

## Vehicles, Parking & Garages

1. Residents shall not park, store, or operate within the properties any vehicle which is deemed by the Board to unreasonably disrupt the peaceful and quiet enjoyment of other residents.
2. All residents MUST register each of their vehicles, and guest vehicles, with the parking enforcement company designated by the Board. If resident is a tenant, a valid and current lease agreement shall also be required in order to complete the registration process.
3. Street parking is permitted provided that owner, resident, guest is parking in front of their own home or home they are visiting.
4. Garage doors must be fully closed except for reasonable periods during the removal or entry of vehicles or other items.
5. If Three (3) or more vehicles: One (1) must be parked in garage and one (1) must be parked in front of home. Any others that do not fit in the two-car garage or directly in front of home/garage must be parked on Tee Pee.
6. Vehicles MUST be parked with flow of traffic if parked on street.
7. Any residents with a vehicle approved for street parking must park in the street either in front of their own garage or in front of their own home. Parking which blocks or inhibits access to another resident's garage is strictly prohibited; vehicles will be subject to immediate tow at the owner's expense. Each resident is allotted the use of space in front of their garage and unit for resident and guest parking. Parking in front of another resident's home is prohibited. Any such vehicle will be subject to towing at the owner's expense after 48 hours.
8. Driveway parking is allowed only where residents have a full-length driveway and are able to park entirely in the driveway (not hanging into the street) when perpendicular to the road. Parallel parking in the driveway is not permitted.
9. Open parking spaces and marked curbs throughout the community are designed for short term visitor parking ONLY. In the event that a resident does not have sufficient space of their vehicles in their garage (2 vehicles), driveway (if applicable), and/or in front of the home with approved street parking as described above, must park outside the community on Tee Pee.
10. Resident vehicles are NOT permitted in Guest or Visitor parking. Guest parking is for guests ONLY. Any resident vehicle parked in guest parking is subject to tow at the owner's expense.
11. Any guest vehicles parked within the community are limited to no more than 48 hours and are required to be parked first in the parking stall in front of the home then in the designated guest parking stalls/ marked curbs throughout the community.
12. No parking is permitted which would restrict ingress or egress from the community or any street within the community.
13. Parking on landscaped portions of the unit is prohibited.
14. Commercial vehicles with signage must park in garage or outside the community on Tee Pee.
15. No commercial vehicles of any type may be visible in the community except those utilities allowed by Nevada State Statues.
16. Recreational vehicles may be parked in the community for up to 48 hours for the purpose of loading or unloading the vehicle with prior written approval of the Board of Directors please notify management of dates and time. Any parking which blocks another residence is prohibited.
17. Recreational vehicles which exceed twenty-two feet in length and/or exceed eight feet in height (including motorhomes, travel trailers, campers, vans, and boats), passenger vans/buses designed for more than 10 occupants, vehicles with more than two (2) axils, trailers, and aircraft are prohibited within the community.
18. No major repairs of any vehicles shall be undertaken anywhere visible on the property. Vehicles that are leaking oil will be towed immediately.
19. Unlicensed or inoperable vehicles or any kind are not permitted to be visible anywhere on the property.
20. Unlicensed motorized vehicles of any type-including off-road vehicles and gas-powered motorized scooters are prohibited from being operated on the streets within the community.
21. There will be no objectionable noise arising from the revving of car engines, the spinning of tires or any similar noise.
22. Residents, guests, and all visitors must observe the 15 miles per hour speed limit in the community.
23. The entirety of this policy is applicable to all owners, residents, tenants, and guests/invitees, and all such shall comply with Nevada State Law, Department of Motor Vehicle Regulations, community rules and policies, and applicable local ordinance within the community. Owners shall be liable for their families, guests, tenants and invitees.
24. The Board has authority to assess fines and tow vehicles in violation of these rules.
25. All requests are handled on a case-by-case basis and the decision of the Board of Directors is final.
26. Utility vehicles contracts may be requested by the board for review and approval