

CCR'S Parking

Section 11.19 Parking and Vehicular Restrictions.

(a) No Person shall park, store, or keep, anywhere within the Community, any inoperable or similar vehicle, or any large commercial-type vehicle (including, but not limited to, any dump truck, cement mixer truck, oil or gas truck, or delivery truck); any recreational vehicle (including, but not limited to, any camper unit, house car or motor home); any bus, trailer, trailer coach, camp trailer, boat, aircraft or mobile home; or any inoperable vehicle or any other similar vehicle; provided that:

(i) A pickup truck or van up to and including one (1) ton, when used for daily transportation (and occasional incidental personal hauling of items) of the Owner or Residents or Family respectively thereof, may be kept or parked entirely within a driveway (so as not to extend beyond the driveway) or an enclosed garage; and

(ii) "RV" is hereby defined as a recreational vehicle, boat, camper, motor home, or other similar vehicle or item specifically designed or intended for recreational use and not for normal everyday transportation. An RV shall not be permitted to be kept in the Community unless the RV is and must be: (A) parked wholly within an enclosed garage as originally constructed by the Declarant (or wholly within an enclosed garage as may be specifically approved from time to time by the ARC in its discretion subject to Board approval); or (B) (subject to certain minimum Lot size, configuration, and space requirements) parked in a rear yard or side yard, behind a screened RV fence or gate or structure as originally constructed by Declarant or as may be specifically approved from time to time by the ARC in its discretion subject to Board approval; and further subject to Rules which may be established from time to time by the ARC or Board. No RV shall be permitted to be parked in a driveway or street (except reasonably for temporary and short loading or unloading periods).

(b) No parking of any vehicle shall be permitted along any curb or otherwise on any street within the Community, for any uninterrupted period longer than seventy-two (72) hours, subject to such further rules and regulations as may be established from time to time by the Board; subject to the foregoing, street parking is to be utilized only after the full capacity of the driveway (without extending beyond the driveway) has been achieved.

(c) Without limiting the foregoing, or any other provision herein, no Owner or any other person may park or keep any motor vehicle, boat, trailer, or similar item on any landscaping (including, but not necessarily limited to desert landscaping on a Lot adjacent to a roll-up curb) in view of a street, without the specific prior written approval of the ARC in its sole discretion.

(d) No Person shall park, store, or keep anywhere within the Community any vehicle or vehicular equipment, mobile or otherwise, which is deemed by the Board to be a nuisance. Garages shall normally be kept closed at all times, except as reasonably required for ingress to and egress from the interior thereof.

(e) No Person shall conduct repair or restoration of any motor vehicle, boat, trailer, aircraft, or other vehicle upon any portion of the Community or on any street within or abutting the Community; provided that repair and/or restoration of one (1) such item only shall be permitted within an Owner's garage so long as the garage door remains closed; provided further that such activity may be prohibited entirely by the Board if the Board determines in its reasonable discretion that such activity constitutes a nuisance. Vehicles owned, operated, or within the control of any Owner or of a resident of such Owner's Dwelling shall be parked in the

garage of such Dwelling to the extent of the space available therein. All garages shall be kept neat and free of stored materials so as to permit the parking of at least one (1) standard-sized American sedan automobile therein at all times. Garage doors shall not remain open for prolonged periods of time, and must be closed when not reasonably required for immediate ingress and egress. The Association, through the Board, is hereby empowered to establish and enforce any additional parking limitations, rules, and/or regulations (collectively, "parking regulations") that it may deem necessary, including, but not limited to, the levying of fines for violation of parking regulations, and/or removal of any violating vehicle at the expense of the owner of such vehicle.

(f) The Board shall have the power, but not the obligation, from time to time to establish rules and regulations further governing parking and/or vehicle restrictions.

(g) Notwithstanding the foregoing, these restrictions shall not be interpreted in such a manner as to permit any activity that would be prohibited by applicable law or Ordinance (or to prohibit any activity that is mandatorily required by applicable law or Ordinance); including, but not necessarily limited to, statutorily permitted parking related to the following (subject to definitions and requirements set forth in NRS 116.350): (i) law enforcement vehicles; (ii) emergency services vehicles; and/or (iii) utility services vehicles; provided that, with regard to such vehicles, any person parking or seeking to park any such vehicle must first provide written confirmation from his or her employer that such person is qualified to park such vehicle in Association areas in accordance with applicable law; and provided further that such vehicle parking reasonably does not comprise a safety hazard (as, for example, to neighbors backing in or out of their respective driveways). Notwithstanding the foregoing (absent irreconcilable conflict with applicable law) such vehicles shall not be entitled to park in private parking areas owned and/or controlled by Declarant related to Declarant's sales offices, management offices, and/or models, inasmuch as such private parking areas (if any) of Declarant are owned and/or controlled by Declarant and are not Common Elements and not Association areas.

(h) These vehicle and parking rules may be enforced on any Private Street or other Common Element within the Community. Notwithstanding any of the foregoing, the Association shall not have jurisdiction over, and these restrictions shall not be enforced on, any public road, street, or other thoroughfare, the right-of-way of which is accepted by the State of Nevada or a local government for dedication for public use.

Section 11.21 Vehicle Washing. Washing of vehicles from time to time shall or may be prohibited in the Community, in accordance with applicable Ordinances, and/or drought/water conservation measures of the City or other authority with jurisdiction.