

# STONE CANYON WEST

## RULES & REGULATIONS FOR COMMUNITY LIVING

REVISED December 2019

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# STONE CANYON WEST

## RULES AND REGULATIONS

Stone Canyon West is a planned development, common interest community, organized under Nevada Revised Statutes on 18 December 1992, and incorporated as a non-profit Corporation.

The design of the units located within the Association requires that residents live within close proximity to one another, As such, it is important that each resident act and live in a manner so as to properly respect the rights of every resident.

The Association is Governed by a five (5) member volunteer Board of Directors, A Community Association Management Company, through a contract with the Association, Assists the Board of Directors with the daily Operation of the Association.

These Rules and Regulations have been adopted to serve as general Community guidelines for the Stone Canyon West Homeowners Association (HOA). They were designed and adopted to enhance property value and enjoyment of the community without infringing upon the rights or responsibility of each Owner, Tenant, Guest and Contractor.

These Rules have been established as authorized by the CC&R's. They will be reviewed annually and may be amended by the Board of Directors from time to time. Upon purchase of a Home within this Community, all Owners will receive a copy of the CC&R's, Bylaws and these Rules and Regulations.

It is the responsibility of each owner to furnish a copy of these Rules and Regulations to their tenants and guests.

### **1. GENERAL RESPONSIBILITIES:**

All residents, whether owner or tenant, and their guests and their guests, are responsible for upholding the CC&R's as well as these Rules and Regulations.

All Owners shall remain responsible for actions of their guests and invitees as well as the actions of their tenants, and/or tenants' guests and invitees. Owners are subject to any enforcement action for violations of these Association Governing Documents.

Parents are responsible to supervise their children at all times. Parents are also responsible for any damage, vandalism or theft caused by their children.

Quiet Hours throughout the Community are observed from 10:00 PM to 7:00 AM Sunday through Thursday and from 11:00 PM to 7:00 AM Friday and Saturday. Please be considerate of those living in our community and keep noise levels low as possible.

Littering of the Common Areas or disposing of personal garbage within the Common Areas is prohibited. Violations of this Rule constitute a Health and safety violation and may result in a hearing where fines may be assessed.

No unsightly articles of any kind shall be permitted to remain on any Lot in a residential area so as to be visible from the street or from any other Lot, which includes the patio area. In the event of a dispute between a resident and the Association, the wisdom of the Association shall prevail.

### **2. ANIMALS:**

**BREEDING-** No animals of any kind shall be raised, bred, or kept for any commercial purpose on any Lot. Livestock, poultry, and farm animals are prohibited.

**Concern-** Residents who are disturbed by another Resident's pet are urged to contact their neighbor. If this effort does not resolve the issue, a written complaint should be filed with the Clark County Animal Control Department.

Residents may also file a written complaint with the Association's Management Office about animal Nuisance Concerns (reference Page 8, Nuisance Control)

**Control-** All pets, including cats, must be kept within an enclosed yard or on a leash held by an individual capable of controlling the animal at all times. No Animal Shall be permitted to roam at large anywhere within the Community outside of the enclosed Unit.

**Feeding Wildlife** -Residents and Guests shall refrain from Feeding all species of wildlife, including pigeons.

**Injury or damage** – Owners are responsible and liable for any personal injury or property damage caused by their pets.

**Litter** -Any pet debris deposited on lawn, sidewalks, paths or other Common Areas must be removed immediately by the owner of the animal. Residents are encouraged to carry litter bags when walking their pets. Residents are expected to maintain their yards free of accumulated pet debris and odors.

**Nuisance** – The board can prohibit the keeping of any animal that constitutes, in the reasonable opinion of the Board, a nuisance to Residents. Complaints from at least 3 residents are required before the Board can consider any action against the animal owner.

**Number of Pets** – No household may keep more than three ordinary pets, unless approved by the Board. (CCO 10.08.130)

### **3. CONSTRUCTION/MAINTENANCE HOURS:**

Construction/Maintenance on any Lot is limited to the hours of 7:00 am to 6:00 pm, Monday through Friday, and 8:00am to 6:00 pm on Saturday. No Construction activity is permitted on Sundays or Holidays. Participating Builders are subject to construction hours pursuant to Clark County Code, which is dawn to dusk seven days per week.

### **4. HOLIDAY DECORATIONS:**

**Disturbance** – Residents should make an effort to ensure that lights particularly blinking lights, or very bright lights, do not disturb other Residents. Decorations must be maintained in good repair and are working order.

**Locations** – Holiday decorations may not be placed on any structure, tree or plant in any Common Area.

**Flags**- Only one flag may be displayed on any Lot and must not exceed 3' x 5'. Flagpoles must not exceed 8' in height. NRS 116.320. Flags in the front yards may continue into the evening but a light must be present for safety reasons.

**Time**- Holiday decorations should be displayed no more than thirty (30) days prior to the day of the holiday and removed within thirty (30) days after the holiday.

### **5. Noise Control:**

**Noise Nuisance** – Community Quiet Hours, as specified under Item 1, General Responsibilities, of this document will be strictly adhered to.

Residents are asked to be considerate of surrounding Dwellings. No noise or other nuisance shall be permitted so as to be offensive or detrimental to any Lot or within the Common Elements.

Radios, stereos, televisions, musical instruments, party activities, car horns, racing vehicles, repeated false alarms, and barking dogs as well as other noise sources must be restricted at all times to a level that is not disturbing to other residents.

### **6. PROPERTY MAINTENANCE STANDARDS:**

**Dwelling Maintenance**- No property shall be permitted to fall into disrepair. Each owner is required to maintain their Unit in good condition. This includes the whole exterior of their home including the roof, the exterior paint, the patio gates, entry doors, garage doors, screen/security doors, any fences, and the exterior patio walls.

**Landscaping Maintenance** – The Association is responsible for maintaining the front yard landscaping to include irrigation in both the front yards and patios. The owner is responsible for maintaining any landscaping on the patio and must ensure trees and plants on the patio do not extend over the fence to adjacent neighbor yards or over sidewalks or streets.

**Landscape Installation Requirement** – Every owner that buys a property that has no or dead landscaping must submit and ARC to the Association for installation. Such ARC must be submitted within 360 days of close of escrow. Prior to installation of permanent landscape, a consistent effort to control dust and weeds is expected.

**Pre-Approved Architectural Changes** – The following has been pre- approved by the Association and does not require an ARC:

**Security Screen Doors** – White, beam, tan, or color of the door

**Patio Covers** – Alumawood, color to blend with house

**Solar Screen**- White or Tan frames with grey, black or tan screens.

**Patio Gate Liners** – Perforated metal or screen painted to match gate

**Patio Security Gate** – Must match the trim color

**Rolling Shutters** – White or Tan and professionally installed

**Satellite Dishes**- Maximum of two (2) dishes not to exceed 1 meter in size. Should be within the patio area.

**Landscape Lighting** – Decorative landscape lighting is permitted but limited to small solar or low power voltage in-ground.

**Border Bricks** – Border bricks along the front yard borders and sidewalks is permitted. Maintained in good condition.

**Additional Locks** – The Association may not unreasonably restrict, prohibit or impede the rights of an owner to have additional locks or shutters to improve security or reduce the cost of energy for their unit.

**Patio/Dining Room Security Screen Doors** – Modifications or changes to the patio/interior sliding doors and associated screens are authorized but must be done professionally and maintaining in good condition.

**All other Improvements require an Architectural Change Request (ARC) approved by the executive Board**

## **7. RENTAL AND COMMERCIAL USE LIMITATIONS:**

**Unit Usage**- No Unit shall be used for any purpose other than single family residential occupancy. Professional and/or administrative occupations are allowed as an ancillary use of the Unit, provided there is no external evidence or traffic to the home. Child-care facilities are allowed, provided that the maximum number of children does not exceed 5 children, including any children that live in the Unit. There shall be no evidence of the facility use, i.e. signs.

**Lease Restriction** – All Tenants must comply with the Governing Documents of the Association. Owners are responsible for their Tenants and Guests, as well as providing them with copies of the Governing Documents.

**Lease Term** – All leases and Rental Agreements shall be in writing and for a term not less than thirty (30\_ consecutive days in duration. The owner is also responsible for providing a copy of the Lease or Rental Agreement to the Community Management Company with 14 days of the rental effective date.

**Time Share** – No time-sharing of Townhouses is allowed.

**Responsibility** – Owners are held responsible for the actions and behavior of their tenants and guests and are financially liable for damage to Association properties and equipment as well as violations of the rules and regulations.

## **8. SIGNAGE:**

**Campaign or Political Signs** – One sign is allowed per Lot and shall not exceed 24" x 36" in size. Signs must be removed within 10 days of the end of the campaign. NRS 116.325

**Open House Signs** – ‘Open House’ Signs are permitted only in the front yard of the Open House. Signs may not be posted anywhere on the Common Areas.

**Reality Signs** – One (1) temporary sign advertising a home for sale or rent may be located on the front yard of the Lot.

**Security Signs** – A maximum of one (1) security service sign is permitted at each ground level access point to the home.

#### **9. SPORTS APPARATUS INCLUDING BASKETBALL HOOPS:**

**Nuisance** – Use of any sports apparatus shall not create a nuisance concern for neighboring units. Hours of use must be reasonable and confined to the hours between 8:00 am and 10:00 pm

**Storage** – When not in use, portable sports apparatus must be stored out of sight of the street or neighboring units.

**Basketball Hoops** – Cannot be mounted onto the house or any other structure on the Lot or placed in the street.

**Toys, bicycles, playthings** – Large toys, bicycles, tricycles, gym sets, portable swimming pools and other play items shall not be left unattended in any common area or in the front yard or driveway of any lot.

#### **10. TRASH REGULATIONS:**

**Containers**- All trash cans shall be those provided by Republic Trash except on Bulk pick-up dates, Trash containers shall be covered and kept in a sanitary condition.

**Trash Pickup** – Trash containers and trash bags may be placed by the curb for pickup 12 hours before pickup and must be removed no later than 12 hours after pickup.

**Bulk Pickup** – Residents should confirm Bulk pick up days with Republic Trash before placing bulk items curbside for pickup.

**Trash Container Storage** – Residents may store trash containers for the collection of solid waste or recyclable materials outside any building or garage on the premises of the Unit. NRS 116. 332

**Note: For Security** – For your security, newspapers and flyers should be picked up and immediately removed from driveways, gates and screen doors.

#### **11. VEHICLE AND PARKING REGULATIONS:**

**Speed Limit** – The speed limit throughout Stone Canyon West is **25 miles per hour.**

**Commercial Vehicles** – Commercial vehicles means every vehicle designed, maintained or used for the furtherance of a commercial enterprise. No person shall park, store, or keep any disabled unregistered, unlicensed, or commercial-type vehicle anywhere within the community other than fully enclosed within the garage. Commercial vehicles include semi tractors/trailers.

Commercial vehicles may not park on any Lot, private street or common area without written permission of the Executive Board. Short-term parking for the purpose of loading, unloading or cleaning purposes not to exceed 72 hours, will only be permitted with direct approval of the Board.

**Recreational Vehicles** – No trailer, boat, RV, mobile home or similar vehicle shall be permitted to be parked on any lot outside of the garage, on any street bordering, either the common areas or any Lot, or in the common area, without prior written consent of the Board. Short-term parking for the purpose of loading, unloading or cleaning purposes not to exceed 72 hours, will only be permitted with direct approval of the Board.

**Vehicle Parking** – Any inoperable and/or unlicensed vehicles are not allowed to be parked on any street or in any driveway of any Lot. Such vehicles are subject to be towed.

Vehicles in obvious need of repair are considered to be a safety issue for the community and must be stored inside a garage or removed from the community.

Vehicles must be parked a safe and reasonable distance from street intersections and driveways.

When parked on a street, vehicles must park so that the right-side tires (passenger side) are parallel to and within 18 inches of the right hand-curb. Clark County Ordinance, Title 14, Chapter 14.40

Each Resident or guest of a Unit must utilize their own garage, driveway or area in the street directly in front of their Unit to park.

Any vehicle leaking oil or gas must be repaired or stored in the garage. Oil, Gas and Rust stains on a driveway can be very difficult if not impossible to remove. An attempt to remove any fresh or major stains is required. It may be impossible to completely remove older or faint oil stains as well as Rust stains. The Association would be grateful if residents would make an effort to at least lighten or diminish as much of the stains as possible.

Vehicle Maintenance (cars & motorcycles) is prohibited on driveways and in the streets

**Garages** – Garages must be maintained for their intended purposes and cannot be converted to living or office spaces. Garage doors should be closed for safety and security as appropriate. Garage doors must be maintained in good condition.

## **12. CLUBHOUSE / EXERCISE FACILITY:**

**Access** – The Clubhouse/ Exercise Facility is a common area available to any owner or resident provided their account is current. Clubhouse access requires a **clubhouse key** and a current **Association ID Card**, both may be obtained from the Community Association management Company.

The Clubhouse may be accessed 24 hours per day but the doors will remain locked at all times and shall NOT be blocked in an open position.

No smoking, cooking, alcohol or non-service animals are allowed in the clubhouse. Clubhouse furniture shall not be removed from the interior of the Clubhouse.

The Exercise Equipment is for Stone Canyon West residents only. No one under the age of 18 is permitted to use and exercise equipment.

The association is not responsible for any injury or other problems resulting from the usage of the exercise equipment.

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No children under the age of 16 are allowed in the Clubhouse without a resident adult present at all times.

## **13. SWIMMING POOLS:**

**Access**- The pools are opened 1 May to 30 September from 7:00am to 10:00pm and are solely for the use and enjoyment of Residents. Access to the Pools requires a **Pool Key** and a current Association ID card both issued by the Community Association Management Company.

Guests must be accompanied by the Resident sponsor and be in possession of a Guest Pass. Each Resident household shall be limited to three (3) per household. Additional Temporary Guests Passes may be available through the Management Company.

Homeowners are responsible for any misconduct or damage caused by their Tenants and/or Guests. Authorized Residents must accompany their Guests at all times when using the Pool facilities.

When Security is available, all Residents and Guests shall follow the direction of the Security Officer at all times.

**Regulations** – Pool use is regulated by State and Local Laws and the Southern Nevada Health District (SNHD)



Entrance to the pools is by the Gates only. All Gates must be closed and locked at all times.

No Lifeguard on Duty. Children under 14 years of age must be accompanied by an adult (NAC 444.276)

Emergency 911 phones and lifesaving equipment are available in the pool facility and shall only be used in case of an emergency (SNHD)

No Food, Alcohol, smoking or Glassware allowed in the Pool Compound. (NAC 444.280)

Children under the age of 14 years old must have adult supervision. (SNHD 4-402.2 {D})

No Animals/Pets allowed in the Pool Area except Service Dogs (NAC 444.280)

No Solo bathing permitted (NAC 444.270) Only Proper swimwear allowed. No cutoffs or Diapers allowed (NAC 444.280)

No diving, Running or Horseplay allowed. (Clark County)


No Loud or Excessive Noise allowed. Radios are not allowed in the Pool area, except when used with head phones.

No bicycles, skateboards, roller blades, etc., are allowed as they cause damage to the pool deck.

Swimmers must shower before entering the water.

Residents must read and abide by the Rules posted on the Gates of each Pool.

The Rules and Regulations were adopted by vote of the Board of Directors of the Stone Canyon West Homeowners Association, this 19<sup>th</sup> day of February, 2020.



Board of Director (President) Sign  
Stone Canyon West Homeowners Association

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Board of Director (Secretary) Sign  
Stone Canyon West Homeowners Association

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