

**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 Residents. "Resident" shall be defined as Owner's family, tenants, and tenant's family members. Each Owner, Resident and Owner's or Resident's guests and 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, Residents, and the Owners or Resident's guests.

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 Residents, Guests, invitees and contractors. For the purpose of this Rule, notice to an Owner shall be deemed to be deemed to be notice to other Residents, Guests, or contractors of the foregoing.

A. General Parking Rules

1. Owners/Residents should first utilize their garage, then their driveway for parking before parking on the street. See CC&Rs, Section 10.19(b). Resident must park at least one (1) vehicle in the garage at all times. See CC&Rs, Section 10.19(e). Residents may not park on the private streets, unless their garage and driveway are at full capacity as described above. Parking on any street will be limited to "ONE" vehicle in front of Owner's/Residents Lot without the prior written consent of the Board. Owner/Resident will be provided one (1) parking pass per household.

2. No vehicle may be parked anywhere on the Association's streets for any uninterrupted period longer than seventy-two (72) hours, without the express written consent of the Board. See Article 10, Section 10.19(b).

3. Vehicles may not be parked in any green zone or in front of mailboxes except for temporary parking of no longer than ten (10) minutes.

4. The following conduct is prohibited and will be treated as a health, safety and welfare violation, subject to immediate towing:

- a. Parking in front of any emergency, crash or security gate,
 - b. Parking in front of or blocking any handicap ramp or sidewalk cut.
 - c. Parking in front of any red curb zone or any fire hydrant.
 - d. Parking against the direction as the flow of traffic.
 - e. Double parking on any Association street.
 - f. Parking at the corners of any street, as this blocks the line of sight for oncoming traffic and pedestrians and creates a safety hazard.
 - g. Parking in front of, blocking or protruding into another Resident's driveway.
5. As a courtesy, you should not park in front of another person's residence without communication and gaining approval from the Owner/Resident.
6. Guest/overflow parking is permitted on the street after the garage and driveways have been utilized. Guest/overflow parking on the street within the Community must be facing the proper flow of traffic. Guest/Overflow parking will be allowed on (Abby View, Hyde Corner, and Marble Arch). These areas provide a strip of sidewalk that residents can park along without parking directly in front of another resident's home.
7. Garages should be maintained for their intended purposes, that is, to allow 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 CC&Rs, Article 10, Section 10.15(b). 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.
8. No repairs, restoration, or building of vehicles is permitted on the Property, with the exception that one (1) vehicle 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. See CC&Rs, Article 10.19(e).
9. 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 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 (1) (s) provides that, “subject to the provisions of the declaration, the association...[m]ay direct the removal of vehicles improperly parked on property owned or leased by the association, as authorized pursuant to NRS 487.038 ... and ... if a vehicle is improperly parked as described in this paragraph, the association must post written notice in a conspicuous place on the vehicle or provide oral or written notice to the owner or operator of the vehicle at least 48 hours before the association may direct the removal of the vehicle, 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 units’ owners or residents of the common-interest community.”;

2. If an Owner, occupant, tenant, guest, invitee, contractor or any family member of the foregoing park a vehicle in the Common Elements, including the Private Streets, in violation of the Declaration and Rules, as may be amended from time to time, then any agent acting on behalf of or at the direction of the Board, which may include the tow operator, 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 date and time after which the vehicle will be towed and the nature of the violation of the Declaration or the Association 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. The forty-eight (48) hour Notice referenced in Paragraph C(2) above, commences from the time the notice is affixed to the Violating Vehicle and shall run, regardless of any intermittent departures or different parking locations within the Properties. Such Notice shall be deemed to apply such that any Violating Vehicle that has been given Notice is found unlawfully parked anywhere in the Community at any time after the lapse of the initial forty-eight (48) hours' Notice may be removed without additional Notice for a period up to sixty (60) days.

4. 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) pose an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the units’ Owners or residents of the Community, which may include, without limitation, if the vehicle is parked in a space that is clearly marked for a

specific resident or the use of a specific unit in the residential complex, then the Board may direct the immediate removal of the Violating Vehicle from the Community. For the purpose of this provision, the Board has determined that any vehicle parked in such a manner as to violate Paragraph A(5) above, or parked in such a manner as to impede or restrict the natural flow of street traffic, including blocking the entrance way into or the exit out of the Community, parking perpendicular to the natural flow of traffic, double parking, and parking on the corners limiting visibility of oncoming traffic, poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the Owners or residents of the Community. In addition to the foregoing, the Association may immediately remove a Violating Vehicle if: the Notice was previously affixed to the Violating Vehicle: (a) for the same or a similar reason within the same Community within six (6) months, or (b) three (3) or more times during the immediately preceding six (6) months within the same Community for any reason, regardless of whether the vehicle was subsequently towed for thirty (30) days after the lapse of the initial forty-eight (48) hours.

5. Vehicles may only be parking in the cul-de-sacs in such a manner that they are facing the same direction as the natural flow of traffic. Parking perpendicular to the normal flow of traffic will be deemed a violation of the Parking Rules and subject to immediate tow as set forth above.

6. 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.

7. The sanctions and penalties set forth herein are cumulative in nature and do not prevent the Association from taking all necessary administrative or legal action to enforce any violation of the Association's governing documents, including seeking injunctive relief or imposing fines after notice and a hearing.