

**ASHCROFT AT NORTH RANCH
COMMUNITY ASSOCIATION**

RULES

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RULES

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ASHCROFT AT NORTH RANCH COMMUNITY ASSOCIATION

ASSOCIATION RULES

ARTICLE 1

PURPOSE, ORGANIZATION AND FINANCE

1.1 Governing Documents. Ashcroft at North Ranch Community Association (the “**Association**”) was established as a Nevada nonprofit corporation for the purpose of providing management, maintenance and care of the Common Elements and all other Areas of Common Responsibility placed under its jurisdiction within the Blackrock community (the “**Community**”). The duties and powers of the Association are defined in the Governing Documents, which are as follows:

- (i) Declaration of Covenants, Conditions, Restrictions and Easements for Ashcroft at North Ranch, a planned community, as amended from time to time (the “**Declaration**”);
 - (ii) Articles of Incorporation of Ashcroft at North Ranch Community Association;
 - (iii) Ashcroft at North Ranch Community Association Bylaws;
 - (iv) Ashcroft at North Ranch Community Association Rules (these “**Rules**”);
- and
- (v) Design Guidelines for Ashcroft at North Ranch.

Each Unit Owner in the Community is provided with a copy of all Governing Documents. By taking title to a Unit within the Community, a Unit Owner agrees to comply with the provisions of the Governing Documents as they pertain to the Unit Owners and Members. Capitalized words used in these Rules will have the same meanings as described in the Declaration unless they are defined otherwise in this document. These Rules are only a part of the Governing Documents; Unit Owners should read all Governing Documents to gain an understanding of how the Association operates and the restrictions that are placed upon their property and the Areas of Common Responsibility.

1.2 Management. The Board of Directors of the Association (“**Board**”) is responsible for the administration of the Association and is authorized to hire personnel necessary for the daily operation of the Association and the Areas of Common Responsibility. During the Period of Declarant Control (as defined in the Declaration), the Declarant under the Declaration has the authority to appoint and remove the members of the Board and officers of the Association. Upon the termination of the Period of Declarant Control, the Board will be elected by the Members of the Association. Each Unit Owner is a Member of the Association.

The Board has contracted with a community management company (“**Community Manager**”) to oversee the daily operation of the Association. The Community Manager will work

closely with the Board to assure that the Association is being operated in a manner that will enhance and preserve the Community. The Community Manager's name, telephone number and address will be provided to you at the time you purchase your Unit.

1.3 Finance; Collection Policy. The funds necessary to operate the Association and its facilities are provided by the Assessments levied by the Association against each Unit within the Community. The Board, subject to the provisions of the Declaration and Nevada law, has the authority to levy (i) Common Expense Assessments to provide for the operation and management of the Association, (ii) Maintenance Assessments for the purpose of reimbursing the Association for any costs incurred in bringing a Unit into compliance with the Governing Documents, (iii) Reserve Assessments to establish adequate funding for the repair and replacement of Improvements to the Common Elements and other Areas of Common Responsibility, and (iv) Special Assessments for the cost of any construction, reconstruction, repair or replacement of facilities upon the Common Elements and other Areas of Common Responsibility. The financial stability of the Association is dependent upon the timely payment of all Assessments. The Board may adopt and update from time to time a Collection Policy for the Association.

ARTICLE 2 COMMON ELEMENTS AND AREAS OF COMMON RESPONSIBILITY

2.1 General Rules. General rules applicable to all Common Elements and other Areas of Common Responsibility are as follows:

- (i) All persons must conduct themselves in a civil and courteous manner at all times and must not jeopardize or interfere with the rights and privileges of others.
- (ii) Loud, profane, indecent or abusive language is prohibited.
- (iii) Harassment or physical abuse of any person by another is prohibited.
- (iv) No person's actions shall compromise the safety of another.

2.2 Responsibility. Residents are responsible for their guests while using the Common Elements and other Areas of Common Responsibility.

2.3 Notices and Advertisements. Notices, advertisements or posters of any kind shall not be placed or distributed on Common Elements or any other Areas of Common Responsibility without the prior written consent of the Board.

ARTICLE 3 USE OF UNITS

3.1 Management of Stormwater Runoff. To prevent stormwater runoff pollution in the Community, the following rules shall apply:

- (i) use fertilizers sparingly;

- permitted;
- (ii) sweep up driveways, sidewalks and roads; hosing down debris will not be permitted;
 - (iii) dumping anything down storm drains is not permitted;
 - (iv) downspouts must be directed away from paved surfaces;
 - (v) household hazardous waste, paint, used auto fluids and batteries must be disposed of at designated collection or recycling locations; and
 - (vi) paint brushes must be cleaned in a sink, not outdoors.

In addition, the Board recommends the following actions by Unit Owners as often and whenever possible:

- (i) avoid pesticides;
- (ii) wash cars at the car wash instead of washing them in the driveway; and
- (iii) check motor vehicles for leaks and recycle oil.

3.2 Trash Containers and Collection. Trash containers may be left at the curb on the day before the scheduled pickup is to occur and may remain at the curb until the day the scheduled pickup is to occur. Trash containers must be stored behind side gate or in the garage.

3.3 Flagpoles. One freestanding flagpole may be allowed on a Unit. The height of the flagpole may not exceed 25 feet. The flag may be no larger than 4 vertical feet by 6 horizontal feet. A flagpole may be used only for display of the United States flag.

3.4 Fireworks. Legal Fireworks “safe and sane” are allowed in community per city guidelines. Safe and sane fireworks include sparklers, snaps, pinwheels, smokeballs, fountains, and snakes – in other words, novelty fireworks that don’t leave the ground. Illegal fireworks are prohibited. Homeowner must clean up mess or will be fined.

ARTICLE 4 PARKING

4.1 Parking. No truck (other than pick-up trucks for the personal use of any Unit Owner or Resident), bus, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer, or other similar vehicle or related equipment (collectively, “**Restricted Vehicles**”) may be parked, maintained, constructed, reconstructed or repaired on any Unit, Common Element or street so as to be Visible From Neighboring Property without the prior written approval of the Board of Directors, except for (i) vehicles that, by applicable law, cannot be prohibited from parking on a Unit or street; (ii) the temporary parking of a Restricted Vehicle on the concrete driveway of a Unit or on a street for a period of not more than forty-eight (48) hours within any seven (7) day period for the purpose of loading, unloading and cleaning; (iii) temporary construction trailers or facilities maintained during, and used exclusively in connection with, the construction of any Improvement approved by the

Architectural Review Committee; (iv) Restricted Vehicles parked entirely within garages of Units; and (v) contractor and delivery vehicles temporarily parked in the street for loading, unloading and performing work on Units. Notwithstanding the foregoing permitted exceptions, Restricted Vehicles shall not be parked in such a manner as to block the sidewalks or impede pedestrian traffic in any way.

ARTICLE 5 POLICY OF CORRECTIVE ACTIONS AND FINES

5.1 General. The Board of Directors has the right to impose reasonable fines against a Unit Owner for a violation of any provision of the Governing Documents by the Unit Owner or the Unit Owner's family, tenants, or invitees, provided, that no fines will be assessed without notice and an opportunity to be heard. Article 8 of the Bylaws sets forth the notice and hearing procedures for violations of the Governing Documents and the issuance of fines. Pursuant to the Declaration, the Association has a lien on each Unit for any amounts due the Association, including fines, and the Association may use the same remedies to collect fines as it uses to collect Assessments, subject to applicable law. In addition to levying fines for violations of the Governing Documents, the Association also may exercise any other right or remedy available under the Declaration or applicable law.

5.2 Fine Policy. The Association may from time to time issue specific policies and procedures to address corrective actions for violations of the Governing Documents and the issuance of fines, which policies and procedures will supplement the provisions of Article 8 of the Bylaws.

ARTICLE 6 MISCELLANEOUS

6.1 Complaints Concerning Violations. A Unit Owner or Resident may report an alleged violation to the Association through the procedures provided by the Community Manager.

6.2 Modification of Rules. These Rules may be modified from time to time as may be deemed necessary in the sole discretion of the Board of the Association.

6.3 Conflict. In the event of any conflict between these Rules and the Declaration, the Declaration shall control. In the event of any conflict between these Rules and the Bylaws, the Bylaws shall control.