

**West End Home Owners Association
Parking Rules and Regulations**

These Parking Rules and Regulations are intended as a supplement to the Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for West End ("CC&Rs")

The following Parking Rules and Regulations ("Parking Rules") have been adopted to protect, maintain and enhance property values, ensure that all members of the West End Community ("Community") have a pleasant environment in which to live. These Rules do not supersede the CC&Rs, as may be amended. The Rules are limited to, among other things, to clarify certain provisions of the Governing Documents. If the Rules conflict with the CC&Rs, then the CC&Rs will prevail.

The Rules shall govern the conduct and activities of and be binding upon all Owners and lessees or tenants (collectively "Tenants"). Each Owner's family, guests, invitees ("Guests") are subject to the provisions of the CC&Rs, these Rules and all other governing documents of the Association. Subject to Nevada law, each Owner is responsible for any violations of these Parking Rules and/or any of the other Association's governing documents by the Owner, Tenant, the Owner's family or Tenants, and the Owners or Tenant's guests.

A. General Parking Rules

1. All Owner/resident vehicles must be registered with the Association. If an Owner or resident is unable to park all of their vehicles within the garage and driveway, an Owner/resident must request a hardship waiver and obtain an on-street parking pass from the Association.
2. Owners/residents should first utilize their garage then their driveway for parking before parking on the street. Residents may not park on the private streets, unless their garage and driveway are at full capacity and only with an on-street parking pass.
3. No vehicle may be parked anywhere on the Association's streets for any uninterrupted period longer than forty eight (48) hours, without the express written consent of the Board.
4. Vehicles may not be parked in any green zone or in front of mailboxes for temporary parking of no longer than ten (10) minutes.
5. No parking is allowed on the following areas of the Community:
 - a. In front of any emergency, crash or security gate,
 - b. In front of the steps leading to the park entrance on Old Compton Street,
 - c. Along the Community entrance or exit side of Dunleavy Avenue, and
 - d. In front of the Common Element park area on Abby View.
6. No parking is allowed in front of any handicap ramp or sidewalk cut.

7. No parking is allowed in any red curb zone or any fire hydrant.
8. Vehicles must be parked in the same direction as traffic. No vehicles may be double parked on any Association street.
9. No parking is allowed at the corners of any street, as this blocks the line of sight and creates a safety hazard.
10. No parking is allowed in front of or protruding into another resident's driveway.
11. As a courtesy, you should not park in front of another person's residence without communication and gaining approval from the owner.
12. Guest/overflow parking is permitted on the street after the garage and driveways have been utilized.
13. Guest/overflow parking on the street within the Community must be facing the proper direction, which is defined as the front passenger door must be along the curbside.
14. Garages should be maintained for their intended purposes, that is, to allow two vehicles to be parked inside and not to be used solely as a storage facility. Garages cannot be converted to living or office space, or otherwise used or modified so as to preclude regular and normal parking of vehicles therein. *See* Article 10, Section 10.15(c).
15. Garage doors may be kept open for limited periods of time, but should be kept closed for safety and security and shall not be left open overnight.
16. No repairs, restoration, or building of vehicles is permitted on the property, with the exception that one (1) such vehicle at a time may be repaired restored, or built if done solely within the resident's garage with the door closed, so long as the activity does not constitute a nuisance to the surrounding neighbors.
17. Inoperable vehicles may not be parked on the Community streets or stored anywhere within the Community, unless fully concealed within the resident's garage with the garage door closed.

B. Oversized/Commercial/RV Parking Rules:

1. Oversized and large commercial vehicles of one-(1) ton or greater may not be parked or stored anywhere within the Community.
 - a. Pickup trucks or vans of one (1)-ton or less capacity that are used by the resident for commuting to and from his/her regular job may be parked entirely within the resident's garage or driveway, if the vehicle is not equipped with exposed equipment and is not deemed unsightly or a nuisance or offensive to the community by the Board of Directors.
 - b. Commercial vehicles must be parked or stored wholly within the resident's garage.

2. Recreational vehicles (“RV”) may be parked at within the street or on a driveway for the purpose of loading or unloading only, for an uninterrupted period of no longer than 72 hours:
 - a. For any longer period of time, the RV may only be parked wholly within the garage or request an extension which may be submitted to management and approved by the Board of Directors.
 - b. Electrical and water connections may not be left unattended.
 - c. Individuals are not permitted to reside in such vehicles at any time within the Community,
 - d. The wheels of such vehicles may not be parked over the curb or sidewalk If parked in the driveway for the purpose of loading/unloading, the vehicle may not extend into the sidewalk or street.
 - e. Such vehicles may not be parked on any Common Element lot, easement, or other area owned by the Association.

C. Enforcement:

1. NRS 116.3102(s) provides that “subject to the provisions of the declaration, the association may . . . [d]irect the removal of vehicles improperly parked on property owned or leased by the association, as authorized pursuant to NRS 487.038 unless the vehicle: (1) Is blocking a fire hydrant, fire lane or parking space designated for the handicapped; or (2) Poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the Lots’ owners or Residents of the common-interest community” in which case it may be removed immediately.”
2. If an Owner, occupant, Tenant, Guest, invitee or any family member of the foregoing park a vehicle in the Common Elements in violation of the CC&Rs and the Parking Rules, as may be amended from time to time, then the Board, or any agent acting on behalf of or at the direction of the Board, shall place written notice (the “Notice”) of the parking violation on the vehicle that is improperly parked (“Violating Vehicle”). The Notice shall, among other things, notify the owner or operator of the Violating Vehicle of the nature of the violation of the CC&Rs or the Rules. If the violation is not remedied within forty-eight (48) hours of placement of the Notice on the Violating Vehicle, then the Board shall direct the removal of the Violating Vehicle from the Community.
3. Notwithstanding any of the foregoing provisions to the contrary, if a Violating Vehicle is parked in such a manner as to: (1) block a fire hydrant, fire lane or parking space designated for the handicapped; or (2) violate Section A (5)- (10) above, or (c) in some other way, pose an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the Lots’ Owners or residents of the Community, then the Board may direct the immediate removal of the Violating Vehicle from the Community.
- 4 Any fees and expenses associated with towing a Violating Vehicle from the Community shall be at the sole cost and expense of the owner of the Violating Vehicle.

5. The Owner of a Lot is responsible for providing notice of this Rule, as well as any other provisions of the Association's Governing Documents to the Tenants, Guests, invitees and contractors. For the purpose of this Rule, notice to an Owner shall be deemed to be deemed to be notice to that Owner's Tenants, Guests, invitees, contractors, or family members of the foregoing

Approved by the Board of Directors

President
Christopher M Cowen

Title / Name

[Signature] *1/28/19*

Signature Date