

PARADISE FALLS HOMEOWNERS ASSOCIATION

RULES

&

REGULATIONS

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I. GENERAL PROVISIONS

A. It is the homeowners responsibility to ensure that all residents, tenants, and guests residing in their unit are aware of and comply with the provisions of this document and the governing Declaration of Covenants, Conditions, and Restrictions (CC&R's) and Architectural and Landscape Standards and Guidelines for Paradise Falls.

B. Each owner shall ensure that their property is maintained in a clean and orderly condition at all times and that no unsightly items are allowed to accumulate on any portion of the property.

C. Compliance disputes (noise, landscape incursions, etc) between neighbors should first be handled on a "good neighbor" basis. Failing resolution, or for problems of a greater scope, complaints may be filed through the Association's management company for final resolution.

D. Complaints regarding violations of the CC&R's or this document may be reported by any owner to the Association management company. No violation notices will be initiated until the offense can be verified by the Association inspection service.

E. Common Areas / HOA Property Use.

1. Community Park: Use of the park is for Paradise Falls homeowners, residents and their guests only. Care should be taken to prevent / avoid damaging the turf or other landscaped areas. Climbing on or swinging from tree branches is not allowed. Aside from potential damage to the trees, damage to the climber is potentially more significant. The putting green is for that purpose only. Skateboarding or biking on/over this area is not permitted.

2. Community Gates: The entrance / exit gates at Tropical Pkwy are to be used by vehicular traffic only. Pedestrians must use the pedestrian gates. Climbing on / over these gates / community walls or "riding" on the vehicle gate is prohibited.

F. Any damage to community (Association) property caused by the homeowner, tenants, or guests is the sole responsibility of the offending homeowner. This includes property wall damage caused by external forces: e.g., vehicle collision, water/root damage, etc. The Association will not get involved with legal disputes between homeowners and outside parties regarding damages unless community property is involved.

II. OCCUPANCY AND USE OF PROPERTY

A. The Paradise Falls community is designed for single family residential use. No commercial activity, with the exception of home office or limited day care, is authorized from any portion of the property, residence or community common areas. Note: Community "Yard Sales" are organized and scheduled by the Association's Board of Directors (BOD) and conducted as a community function. Individual yard sales are not permitted.

B. Sub-tenancy of any unit/residence is NOT permitted.

C. Garage conversion for additional living space is NOT permitted. This is not intended to prevent the homeowners normal use of this space but rather to restrict the building of additional bedrooms, kitchens, or family/party rooms.

D. Overnight or temporary occupancy in any external dwelling (RV, camper, trailer, tent, etc.) is not permitted except behind a closed gate within the unit's side or back yards. Permanent occupancy in any external dwelling is not permitted ANYWHERE within the community.

E. Owners who lease their unit/s shall provide the lessee/s with a copy of all governing documents and cause to be

delivered a copy of each lease agreement to the Association's management company. This agreement must include wording that lessee understands their compliance responsibilities regarding the governing documents.

F. Alterations, structural modifications, addition or change in the exterior design or finish of any building or structure shall NOT be commenced without prior written approval from the Architectural Review Committee (ARC). Any such unauthorized changes shall be ordered restored to their original condition by the Board of Directors at the homeowner's expense. See Architectural and Landscape Guidelines booklet for procedures.

III. STREET USE AND PARKING

A. The maximum speed limit allowed on any community street is 15 MPH. Weather conditions and children playing may dictate a lower speed.

B. ATVs, dirt bikes, other off-road vehicles and unregistered/unlicensed vehicles shall not be operated on community streets. **Exception:** Golf carts and street legal mopeds/scooters. No unlicensed individual is allowed to operate any powered vehicle within the property. Vehicle operation without adequate muffling equipment is also prohibited.

C. Street parking is generally prohibited throughout the community. An exception is granted for delivery and contractor vehicles and for visitors provided they do not remain for more than 6 continuous hours. Exceptions to this may be granted by the BOD through the management company. Due to restricted street width and reduced community lighting (visibility issues), overnight or extended street parking will not normally be approved. Note: No street parking will be allowed during scheduled street sweeping days. Violators may be towed and/or homeowners fined.

D. Large commercial vehicles, RVs, motor homes, campers, boats/trailers, pickup trucks with camper shells above cab level or inoperable/unregistered vehicles shall NOT be parked anywhere in the community except solely within the owner's garage or behind a screened gate at the side yard.

E. Repairs and maintenance of vehicles is NOT permitted except entirely within the owner's garage or behind a **closed/screened** gate in the side yard. The BOD may, at its sole discretion, decide that such activity (repairs/restoration) constitutes a noise/odor/toxic waste nuisance and require the work cease. Driveway and street repairs are prohibited. Exception: Minor, non-toxic maintenance (car wash, wiper replacement, etc.) is permitted in the driveway.

F. Parking is generally restricted to paved areas. Exception: Behind a closed/screened gate in the side yard. Parking in front of the RV gate is allowed for authorized vehicles only on a paved concrete/paver driveway or strips. Parking in the landscaped portion of the front or back (behind the house) yard is prohibited.

G. Vehicles parked in the driveway may not extend into the street beyond the lined edge of the driveway. The concrete edge/gutter is considered part of the community roadways and may not be routinely obstructed.

H. Towing Policy

1. Vehicles found in violation of community street parking rules will have a towing/violation sticker placed on the driver's side window.

2. If the vehicle remains illegally parked 48 hrs after the sticker was placed, the vehicle will be towed. A record will be maintained of parking violations to include address, date, time, vehicle description, etc. Repeat violations do not require additional notice prior to towing.

3. Vehicles parked in such a manner as to impede or restrict traffic or those blocking fire lanes or hydrants will be towed without notice.

4. Vehicle recovery and expenses are the sole responsibility of the offender.

IV. ANIMAL CONTROL

A. General

1. A maximum of 3 dogs and 3 cats is permitted at each unit (Clark County and City of Las Vegas ordinance).
2. No animal/s shall be kept, bred or maintained for commercial purposes.
3. Animals considered to be livestock (farm animals) or wild in nature (potentially dangerous) are not permitted in the community.
4. Feeding of strays (feral cats) and pigeons is not allowed within the community.
5. Owners must ensure that all pet vaccinations are current. This is for the protection of your neighbors and their pets.

B. Pet Control

1. Pet owners shall be in full and complete control of their pets at all times. Pets are not allowed outside the occupant's lot unless secured by leash, other suitable restraint or proven voice/hand control.
2. Owners shall not permit their pet to enter other private properties.
3. Common areas (park) may be used by pet owners however, pets should be encouraged/guided to avoid relieving themselves on turf or plants. Pet urine and feces is a nuisance and sometimes hazardous to turf and plant life. Offenders may be fined and required to replace any damaged landscaping.
4. Pet owners will be fined should they fail to immediately remove all feces deposited by their pet anywhere within the community outside the owner's back yard. This also includes the entry/planter areas outside the property gate and along the property boundary.
5. Pet feces shall not be allowed to accumulate in the back or side yard of the residence.
6. No pet may be tied to a tree, stake or other structure in community common areas or front yards of any property.
7. Excessive barking, howling or other loud animal noises are not permitted. Owners whose animal/s create this disturbance may be fined for each occurrence.

V. REFUSE CONTROL

A. No owner/occupant shall keep or permit to be kept any unsightly object/s in or about his lot that is visible from the exterior of the lot.

B. No garbage, refuse, obnoxious or other offensive materials shall be permitted to accumulate on any portion of the property.

C. Trash/garbage and recycling containers must be removed from sight outside of pickup hours/days (inside the garage or behind a screened gate). The following applies:

1. Trash/garbage must be secured prior to placement at curb (not in street) for pickup. This may be

accomplished by lidded containers or tied plastic bags.

2. Recycling containers must be secured/weighted to ensure non-dispersal of materials.

3. Containers may be placed out no earlier than 5 P.M. the day prior to pickup and retrieved no later than the same day following pickup.

D. Home occupants are responsible for retrieving any of their trash/recyclables that escape collection.

VI. SIGNS/FLAGS

A. Visible signs are generally prohibited within the community without written permission of the ARC. These include but are not limited to: No Trespassing, Beware of Dog, etc. Exceptions to this are: Standard real estate signs, family name plaques, or burglar alarm company signs. Real Estate signs must be removed immediately upon the property closing escrow. Signs posted by construction companies advertising remodeling/construction projects are specifically prohibited.

B. The U.S. flag may be displayed at any residence **only** from flagpole holders attached to the horizontal face of the dwelling or a stationary pole installed in accordance with ARC standards. See the ARC Standards and Guidelines for specifics. Flags of other nations/occasions (St Patrick's Day, Cinco de Mayo, etc.) may be displayed on a temporary basis; i.e., one week prior to one week after the event/day). Athletic team flags/banners or any flag deemed offensive are not permitted.

VII. MISCELLANEOUS

A. No door-to-door solicitation of any type is permitted within the community. This includes leaflet posting at each residence. Report violations to the Association management company. **EXCEPTION:** Homeowners conducting Board approved HOA business; e.g., ARC neighbor awareness checklists, surveys, petitions, etc. regarding community issues.

B. No posting of advertising/notices of any kind are allowed within the community: e.g., Babysitting services, lost and found, etc. Note: Mail boxes are considered federal property and are not to be used as community bulletin boards.

C. Radios, stereos, musical instruments, party activities, or other noise sources are restricted to levels that do not disturb other neighbors. Peace disturbance is a police matter and should be reported by the effected resident. However, recurring noise issues/complaints may be reported to the Association's management company for resolution.

D. Homeowners must keep tree branches/limbs trimmed to ensure that street/traffic signs are not blocked/obscured from view.

VIII. RULES ENFORCEMENT

A. Applicability: The foregoing rules shall apply to all residents, tenants, guests, and other persons while on property of the Paradise Falls Homeowners Association.

B. The Paradise Falls HOA Board of Directors has been granted the responsibility to conduct, manage and control the affairs and business of the Association. In addition to ensuring compliance with the governing CC&R's, the Board may adopt, amend, repeal and enforce more specific, reasonable rules and regulations governing community and property activity and use.

C. Nevada state law authorizes the HOA BOD to implement reasonable fines and penalties for violations of the Declaration of CC&R's, Association By-laws, and Rules and Regulations for particular offenses that are common or recurring in nature after proper notice and an opportunity to be heard. **NOTE: Health, safety or welfare violations requiring immediate action may be expedited to eliminate the liability as soon as possible.**

D. Procedures

1. Monthly inspections will be conducted to document non-compliance with rules/standards.
2. Homeowners found to be in violation will be sent a Courtesy Letter stating the violation and given 15 days to correct the problem or formally challenge the finding. This letter advises the homeowner of appeal rights. If the homeowner fails to respond/correct the violation by the next inspection, that homeowner will be sent a Notice of Hearing and scheduled to appear before the Board. If the violation still exists at the time of hearing, a \$100 fine may be assessed.
3. If the violation still exists at subsequent inspections, the \$100 fine will accumulate.
4. If a repeat violation occurs within the same year (same as previously documented - same owner) the homeowner will be sent a Notice of Fine and fined \$100 immediately.
5. All legal costs necessary to collect fines shall be charged to the violator (mailings, legal fees, etc.).
6. Property liens may be applied for violation cost and fines.

Paradise Falls Homeowners Association
Management Company

COMMUNITY MANAGEMENT GROUP
2450 BOX CANYON DRIVE
LAS VEGAS NV 89128
PHONE: 702-942-2500 FAX: 702-942-2510
ParadiseFalls@cmg-hoa.com