

**RULES AND RESTRICTIONS  
FOR THE WOLFCREEK  
HOMEOWNERS ASSOCIATION  
As Adopted by the Board of Directors November 7, 2024**

**PREAMBLE**

This is an update to the Rules and Regulations originally implemented on 25 July, 2006.

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

The Association has the duty, responsibility, and authority to adopt and enforce the Rules and Restrictions governing the conduct of Residents and their guests. These Rules and Restrictions do not supersede the CC&R's or other Governing Documents.

The following rules and restrictions were adopted to promote a pleasant living environment for all members of the Association.

**REPORTING RESPONSIBILITIES OF OWNERS**

1. Each resident should promptly report to the Home Owner's Association Management team any items or conditions regarding any common element which appears to require repair.

**LANDSCAPING**

1. Owners are responsible for maintaining the landscaping and irrigation on their own lot in a slightly and well-kept condition including, but not limited to, keeping the landscaping free of weeds, trash, and other debris.
2. Any changes to the landscaping must be submitted to and approved by the Architecture Review Committee (ARC).
3. Normal maintenance of landscaping or replacement of dead or dying landscaping does not need approval by the ARC provided 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.

**LEASING OR RENTING**

1. The owner is responsible for the actions of tenant, tenants' family members and tenant's guests.
2. The owner is responsible for supplying the tenant with a copy of the Governing Documents of the Association and obtaining a signed receipt.
3. It is the owners responsible to provide a copy of the written lease within ten (10) days of both parties signing the lease agreement.
4. All leases shall be for a term of not less than thirty (30) consecutive days.

## **GARAGE SALES**

1. Individual Garage Sales are not allowed. Community Garage Sales will be at the direction of the Association. With significant interest from the homeowners, community Garage Sales will be held twice a year. During the Garage sales, gates will be left open from 7:00 AM to 4:00 PM. Community
2. Members who choose to participate may do so in their driveways. All items must be put away the same day.

## **REAL ESTATE**

1. Community gates may be held open for real estate open houses if coordinated and approved by the Board of Directors.

## **OWNER'S CONTRACTORS**

1. To limit noise and disturbance, construction work should be restricted to the hours of 7:00 am to 8:00 pm.
2. Owners will be responsible for their contractors conduct and adherence to the Rules and Restrictions and Governing Documents regarding the following:
  - a. Speeding
  - b. Loud Music
  - c. Trash in neighborhood
  - d. Dirt left on the street
  - e. Damage to street surfaces
  - f. Damage to curbs, gutters, and utility boxes
3. Fines may be levied for all violations. The Board of Directors may also levy fines for clean-up and repair after an owner's contractor at cost plus 25%. All fines will be directed to the owner of the home.
4. The Board may require a bond to cover any damage to common areas.

## **PETS**

1. The Association will allow no more pets than the city of Las Vegas Municipal Code. Owners are required to adhere to code requirements regarding licensing, etc.
2. Only common household pets are allowed. This includes but is not limited to dogs, cats, and birds. Livestock, poultry, reptiles, and insects are not allowed.
3. No animal may be kept, bred, or maintained on the property for commercial purposes.
4. Pets must be kept on a leash per Nevada law and under control of the owner when in the common elements, or outside the enclosed rear yard.
5. All pets are to live inside and utilize the outdoors for purposes of nature and recreation only. No pet is to live and be maintained permanently outdoors.
6. Pet owners are responsible for cleaning up after their pets.
7. Excessive noise from an animal will not be permitted. The Association requests that all complaints be submitted to both Animal Control and To the Association in writing.

8. The Association shall have the right to prohibit any animal that the Board of Directors determines to be dangerous, a nuisance, or which unreasonably interferes with the peaceful and quiet enjoyment by other Residents.
9. The cost to repair any damage to the Common Elements caused by a pet of a Resident, Tenant or guest of a Resident will be assessed to the Owner of the Residential Unit.
10. The pet owner is responsible for any personal Injury or personal property damage caused by their pets.
11. No pet may be tied to a tree, stake, or any structure In the common Elements.
12. No animals shall be housed in a Garage.

### **TRASH**

1. All Residents shall contract with the local trash collection company for trash pick-up on a no less than weekly basis.
2. Trash, garbage, or refuse must be contained In a manner that Is secure and will not be blown about.
3. Trash cans or garbage cans must be stored in the garage or out of sight unless they are being made available for collection. They must not be placed for collection prior to the night before scheduled pick up and must be removed from visibility within 12 hours after pick-up
4. Residents will not be permitted to accumulate any garbage, refuse, or obnoxious material on any portion of the Properties.

### **STORAGE OF ITEMS**

1. No Resident shall store any Item in or on any common Element.
2. No unsightly items (Including garden or maintenance equipment) may be visible from the street.
3. Clotheslines are not permitted and no laundry may be hung out or exposed.
4. No hazardous or toxic waste may be stored anywhere on the property.
5. Installation of a storage shed shall require prior ARC approval.

### **VEHICLES, PARKING AND 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. Commercial vehicles as outlined in the CC&R'S are prohibited.
3. Commercial vehicles that are not owned by the resident may be temporarily parked in the driveway/street when the driver is delivering a product or performing a service for the resident. Commercial Vehicles shall mean a truck of greater than one ton capacity or a bus. A Commercial Vehicle may be defined as such even if the vehicle does not have a commercial license plate or commercial signage.
4. Recreational vehicles must be parked behind gates on a cement pad/pavers and accessed by a cement driveway/pavers or cement drive strips, as approved by the ARC.
5. Recreational vehicles may be parked on a common element street for up to 48 hours for the purpose of loading or unloading the vehicle.
6. No vehicle undergoing repairs may be visible from the street, adjoining neighbors, or Common Elements.

7. Inoperable vehicles must be stored within a Garage.
8. Garages shall not be used as living space.
9. Garages are to be used primarily for storage of vehicles and other storage as space allows.
10. Garage doors must be fully closed except for reasonable periods during the removal or entry of vehicles or other items.
11. No vehicles will be permitted to be parked on landscaping or landscape rocks. Vehicles are to be parked in authorized areas only.
12. Any vehicle parked in a posted no parking' area will be subject to towing and/or fines. Vehicles will be tagged and if not moved within 48 hours, pursuant to NRS 116.3102 and the governing documents of the Association, the vehicle will be towed at the owner's expense.
13. Any vehicle parked in a posted no parking zone, fire lane, blocking access to an owner's home for the purpose of ingress/egress or whose vehicle is posing a hearth and/or safety hazard will be subject to immediate towing without prior notification and at the owner's expense.

#### WINDOW COVERINGS

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

#### SATELITE DISHES, RECEIVERS AND ANTENNAS

1. No satellite dishes, receivers, or antennas shall be installed on any lot without prior ARC 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 for approval, accompanied with a neighbor Awareness Form from the adjacent owners.

#### NOISE OR DISTURBANCES, NUISANCE

1. Owners are required to observe "Quite Hours" during the hours of 10:00 p.m. to 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.
4. Gate codes are for resident's personal use only-not for vendors/delivery drivers. If your gate code is found to be written on the call box, it will be removed from the system immediately. A new code would be provided but if the address is found to have their code written on the call box a second time, there will be a \$25.00 fee to issue a new code.

#### SIGNS

1. One "For Sale", "For Rent", or Alarm sign shall be allowed in either the window or front yard landscaping.

2. No “For Sale” or “For Rent” signs are permitted in the Common Elements. The Association shall have the right to remove any sign placed in the Common Elements without notice to the owner.

#### EXTERIOR MAINTNANCE AND REPAIR; OWNER’S OBLIGATIONS

1. All Improvements within the community need to be kept in good condition and repair. Nothing should be allowed to fall into disrepair. If an Owner lets something they are responsible for become unsafe, unsightly, or in poor condition, the Board (after talking with the Architectural Committee and giving the Owner reasonable notice) has the right—but not the obligation—to step in and fix the issue.

The Board may enter the Owner’s Lot (but not inside the home) or the relevant Common Area to do the work. The Owner will be responsible for paying the Association back for any costs involved, including any collection fees if needed.

Payment must be made within ten (10) days after receiving a written notice from the Association.

#### MISCELLANCES ITEMS

1. No exterior fires are allowed with the exception of a BBQ grill, outdoor fireplace and/or manufactured fire pits with natural gas or propane. BBQ grills, outdoor fireplaces and/or manufactured fire pits shall be placed in the rear yard only. No natural wood fires of any kind are allowed.
2. Any and all exterior changes must be submitted and approved by the ARC.
3. Holiday decorations must be removed within thirty (30) days after the holiday.
4. Display of the American flag is permitted; however, location must be approved by the ARC.
5. No action or condition may exist that is in violation of any local, county, state, or federal law or ordinance.
6. All complaints need to be submitted in writing to the Association. All complaints must be signed by the owner/tenant. Complaints that are not signed or submitted anonymously will not be acted on.
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 and are not allowed on any of the common elements.
9. If you are planning to make changes to the outside of your home or your landscaping, you need to submit an Architectural Application and get it approved by the Board/ARC Committee before you start any work. If work is started or finished before the application is submitted, the application will be automatically denied, and you may be required to remove what was done.

**THESE RULES AND RESTRICTIONS ARE SUBJECT TO CHANGES, ADDITIONS, AND/OR AMENDANTS BY THE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS.**

**VIOLATIONS OF THESE RULES AND RESTRICTIONS MAY RESULT IN FINES, LIENS, AND FORCLOSURE AGAINST THE OWNERS UNIT AS PER NRS 116.31083.**