

## Skyridge Homeowners Association

### Rules & Regulations

#### **Preamble**

The Skyridge Homeowners Association ("Association") maintains a good neighbor policy. Living in a community governed by a Homeowners Association requires cooperation and consideration among the residents. The Association encourages property owners to read and abide by the Covenants, Conditions, and Restrictions ("CC&Rs") and other governing documents.

The Association has the duty, responsibility, and authority to adopt and enforce the Rules and Regulations governing the conduct of residents and their guests. These rules and regulations do not supersede the CC&Rs or other governing documents.

#### **Reporting Responsibilities of Owners**

1. Each resident should promptly report to the manager any items or other conditions regarding any common element which appears to require repair.

#### **Landscaping**

1. Owner is responsible for maintaining landscaping and irrigation on his/her own lot in a neat and sanitary condition.
2. Changes to the landscaping must be submitted to and approved by the ARC Committee.
3. Normal maintenance of landscaping or replacement of dead or dying landscaping does not need approval by the ARC provided that there is no significant change in the type of plants, ground cover, or landscape design.
4. Owners shall not change or interfere with the established drainage of their property.

#### **Owner Maintenance**

1. Owner is responsible for maintaining the exterior paint, stucco, trim, doors, windows, and roof in a manner that it up to the standards of the community. All exterior maintenance is the responsibility of the owner of the unit.

#### **Leasing or Renting**

1. The owner is responsible for the actions of their tenant, tenant's family members, and tenants' guests.
2. The owner is responsible for supplying the tenant with a copy of the governing documents of the Association.
3. It is the owner's responsibility to provide a copy of a written lease to the Association within 10 days of a written request from the Board.
4. All leases shall be for a term of not less than 30 consecutive days.

#### **Exterior Lighting**

1. Each homeowner must replace burnt out light bulbs with the appropriate exterior bulbs on all exterior lighting located on porches, garages, and front yard portion of the lot. Appropriate exterior bulbs shall be defined as clear, non-colored bulbs.

#### **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

## **Window Coverings**

1. Window coverings must be of neutral color and normal appearance unless approved by the ARC committee.
2. Aluminum foil or other non-standard material shall not be permitted.
3. Screens on doors and windows and/or security doors and windows bars must have prior written approval of the ARC committee.
4. Window tinting must be approved by the ARC committee and kept in good condition. Reflective window tinting or treatments are prohibited.

### **Satellite Dishes, Receivers & Antennas**

1. No satellite dishes, receivers, or antennas shall be installed on any lot without prior ARC committee approval (including: roofs, walls, porches and landscaping)
2. If an Owner desires to install a dish/ antenna, owner must submit an application to the ARC committee for approval, accompanied by a Neighbor Notification Form for the adjacent Owner.

### **Noise or Disturbances**

1. Owners are required to observe "quiet hours" during the hours of 10:00 p.m. until 7:00 a.m. Loud noises (radios, stereos, musical instruments, party activities, car horns, loud talking, shouting etc.) are not permitted.
2. Excessively loud noises are restricted at all times to a level that is not disturbing to other residents.
3. Peace disturbances are a police matter and the affected resident is responsible for calling the police and registering a complaint.

### **Signs**

1. One (1) "for sale" or "for rent" sign shall be allowed upon any unit, shall not exceed 18 inches by 24 inches, and shall be displayed in a window or front yard. No other signs shall be allowed without approval of the ARC committee.
2. No "for sale" or "for rent" signs are permitted in the common elements. The Association shall have the right to remove any sign places in the Common Elements without notice to the owner.

### **Miscellaneous Items**

1. No exterior fires are allowed with the exception of a BBQ grill. BBQ grills shall be placed in the rear yard.
2. Any and all exterior changes must be submitted and approved by the ARC committee.
3. Holiday decorations may be installed thirty (30) days prior and must be removed within thirty (30) days after the respective holiday.
4. Display of the American flag is permitted; however, location must be approved by the ARC committee.
5. No action or condition may exist that is in violation of any local, county, state, or federal law ordinance.
6. All complaints must be submitted in writing to the Association. An owner submitting a complaint must sign the complaint. Complaints that are not signed or are submitted anonymously will not be acted upon.
7. No Owner/ Resident may disturb or dictate work to any contractor of the Association. Complaints or concerns must be put in writing and forwarded to the Association's management company.
8. Portable sporting equipment including basketball hoops must be stored out of view when not in use.

THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGES, ADDITIONS AND/OR AMENDMENTS BY THE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS.

VIOLATION OF THESE RULES AND REGULATIONS MAY RESULT IN FINES, AND/OR LIENS AGAINST THE OWNER'S UNIT AS PER NRS. 116.31083.

THIS RESOLUTION WAS DULY ADOPTED BY THE ACTION OF THE BOARD OF DIRECTORS AT THE MARCH 17, 2022 BOARD OF DIRECTORS MEETING.