under his or her authority or control in any common area, shall be cleaned up and properly disposed of immediately so as not to create any odor or nuisance which may be a disturbance to any other Lot Owner. No Lot Owner shall permit any animal under his or her authority or control to defecate or urinate upon common area or the lot of any other Lot Owner without cleaning up after it.

7. POOL

- 7.1.1. There Is No Life Guard on Duty: Owners and their Guests swim at their own risk.
- 7.1.2. All state and local laws and rules pertaining to the use and operation of swimming pools will be strictly enforced (by fines if necessary). The Board of Directors can deny the use of the pool areas to anyone at any time for the purpose of enforcing the rules regarding the use of these facilities.
- 7.1.3. The pool area 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.
- 7.1.4. Hours that the pool area may be used are:
Spring/Summer Hours: 7 AM to 10 PM. Summer is April 1st to November 30th.
Fall/Winter Hours: 7AM to 7 PM. December 1st to March 30th.
Restrooms Hours: 5 AM to 11 PM
- 7.1.5. All Guests must be accompanied by a Resident at all times.
- 7.1.6. Use of the pool area is restricted to Residents and up to four (4) guests. Residents shall be responsible for the conduct of their guest(s).
- 7.1.7. An adult must accompany all pool users under the age of 14.
- 7.1.8. Entrance to the pool area is through the gates only. Gates are to remain closed and locked at all times unless entering or exiting. DO NOT prop the pool gates open. This may result in a

Health District violation and the Homeowner will be subject to pay the Health District fine.

7.1.9. The swimming facilities require the use of swim diapers on infants and toddlers and/or adults that may require them. Swim diapers prevent bathroom "accidents" in the pool and significantly decrease the spread of fecal bacterial contamination. Swim diapers prevent waste from spreading bacteria like E. coli. Such infection-causing bacteria can be dangerous and potentially lethal to individuals in and around the pool facility. If it is found that any resident or guest of a resident disregards this requirement, the unit owner shall be solely responsible for all costs involved with sanitizing the facility.

All swimmers must wear appropriate swim diapers garments to prevent any incidents causing the water to become contaminated because of human waste being discharged into the pool. The unit Owner whose family member or guest was responsible for the incident shall be responsible for the cost of re-sanitizing the pool.

7.1.10. No person is permitted in the pool without proper bathing attire. No cutoffs, street clothes or underwear will be allowed in the pool. Topless sunbathing is not allowed.

7.1.11. In order to economically maintain the filter system, hairpins should be removed and showers are recommended to remove body oils before entering the pool.

7.1.12. Residents are responsible for placing all trash generated by themselves and their guests in the containers provided. No glass is permitted in pool area.

7.1.13. Smoking, vaping and use of alcohol is PROHIBITED in the pool area.

7.1.14. No Pets - Pets are not allowed in the pool area, unless it is a registered service animal.

Adopted:



President



Secretary



Treasurer