

SIERRA VISTA  
RANCHOS  
HOMEOWNERS  
ASSOCIATION

*RULES & REGULATIONS REVISED AND  
ADOPTED*

August 2021

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## SIERRA VISTA RANCHOS ASSOCIATION RULES & REGULATIONS

Sierra Vista Ranchos (SVR) is a unique community of diverse homes...no two homes or lots are the same. SVR is a true oasis in the desert, situated on land once farmed by Mr. Tomiyasu, a lettuce farmer who you can read all about when you stroll through nearby Sunset Park. SVR treasures our old growth trees, privacy, rustic beauty of the stables and lush beautiful surrounds with views to the mountains. We are pleased to welcome you to our community and are confident you will enjoy living here. We look forward to meeting you at our next community event at the barn or a board meeting.

Ownership in SVR does come with some obligations. As a new owner, we want to help you. The Property Manager and the Board Members are excellent resources and are happy to guide residents through the Rules, Regulations and Declaration of Covenants, Conditions Restrictions as well as related policies and procedures of Sierra Vista Ranchos Homeowners Association (together the "**Rules**"). We encourage you to familiarize yourself with the Rules generally; however, it is essential to do so before making any improvements or alterations to your home or property.

Residents report greater satisfaction with the process when they engage with management prior to making changes. We value residents improving their properties, but since no two lots are alike, your property may have different considerations than another. We strongly recommend discussing plans with management to ensure a smooth process. We are a resource to help with improving your property.

If you have questions, let us help - we prefer guiding you through the process, rather than sending notices and violations when a complaint or rule violation arises. That said, if you do receive a courtesy notice or violation letter, it is not the end of the world – simply discuss your unique circumstances with management. The Board and management will work with you on the best way forward having regard to the specific circumstances and the needs of the community.

Please review and observe all of the Rules – when you purchased your home in SVR you agreed to adhere to them as our community contract. Your volunteer board appreciates your cooperation in looking after the best interests of the community your cooperation is important in maintaining harmony, market value and overall enhancing the quality of life at Sierra Vista Ranchos.

Be advised that this manual supersedes any previous printing of any other homeowner and resident manuals. The Board of Directors will be periodically updating the manual and the updated pages will be issued accordingly.

Sierra Vista Ranchos Association Board of Directors

### **ANIMALS/PETS RESTRICTIONS**

Domestic animals may be kept as household pets. No animal shall be kept, bred or raised within Sierra Vista Ranchos by any person for commercial purposes or in unreasonable quantities or in unsanitary conditions, if it constitutes a nuisance in the judgment of the Board. All animals shall be kept on a leash when not within an enclosed area of a lot. Each owner of a pet shall be responsible for the removal of any waste. Owners must control their pets. Owners must not allow their pets to disturb other residents with their barking or to trespass onto another Owner's property. No horses are permitted to be kept on the individual lots for any period of time. If you would like to know more about the horse stalls that are rented for a fee through the association please contact management.

### **BARN USE/PARTIES**

The barn is available for private parties for residents. Contact the Community Manager for reservations and appropriate forms. Please note the use of the barn is subject to the Board's discretion. For additional barn rules please refer to the separate barn rule document which can also be provided by the Community Manager.

### **BICYCLES/PLAYGROUND TOYS/ BASKETBALL HOOPS**

Bicycles, scooters, hover boards and other equipment are not to be parked or used in any manner endangering the safety of pedestrians/drivers. Any use of mobile play equipment should be ridden in the direction of traffic. No play equipment is to be left in the street when not in use. Mobile play equipment is not to be ridden on any resident's property without the express approval of that resident. Bicycles and other play equipment are not to be left at the barn or in common areas overnight unless prior written approval from the Board or Management has been provided.

Basketball hoops are not allowed in the streets. They are to be placed within the resident's interior lot.

### **BURNING**

The external burning of any paper, weeds, leaves, junk, or garbage of any kind on homeowner property or in common area is strictly forbidden.

### **BUSINESS OUT OF HOME**

Sierra Vista Ranchos is zoned residential and per Article VIII- Section 8.3 of the Declaration, no part of the properties shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business including real estate sales office, commercial, manufacturing, mercantile, storing, vending or any other non-residential use. The provisions of Section 8.3 shall not preclude a professional or administrative occupation provided that there is no nuisance, or significant traffic.

### **COMMON AREAS/ENTRANCE GATES/ PERIMETER WALLS**

Common areas must be respected and cared for by all, since each owner owns a part thereof. No signs are to be put on the common areas unless approved by the Board. No alterations, additions, or changes of any kind may be made to the common area without the prior permission of the Board. The entrance gates are not to be played on by residents or guests. Any damage to the common areas will be charged back to the appropriate owner after a hearing is held.

No owner, resident or any of their guests should be climbing on the gates of walls that are part of the common area that surround the community. The bridle path walls and fencing is the responsibility of the association to maintain. Please report any damage to the Board or Management in order to have repairs done in a timely fashion.

Please note that perimeter walls around the community are responsibility of the individual homeowner to repair and maintain. Because of the age of some of the perimeter walls, it is pertinent that all walls are checked regularly for damages and stability and repairs made as soon as possible.

### **CONTRACTOR WORK**

No service personnel, construction work, landscaping personnel, etc., will be allowed on Sundays or on Federal Holidays. This does not include the "contractors" that maintain the horses for the various owners that board in the community facilities.

The only exception would be in the case of an emergency, such as plumbing, heating/AC, etc. In the event of a

service emergency, please contact the Guard at the front gate or the Community Manager for clearance of the service provider.

### **CONTRACTOR RULES**

Homeowners/Residents must provide a copy of these contractor rules to their contractor prior to work commencing:

- All contractors must provide insurance and licensing information. All workers must be able to communicate a destination and be responsive in English to questions posed by the guards.
- Contractors must be listed on the resident's work access list.
- Working Hours are **7:00 A.M. to 7:00 P.M.** Monday through Friday and **7:00 A.M. to 5:00 P.M.** on Saturdays. No construction is allowed on Sunday or Federal Holidays. Any work that creates **excessive noise** shall take place **ONLY** between the hours of **9:00 A.M. and 3:30 P.M.** on the day so designated.
- Streets are to be kept free of any mud, rock, dirt or other debris. If at the end of the project the streets are deemed to be dirty resulting from the Contractor's work, they are to be cleaned by a company of Sierra Vista's choice at Contractor's/ Homeowner's expense.
- Areas adjacent to the home being worked on must be kept clean and not used to stage materials. Dust control must be maintained by Clark County standards.
- All trash and debris must be removed daily. Construction drop boxes are to be kept on the lot, not on the street. Any area that is deemed to be dangerous, such as a large hole, is to be cordoned off with caution tape and light reflectors identifying danger to others.
- No alcoholic beverages, intoxicants, drugs or other controlled substances are permitted to be brought onto Association property or used by workers.
- Workers are not allowed to bring children or pets onsite and will be denied entry if they have a child or animal with them. Workers are also prohibited from creating nuisance noise unrelated to the construction work and are prohibited from eating meals or taking breaks in the common areas or other owner's lot.
- Contractors are not allowed to park on vacant lots.
- Building permits do not constitute association approval nor does Association approval constitute approval by the City or County or waiver of any applicable statutes. These are two separate procedures and residents must comply with both.
- No signs are permitted to be displayed per the CC&R's of the association. Contractors are prohibited from distributing advertising material.
- Contractors may not solicit additional work while on property.
- The speed limit inside Sierra Vista is 15 MPH. If it is determined that you are speeding future entry into the community will be denied.

### **GUEST LISTS**

Guest lists must be provided to the guard house by each owner and include anyone who is to be allowed entrance such as landscapers, housekeepers, babysitters, family members, etc. as well as a list of those who are not allowed access to a given residence. Owners are responsible for the actions of their guests, children and/or tenants. Damages and/or fines incurred by them will be charged to the Owner.

### **HOLIDAY LIGHTING/DECORATION**

Holiday lights and/or decorations are permitted for the various holidays that people may celebrate throughout the course of the year. Holiday lights/decorations should not be installed more than 4 weeks prior to a holiday and must be removed within 4 weeks of the holiday's end.

### **ILLEGAL FIREWORKS**

Use of illegal fireworks within the association or on association property is prohibited and carries a fine in the amount of \$1,000 per occurrence as it is considered a health, safety and welfare violation. The fine will accompany the cost of repairing any damage that may have been caused by the use of such fireworks.

## **LANDSCAPING**

Landscaping must be done in accordance with these rules, the CC&Rs and any other government entity that restricts landscaping in the state of Nevada. All owners must keep their lots in good repair and clear of all debris. Plants, grass and trees must be trimmed and maintained in good health and free of weeds, even if the house is unoccupied. No bare dirt is allowed, all areas are to have some type of coverage. Any changes to the existing landscaping that is contrary to the rules and/or is not just refreshing of existing or replacement of like for like will require Board approval before commencement of any work. Major landscape construction must include a fully completed ARC packet along with plans and the required deposit. All lawns adjacent to the street must be edged to prevent grass from growing into the street and destroying the pavement. Please ensure sprinklers are not spraying into the streets or into neighboring yards. The community is not built with proper drainage and any water spraying into the street may cause standing water issues to which owners can be held responsible for remedying.

**Landscape Design Concepts:** The front area of each lot should complement the residence itself, as well the street, blending plants and architecture so that the plants and building seem to be one. Ground cover or mulch must be used to help reduce erosion and retain moisture. The use of annual color is encouraged as an accent to the landscape.

**Artificial Turf:** The use of artificial turf in any area visible from the street is limited to a maximum of 500 square feet and requires prior architectural approval. There will be requirements on the type and quality of the artificial turf as well during the architectural change process. Artificial shrubs, bushes, and trees are strictly prohibited.

## **LAWN ORNAMENTATION**

Architectural approval is required before the installation of any landscape accessory feature that is visible from the street. The determinations may be based on quantity, color, materials, locations, size, height, style and other subjective factors. Materials and colors should complement the home, landscaping and the overall neighborhood. Owners are required to submit plans for their landscape accessory feature prior to purchasing and installing the improvement. The Association reserves the right to require the removal of any landscape accessory feature determined by the Board/ARC in its reasonable discretion to be inconsistent with the overall architectural theme of the Community if the accessory item was not approved. Landscape accessory features must be maintained in an acceptable condition at all times.

## **LEASING RESTRICTIONS**

All Owners are to provide the association a copy of the actual executed lease, which must include language acknowledging Lessee has received and agrees to be bound by the Association's governing documents, prior to occupancy. In accordance with Section 8.1 of the CC&Rs, leases are permitted to a single family entity only and any leasing of casitas or additional "guest houses" is strictly prohibited. All leases must be a minimum of 12 months, and when submitted to the Management Company, must be accompanied by a letter showing the Lessee has received a copy of the governing documents of the community. In addition, Owners will be responsible for the actions or inactions of any tenant or visitor in regard to violations of the rules and/or the CC&Rs, and may be subject to fines.

## **MOTOR VEHICLES**

- Driving in excess of 15 MPH is prohibited.
- Reckless driving is prohibited.
- Stop signs in the Community are posted for safety purposes and must be strictly observed.
- All off road vehicles, including ATV's and ATC's are strictly forbidden to be ridden anywhere in Sierra Vista Ranchos, including the bridle path areas. (see Clark County Ordinance, Chapter 14.58020)
- No loud or faulty mufflers or other loud noises emanating from a vehicle will be tolerated.
- If a vehicle(s) is being stored on an Owner's property, it is within view of common area and a cover is being used for the vehicle, the cover must remain in good condition with no rips or tears. No tarps will be allowed to be used as a vehicle cover at any time.

## **NOISE AND DISTURBANCES**

All residents are asked to observe a quiet time between the hours of 10:00 P.M. and 7:00 A.M. No loud parties, lawn

mowing, etc. is allowed between these hours. Musical instruments, television, radios, stereos, etc., shall be kept at such a volume level so as not to disturb other residents.

### **OPEN HOUSES**

An open house includes all events held at a house that is listed for sale or is in the process of being listed for sale. Open houses are events that are typically open to buyers and agents.

Fourteen (14) days advance notice of an open house shall be given by the homeowner to Sierra Vista Ranchos Property Manager. Failure to give proper notice will result in denial of all guest admissions on the day of the open house.

Homeowners holding open houses will be billed for the cost of additional security guards. Generally, only one additional guard will be required.

All open house guests shall authorize SVR/guards to photocopy each guest's valid, government issued identification in order to gain admission to community. Failure to provide, or an unwillingness to allow, a photocopy of identification will result in a denial of admission.

Open houses are allowed on any day including Federal Holidays and Sundays. Open Houses are restricted to a maximum of five (5) consecutive hours and will be conducted during daylight hours only.

One (1) sign, no larger than 18" x 24", is permitted on the homeowner's driveway during hours of the open house. No other signage will be allowed on any other property, or within Sierra Vista Ranchos.

### **PARKING**

- No overnight street parking is allowed between 1:00 A.M and 7:00 A.M.
- Parking within 15 feet of a fire hydrant is prohibited.
- No unlicensed or expired license vehicle can be parked within the community. They are also subject to tow at vehicles owner's expense.
- No vehicle shall be parked in such a manner as to impede or prevent ready access to another Owner's property without that Owner's authorization.
- No vehicles that leak fluid shall be parked in the street. Violators will be subject to a fine and the cost of cleaning the street.
- No vehicle of any kind may be parked on the common grounds unless owned by a current resident and properly registered and prior approval is obtained from the Board. Registration on vehicles must be current in order to park in the community.
- Vehicles of any kind are not allowed to be parked on any unpaved surface at any time.
- Violations of any of the above listed rules can result in fines and/or towing at the owner's expense.

### **PARTIES/EVENTS/GATHERINGS**

A resident that will be entertaining a gathering that will include more than six (6) vehicles in attendance must report such gathering to the Management Company in order to ensure that there are not multiple events being planned at the same time to prevent gate access issues for both residents and guests. If a gathering is to have 19 or more vehicles are expected an extra guard is required for the event to facilitate entry into the neighborhood to party guests and residents alike. The cost of the extra guard gate is based on the current contractual pricing for a minimum of four (4) hours and is billed to the owner hosting the party. It is imperative that the Community Manager is notified at least fourteen (14) days prior to the date of the event so that the additional guard can be scheduled.

In an effort to accommodate both resident and party guests, the Board of Directors has adopted the following policy:

- Guest lists for all parties must be provided to the guards two (2) days prior to event. Any update to the list must be given to the guard the day of the party.
- A parking plan MUST be submitted seven (7) days prior to the event outlining where all the vehicles will be parked during the event.
- Homeowners expecting in excess of nineteen (19) vehicles must notify the Property Manager of the date of the party or event at least fourteen (14) days prior to the scheduled party. Vehicles also include any catering, entertainers, or any other attendee and not just the guest's vehicles.
- If a guest is not listed on the guest list, and the guard is unable to directly contact the host, the guest will be denied access.
- If a party or event has not been properly registered. Guests will be turned away. No walking in will be allowed.

- Residents must remind guests they are required to adhere to the rules of the community and also the speed limits as they are entering and exiting the community.
- The phone number for the person hosting the event must be provided to the guard in order for quick responses and accessibility to limit any congestion at the gates.

### **PATIOS/COURTYARDS/YARDS**

No weeds, rubbish, debris, objects or material of any kind shall be placed or permitted to accumulate upon any lot, which would render such portion a hazard, unsanitary, unsightly, offensive or detrimental to the community.

### **PLAYGROUND USE & HOURS**

The playground equipment in the equestrian area is for the use of any age appropriate people. Please take care when using the play equipment and report any issues that you may find to the Management Company immediately. Please do not climb on the top of the equipment for any reason. All residents and guests use the equipment at their own risk. When in the equestrian area, please do not play with the barn, stalls, turnouts, or any other equipment or feed that may be present. Those items are owned by individuals and are not for the use of residents and guests.

Playground use hours are from 7:30 A.M. to dusk due to the limited amount of lighting in the area of the playground equipment. All noise should be kept to a minimum at all times when using the playground so as to not disturb the neighbors and/or the horses in the surrounding areas.

### **RECREATIONAL VEHICLES AT THE EQUESTRIAN AREA**

Horse owners that have horses stabled at the barn will have a priority for the use of the recreational parking spaces for a horse trailer. If additional spaces are available they may be requested for properly licensed and insured RV's, trailers and boats by contacting the Community Manager. Spaces will be assigned on a first come first serve basis. In the event a new owner needs a space for their horse trailer, the last registered RV, trailer or boat will need to vacate the parking space allotted to them until such time an additional space may be available. Any RV's, trailers or boats that are authorized to park in the equestrian area must be licensed and owned by the resident. Overnight parking in the equestrian area is prohibited without expressed written consent from the Board and/or Community Manager. Parking in the equestrian area is done at your own risk as the association is not responsible for damage or theft.

### **RECREATIONAL VEHICLES**

Recreational vehicles, including boats, RV's, travel trailers, campers, jet skis and race/stock cars must not be stored or parked on the private streets for any amount of time or for any reason. You must also keep your recreational vehicles stored out of common area view at least behind an enclosed and screened fence. Recreational vehicles may also not be stored on landscaping in accordance with Clark County Code requirements and must be driven and parked on a paved surface.

### **RENOVATIONS/REMODELS**

Any renovations, major landscaping changes or exterior remodeling requires prior approval to begin work. The submission forms are available through the Management Company. Board and Management are happy to assist with any submission questions as needed.

### **SATELLITE DISHES-ANTENNAS**

Satellite dishes and/or antennas that are less than 39 inches in diameter are allowed to be installed without prior authorization of the association provided that the dish or antenna is placed out of common area view to the best of the installer's ability. If there is reason as to why the dish cannot be installed out of common area view the installer must provide a document to be submitted to the Management Company indicating why the location of the dish or antenna is mandatory in that location. Satellite dishes or antennas that are larger than 39 inches in diameter must have an ARC application submitted and approved prior to installation. Also, each home is restricted to a single satellite dish and/or antenna unless prior authorization through the ARC process is obtained.

### **SHEDS/STRUCTURES**

Temporary or non-permanent structures such as sheds, canopies, built in BBQ areas, play structures, waterfalls, etc. are not allowed to be erected without prior written approval through the ARC process. No structures of this sort can be erected or placed within the setback requirements as noted in the CC&Rs so please verify your setbacks prior to



submittal of any ARC application.

### **SIGNS/GARAGE SALES**

No signs, billboards or advertising of any kind is permitted except those signs placed by individual homeowners indicating their property is for sale or rent. Such signs shall be no larger than 18" x 24". One small and discreet alarm warning sign will be allowed per yard. **NO OPEN HOUSES ARE ALLOWED WITHOUT PRIOR APPROVAL.** Garage sales, yard sales, estate sales or similar sales of personal property on a lot are prohibited.

Signs being displayed for political support or opposition or ballot questions are restricted in accordance with NRS116 as follows:

- All political signs exhibited must not be larger than 24 inches by 36 inches.
- If the unit is occupied by a tenant, the unit's owner may not exhibit any political sign unless the tenant consents, in writing, to the exhibition of the political sign.
- All political signs exhibited are subject to any applicable provisions of law governing the posting of political signs.
- A unit's owner or an occupant of a unit may exhibit as many political signs as desired, but may not exhibit more than one political sign for each candidate, political party or ballot question.
- All signs must be removed within seven (7) days of the election date.

### **SOLICITATION**

No solicitation of any kind is allowed in Sierra Vista Ranchos without prior approval of the Board.

### **SPEED LIMIT**

The speed limit within the grounds of Sierra Vista Ranchos is 15 MPH. Please comply with this limit to ensure the safety of children and your neighbors. Also, ensure your guests, vendors, delivery drivers, etc. are made aware of the speed limit and other community rules while they are on the property. Violators may be called to a hearing and fined.

### **TRASH**

Trash collection is set by Republic Services for the Sierra Vista Ranchos community. Recycling containers, trash cans, newspapers, boxes, landscaping material, etc. are to be put out for pickup after 4:00 P.M. the day before and removed from common area view within 12 hours of trash pick up. No trash or containers shall be placed in the front of homes at any other times. All residents are responsible for any of their trash that scatters for any reason. All trash and landscaping material must be in enclosed containers. Residents are responsible for any and all trash created by their contractors. Trash rubbish, garbage and other waste shall be kept only in approved trash containers to rear of residence and/or behind screened gates so they are not visible from common area view.

### **COMPLAINTS**

All complaints against a homeowner, tenant or guest must be filed in writing with the Management Company and must be appropriately signed and dated. Upon hearing of all the available evidence, the Board will conclude:

- a. No violation exists (or)
- b. A violation exists and may require any or all of the following penalties:
  - i. The Owner to correct the violation within a specific time period
  - ii. Any damage involved be repaired at the Owner's expense
  - iii. The Owner be assessed and pay a fine to be determined at the Board's discretion.

The Board's final decision will not be made available to the complaining party as it is against the regulations that govern associations to discuss Owner business.