

West End Home Owners Association

Vehicles, Parking, and Garages Rules and Regulations

These rules and regulation were developed using the Providence Master Homeowners Association CC&R's and applicable laws of the State of Nevada, in accordance with the Nevada Revised Statute (NRS 116).

To the extent one or more of the following R&Rs be determined to be in conflict with the regulations of the Providence Master Homeowners Association or in conflict with its CCR's or any applicable law, they are automatically amended to conform.

Note: There is not an abundance of parking spaces in our community so please be considerate and respectful of your neighbors. Foster a good relationship by communicating in a pleasant manner to try to resolve your parking concerns. If this approach cannot resolve the concern, you may set up a meeting with the Neighborhood Justice Center.

Parking Rules:

1. Large commercial vehicles of one-ton or greater may not be parked overnight or stored anywhere within the community.
2. Small commercial vehicles of one-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.
3. Homeowners should first utilize their garage then their driveway for parking before parking on the street,
4. Recreational vehicles may be parked at a residence for the purpose of loading or unloading for no more than 48 hours:
 - a. Electrical and water connections may not be left unattended.
 - b. Individuals are not permitted to reside in such vehicles at any time within the community,
 - c. The wheels of such vehicles may not be parked over the curb or sidewalk,
 - d. Such vehicles may not be parked on any lot, easement, or other area owned by the Association, and
 - e. Such vehicles may not be stored on any Lot other than the resident's garage.

5. No parking is allowed on the following areas of the community:
 - a. In front of any 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 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, in front of a U.S. mailbox or any fire hydrant.
8. No parking is allowed at the corners of any street as this blocks the line of sight and creates a safety hazard.
9. No parking is allowed in front of or protruding into another resident's driveway.
10. As a courtesy, you should not park in front of another person's residence without communication and gaining approval from the owner.
11. Guest/overflow parking is permitted on the street after the garage and driveways have been utilized.
12. 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.

Enforcement:

It is not the intention of the Board to tag and tow vehicles in our community. However, we are required by law to ensure that fire and safety vehicles can navigate our streets. In accordance with **NRS 116.3102, (s)**, vehicles will be subject to immediate towing without prior notification at the owner's or leasee's expense, if any vehicle is parked in any street in such a manner that it blocks a fire hydrant, fire lane, parking space designated for the handicapped, or in any manner that poses an imminent threat of causing substantial adverse effect on the health safety or welfare of the owners of residents of the community, including but not limited to blocking access to a resident's home for the purpose of ingress or egress.

Governance:

A. Terms:

- a. West End Home Owners Association (WEHOA) or the Association
- b. WEHOA Board of Directors or Board
- c. Las Vegas Valley Community Management (LVVCM) or the Management Company

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- B. "Vehicle" means any machine or other equipment that transports, or is capable of transporting people or cargo.
- C. "Commercial vehicle" means a bus, truck, trailer, or any other vehicle licensed for commercial purposes and/or displaying any type of wording or signage. A commercial vehicle may be defined as such even if it does not display a commercial license plate.
- D. "Recreational vehicle" includes but is not limited to motorhomes, buses, campers, camper units, trailer coaches, trailers, jet skis, all-terrain vehicles (ATVs), aircraft, boats, and other watercraft, and the like.
- E. Garages should be maintained for their intended purposes, that is, to allow two vehicles to be parked inside and not to be used as a storage facility. According to the Providence Master CC&Rs, garages cannot be converted to living or office space. In addition, garage doors may be kept open for limited periods of time, but should be kept closed for safety and security and shall not be opened overnight.
- F. No repairs, restoration, or building of vehicles is permitted on the property, with the exception that one such vehicle at a time may be repaired restored, or built if done solely within the resident's garage with the door closed. However, should the Board of Directors determine that the repair, restoration, or building activity is a nuisance, the Board may prohibit the activity entirely.
- G. Inoperable vehicles and vehicles lacking the current DMV registration may not be parked on the community streets or stored anywhere on the property unless fully concealed within the resident's garage with the garage door closed.

Adopted by the Board of Directors April 7, 2017

Art Sheffield

04/10/17

Signature

Date