

QUAIL RIDGE ESTATES PROPERTY OWNERS' ASSOCIATION

REVISED RULES AND REGULATIONS

Revised: July 27, 2020



I) INTRODUCTION

Quail Ridge Estates Property Owners' Association is a small community of 105 lots. Amenities include a 24/7 Manned Security Gate Entry, Clubhouse and Tennis Courts. The Community is located in the city of Henderson near the corner of Warm Springs and Pecos.

The nature of Association living requires a higher degree of cooperation and thoughtfulness among Owners/Residents than is customary in individual house neighborhoods. Rules and Regulations are adopted to protect property values, to keep the Owners' investment secure and to ensure that all members of the Association shall have a pleasant environment in which to live.

As per the Association's Covenant, Conditions and Restrictions (CC&R's): Article 3. RIGHTS AND OBLIGATIONS OF THE ASSOCIATION, Section 3.4. Rules & Regulations: "The Association and any person contracted with by the Association to manage the Association and Association Property may make and enforce reasonable and uniformly applied Rules and Regulations governing the use of Lots and of Association Property. Such Rules and Regulations may, without limitation: (i) regulate use and enjoyment of Association Property; (ii) regulate the burning of open fires and the vegetation clearing, fuel modification and other fire protection actions to be taken by Owners with respect to their Lots; (iii) regulate the use and parking of vehicles within the Property; (iv) prohibit noxious or offensive activities, unsafe or hazardous activities or construction, emission of loud sounds or offensive odors and unsightliness; (v) regulate the use of Association Property by Owners, Residents and their Guests."

These written Revised Rules and Regulations supersede any previously dated Revised Rules and/or Regulations.

II) NEW OWNERS

Welcome to the Community!

Once your Real Estate Transaction is completed, please visit the Management Company Office. You must give them a copy of your deed in order to be granted access to the community.

Moving vans, moving companies, U-Hauls, moving trucks, trailers, etc. are only allowed in during the following times; on week-days during Daylight Saving Time ("DST") 7:00 a.m. - 6:00 p.m. or Pacific Standard Time ("PST") 7:00 a.m. – 5:00 p.m.; Saturday 9:00 a.m. - 4:00 p.m.; No moving vehicle of any kind will be granted entry on Sundays. No Moving vans, moving companies, U-Hauls, moving trucks, trailers, etc. are allowed to stay in the community overnight. Entry will not be granted after the listed hours.

Owners will be asked to supply a copy of their recorded deed for proper identification. Once ownership is established, Owners will be granted access to the Community. Owners will be given an Owner/Resident Registration Information ("ORRI") Form to complete along with a Transponder Request Form. Once you have filled both out please return to the guard house along with a copy of your Vehicle Registration, and Proof-of-Insurance for issuance of your vehicle identification tags. Gate security will contact you once the information is verified and advise as to when you can have your decal placed on your vehicle. Only owners and immediate family members will be provided a transponder.

III) GATE ENTRY

- 1) Only vehicles displaying the Quail Ridge Estates Transponder/Remote Decal shall be admitted through the Owner/Resident (right side) Entry Lane, without stopping at the Security Entry Gate.
- 2) Transponder Decals are available from Security once your information on your Application has been validated. The transponder has an activation fee which will be billed to the property owner's account. Application Forms are available at Security. Copies of a valid Drivers' License, a valid Vehicle Registration, and a valid Proof-of-Insurance must be attached to the Application. The completed Application shall be submitted to the address on the Application.
- 3) The Association has the right to disconnect a Delinquent Owner's transponder(s) upon a written 30-day notice for non-payment of dues, late fees or transponder payments. The Delinquent Owner/Resident will have entrance into the community through the Visitor's Access. There will be a re- instatement fee of \$50.00 per Transponder to reactivate the Owner/Resident's Transponder(s) once their Account is brought current.

- 4) All Guests, Contractors and Vendors must show proof of a valid Driver's License and the Name and/or Address of the Owner/Resident which they are requesting access, in order to enter the Community. Security is authorized to deny entrance to any Guest, Contractor or Vendor who does not possess a valid Driver's License and/or a Name/Address of the Owner/Resident. Vendors may be requested to show current Insurance and valid Vehicle Registration.
- 5) The speed limit on Association Streets is 15 MPH.
- 6) Regular Guests or Vendors listed on your Owner/Resident Registration Information ("ORRI") Form will be allowed access into the Community without a call to the Owner/Resident from the Guard. Any Guest or Vendor that is not listed on the ORRI Form for the address to which they are requesting access will require the guard to place a phone call to the Owner/Resident to grant admittance. Anyone listed on the ORRI Form is granted entry indefinitely until removed by the Owner/Resident. It is the Owners responsibility to ensure their list is updated and terminated vendors and quests are removed from their list.
- 7) PROCESS SERVERS shall be granted entry without a prior call to the Owner/Resident. If the service was unsuccessful, the Process Server may return at any time; however, the Process Server shall not be allowed to sit in their vehicle inside the Community and wait for the Owner/Resident to return.

IV) INVITED GUEST(S)

- 1) Owners/Residents must notify the gate officer Security when invited Guests are expected. Owners/Residents must provide name(s) of invited guest(s) in alphabetical order and approximate arrival time five (5) days prior to any gathering.
- 2) If the Owner/Resident expects a large group of visitors, the following is the procedure:
 - a) Fifteen (15) vehicles will be granted access to any gathering at a residence without the Owner/Resident providing a guest list to the gate officers.
 - b) If a guest list is provided prior to any gathering, up to twenty-five (25) vehicles will be granted access.

- c) If more than twenty-five (25) vehicles are expected, an Owner/Resident must provide for an additional gate officer by making arrangement through the management office. (Owner will be billed separately for cost of that gate officer); up to fifty (50) vehicles will be granted access. Gate officers will not call the Owner/Resident upon arrival of each of the guests on the list unless requested to do so by the Owner/Resident.
- 3) All unlisted visitors or guests will be required to stop at the main gate and provide the following information: name and name of resident being visited. These guests will not be allowed access to the community without permission of the resident and their vehicles are subject to the applicable instructions immediately preceding.
 - 4) Owner/Resident will be billed for the cost of an extra guard and, if not paid in thirty (30) days interest will be charged at the same % rate as late fees. If the Owner/Resident has not reimbursed HOA for the cost of the security guard they will be denied approval for their next event.
 - 5) No music or loud noise after 11:00 P.M. on weekdays and after 12:00 A.M on weekends and holidays. All functions should cease no later than 12:00 A.M. Owner must notify surrounding neighbors two (2) doors down on either side and the neighbors directly across the street that a large party is going to be held.
 - 6) Party guest must not park or block any neighboring driveways in our community, this will be a violation and the car will be towed at owner's expense. All streets must be cleaned of any garbage left behind from your guests; this will also be a violation.
 - 7) At no time the noise imitating from the property cannot exceed the noise level 55db decibel.



V) LANDSCAPE & MAINTENANCE

Each owner shall at Owners expense, keep his lot and home, including but not limited to its landscaping, improvements and appurtenances properly maintained and in good, clean, attractive and sanitary order and condition. Each owner is responsible for any and all repairs and replacement pertaining to his home and landscaping to include the lawn tree scape area. The guidelines listed below are not all inclusive. The Association has the right to list any other maintenance or landscape deficiency that does not meet community standards.

Each Owner is expected to follow the landscape and maintenance guidelines as listed below:

- 1) Weekly lawn mowing and edging during the growing season. Owner shall cut weeds monthly and remove any debris that may accumulate on the property.
- 2) Proper watering to maintain healthy, viable trees, shrubs, groundcover and lawns. Owners/Residents must comply with Southern Nevada Watering guidelines (Group D)
- 3) Dead spots in the grass must be replaced and weeds must be removed on a regular basis.
- 4) Dead shrubs and trees must be replaced. Trees must be replaced like for like. If you wish to replace a tree with a different one DRC approval must be received or you may be forced to pull and replant the correct tree. Tree replacements require a 24" box. (see retrofit guidelines)
- 5) Trees must be trimmed, and all dead branches removed.
- 6) All palm trees (front and back yards) must be trimmed by August of each year.
- 7) The tree lawn area must be properly maintained, and trees shall be trimmed so as not be allowed to grow onto streets causing damage to passing vehicles.
- 8) Homes, fences, walls and other appurtenances are to be painted on a regular basis as needed. (Don't forget to get DRC approval before making any changes in color)
- 9) Chipped or peeling stucco must be repaired and painted.
- 10) Rust on gates and fences must be repaired and painted.
- 11) Walls and fences within a lot and on lot lines should be maintained.
- 12) Sidewalks and driveways must be maintained as to avoid trip hazards.
- 13) Roofs must be properly maintained and replaced when needed. (No tarps or plywood should be visible from street)

- 14) Pools must not be drained on to the streets but into the property's sewer drain.
- 15) Decorative Rocks, Sands, Gravel, and or Soil delivered to a Property must not be dumped onto the streets without cardboard or any other protective cover been placed on the street first.

Failure to adhere to any of the above may result in violation notices and possible fines.



VI) VEHICLES / PARKING

- 1) All Owner/Residents' vehicle(s) must be properly licensed and insured.
- 2) The speed limit on Association Streets is 15 MPH.
- 3) No inoperable motor vehicle (whether covered or not) may be parked or left on any part of the Lot other than within an enclosed garage or behind a screened gate so as not to be seen from the street. (CC&R's 6.6).
- 4) No motor vehicle shall be driven on any Lot except for the purpose of parking, loading or garaging the same or for necessary maintenance of the Lot and the structures, person, animals or plants thereon. In no event may motor vehicles be operated for recreational purposes on Association Streets or any Lot- (CC&R's 6.6). Unlicensed vehicles of any kind (including go-carts, ATV's, mini-scooters, golf carts, etc.) are not allowed to be driven on Association Streets. Licensed ATV's or other sport vehicles may only use Association Streets for exit or entrance into the Community.
- 5) No boat, jet ski, truck, trailer, van, motor home, camper, golf cart or covered vehicle may be stored or parked on a street or on any Lot unless the same shall be kept in an enclosed area out of view from any street or adjacent Lot. (CC&R's 6.7).
- 6) Overnight Street parking (Owner/Resident or Guest or Vendor) from 2:00 a.m. to 6:00 a.m. is prohibited. Failure to comply will result in the vehicle being tagged and possibly towed.

- 7) Boats, and motor homes may be parked on the street or driveway for loading or unloading only, during vendor hours only and never overnight.
- 8) Pods, dumpsters, or other similar bins should not be placed in the street but should be wholly contained in the Owner's/Resident's driveway if possible. Only one (1) pod or dumpster at a time is permitted and may not be on property for longer than ten (10) days. The Pod or dumpster must be placed on cardboard or other protective material so no damage is done to the streets or the driveway. Reflective cones must be placed around them for visibility / safety. As a courtesy, please inform the Management Company of your intentions.
- 9) Moving vans may be parked on the street or driveway for loading or unloading only, but during vendor hours only and never overnight.
- 10) No Commercial trucks or trailers, regardless if driven by an Owner/Resident or a Vendor/Contractor, are allowed to enter the community on Sundays or any of the Federal Holidays as listed in XI. Exceptions include Federal Express, Amazon, USPS & UPS.
- 11) No vehicle shall block the sidewalk at any time.



VII) ANIMALS

- 1) No animals, livestock or poultry of any kind shall be raised or kept on any Lot, except for dogs, cats or other household pets. At one time, the total number of household pets (other than fish) may not exceed four (4) nor may any animals be kept, bred, manicured or maintained for any commercial purposes (CC&R's 6.2). Exotic animals are prohibited.
- 2) No animals may be kept which (in the sole discretion of the Association) constitutes a nuisance or annoyance to other Owners or Residents (CC&R's 6.2).

- 3) In no event shall an Owner/Owner's Representative permit any animal to roam from an Owner/Resident's Lot (CC&R's 6.2).
- 4) As per the City of Henderson, all PETS (which includes cats) must be kept on a leash and under control of the Owner/Owner's Representative when on Common Areas. It is also the Owner/Owner's Representative's responsibility to remove and properly dispose of any pet waste deposited by their pets whether on Common Areas or another Owner/Resident's Lot.
- 5) All animals must be listed on the Owner/Resident Registration form.



VIII) GARBAGE COLLECTION DAY IS WEDNESDAY (subject to change)

Trash and Recycle Bins may not be placed at the street for collection more than twelve (12) hours before pick-up and empty containers must be removed from view of Common Areas (Street View) no later than twelve (12) hours after pick-up. All Garbage, along with Trash and Recycle Bins must be stored out-of-sight of any Common Areas (Street View) when not placed at the street for collection. New Owner/Residents need to contact Republic Service to arrange for garbage bins to be delivered as garbage will not be picked up otherwise. Bulk pick up is every 2 weeks.



IX) SIGNS

- 1) Owners may place one (1) "For Sale" sign not to exceed 24" by 24" in size on their Lot. No other advertising permitted.

- 2) NRS 116.325 allows Residents to exhibit "Political Signs" which cannot be larger than 24" by 36" in size on their Lot. Political signs are subject to Henderson Ordinance, State Laws, and NRS 116. Only one (1) sign per "Candidate" or "Issue" or "Ballot Question".
- 3) A Tenant must get permission from the Owner for a sign to be placed on the Lot.

X) GENERAL

- 1) No Business Activities of any kind whatsoever shall be conducted on any portion of a Lot (CC&R's 6.3).
- 2) No noxious or offensive activity shall be carried on upon any Lot (CC&R's 6.4).
- 3) Bounce Houses, swings, swing sets, trampolines, hanging ropes, barbeques, etc. are not permitted in the front yards.
- 4) Owners, delinquent in Fees and/or Fines, will lose their rights to a Transponder, voting rights, and rights to amenities upon a written 30-day notice. These rights will be re-instated once their Account is brought current. A \$50.00 per Transponder re-activation fee will also apply.
- 5) Owners in violation of any rule or regulation of our CCR's will lose their rights to a Transponder, voting rights, and rights to amenities upon a written 30-day notice. These rights will be re-instated once their Account is brought current. A \$50.00 per Transponder re-activation fee will also apply.
- 6) Per the Association's Violation/Fine Process, an Owner who is in violation of any rule or regulation of our CC&R's shall receive a courtesy letter or "Health, Safety, Welfare" letter depending upon the severity of the event or incident. In the instance the Owner does not remedy the violation as described in the letter in the time frame requested in the letter, then be called before the board for a hearing. If the Owner is found to be in violation, and does not attend his hearing, the Owner's Account may be assessed a Fine up to a maximum of \$100.00 per week per violation until the violation(s) have been corrected as well as the cost (if any) to correct the violation. Health and safety violations will be issued an immediate hearing notice (no courtesy notice). There shall be no dollar limit on a violation that is deemed a "Health, Safety, Welfare" violation. Failure to remit payment within thirty (30) days may result in the Association placing a lien on the Owner's account and that Owner losing their privileges.



XI) VENDORS/CONTRACTORS

- 1) All Vendors/Contractors must stop and be logged in when entering the Community. They must be prepared to advise Security of their destination within the Community. No Contractor will be allowed access to the Community without prior approval from the Lot Owner.
- 2) Vendors/Contractors will be allowed to remain in the community only during the following hours:
 - a) Monday thru Friday

Daylight Saving Time ("DST")	7:00 a.m. - 6:00 p.m.
Pacific Standard Time ("PST")	7:00 a.m. – 5:00 p.m.
 - b) Saturday 9:00 a.m. - 4:00 p.m.
 - c) Sunday Emergencies Only
- 3) Vendors/Contractors will only be granted access to the community up to one (1) hour prior to the allowed end time.
- 4) Vendors/Contractors will not be allowed to enter the Community during the following **Federal Holidays** except for Emergencies
 - a) New Year's Day (January 1)
 - b) Memorial Day (Last Monday in May)
 - c) Independence Day (July 4)
 - d) Labor Day (First Monday in September)
 - e) Thanksgiving (Fourth Thursday in November)
 - f) Christmas Day (December 25)
- 5) No Vendor/Contractor will be allowed to work or continue to work outside the times and days any Vendor/Contractor is allowed to enter the Community, except for Emergency Repairs. Failure to abide by these rules may result in a fine being assessed to the owner

- 6) Vendors/Contractors must observe all traffic signs and the posted speed limit (15 MPH) within the Community.
- 7) Vendors/Contractors are not permitted to bring guests or pets to work within the Community.
- 8) All vehicles of Vendors/Contractors must have current vehicle insurance and valid vehicle registration.
- 9) Vendors/Contractors must identify all safety hazards (open holes, debris, equipment, etc.) with safety devices such as barricades, cones and/or flashers.
- 10) Dumpsters, mud, gravel and/or other debris that is deposited on Association Streets must be removed immediately. No construction related materials, supplies, vehicles, etc. are allowed to be placed in the street without Design Review Committee Approval. Failure to comply will result in the Association providing cleanup and deducting the cost from your security deposit.
- 11) Under no circumstances are construction vehicles to cross any Community landscaped-areas without Lot Owners' and/or Association permission.
- 12) All Vendor/Contractor vehicles are to be parked at the work site or parked on one side of the street adjoining the worksite. At no time shall any Vendor or Construction vehicles be allowed to park in front of driveways, nor to interfere with ingress or egress of any Owner/Resident's Lot or the regular flow of traffic. Contractor's vehicles are limited to a maximum of six (6) at any given time in addition to one (1) dumpster/storage unit. Additional vehicles must park outside the Community.
- 13) Vendors/Contractors may not play radios or other devices in a loud manner. In addition, Vendors/Contractors may not bring or use any alcoholic beverages, drugs or weapons within the Community. When vendors are not working, they must not use the common areas or tree scape area for breaks, lunch, or any other purposes and must leave the community immediately after their work is completed.
- 14) Private Gardeners and Landscapers must take all tree, grass, plant clippings and pet refuse with them when they leave for the day. At no time may landscape debris be left curbside in plastic bags.

- 15) Any Vendor/Contractor or any worker employed or hired by a Vendor/Contractor who receives a Violation Notice (verbal or written) and does not take proper steps to satisfy the notice, will be barred from the Community.
- 16) If a Vendor/Contractor does not comply with the rules of the Community, and if the same situation happens a second time, the Vendor/Contractor will be barred from the Community.
- 17) No soliciting is permitted within the Community. If a Vendor/Contractor is allowed entry into the Community to provide services at the request of an Owner/Resident, that Vendor/Contractor may not go door-to-door to solicit other business or hand-out Fliers.
- 18) Owners/Residents are responsible for the actions of all Vendors/Contractors on their Lot. Owners will be notified of Vendor violations.



XII) REAL ESTATE

- 1) Should a property be placed on the resale market, it is the responsibility of the property Owner to notify the Management Company and security of the name and contact information for the listing Real Estate Broker and Agent.
 - a) Management Company: Desert Living, Inc. 702-992-7211
 - b) Gate Officers' Phone: 702-456-6581
- 2) Requirements prior to a non-listing Real Estate Agent being admitted into the community to show a listed property include:
 - a) Permission to enter the Community must be pre-arranged by the Owner of the listed property or the listing Real Estate Broker with Security, naming the non-listing Real Estate Agent(s) who wish to show the listed property (ies).
 - b) All non-listing Real Estate Agents must provide Security with a business card that lists the name of the Agency and the Sales Person, along with their Driver's License before entering the Community.

- 3) Open-House and/or an Auction: the listing Real Estate Agent/Broker must provide two representatives: one (1) will stay at the home; and one (1) will shuttle prospective buyers to the home. Security will be responsible to log names and license plate numbers of all individuals entering the Community for the purpose of viewing the property for sale. Drivers' licenses will be checked. Open house hours are 9AM -6PM seven (7) days per week.



XIII) LEASING OR RENTING A QUAIL RIDGE RESIDENCE

- 1) Prior to leasing or rental of any property, the Owner is required to obtain a Leasing/Rental Packet (from the Management Company) informing Security AND the Management Company as to the identity of the tenant, including the names of all family members who will be residing within the leased home. COPIES OF TENANTS' DRIVERS' LICENSES MUST BE PROVIDED.
- 2) Security will not permit tenants independent entry into the Community until the Leasing/Rental Package has been completed by the Owner and returned to security and the Management Company.
- 3) The Leasing/Rental Packet includes the following and must be returned to Security and the Management Company PRIOR to the tenant being allowed access:
 - a) Copy of the signed Leasing/Rental Agreement.
 - b) Copies of all tenants' Driver's Licenses.
 - c) Tenant Information Form.
 - d) Vehicle Information Form.
 - e) Renter/Lessee' signature that they have received a copy of the Leasing/Rental Rules and Regulations.

- 4) Minimum lease is for twelve (12) months. Vacation or short-term Rentals are prohibited.
- 5) Halfway Houses and/or Boarding Houses are prohibited.
- 6) Tenants are prohibited from subleasing a room to another tenant.
- 7) Only a single Family may rent, lease, or reside within a residence.
- 8) Complete Rules, Regulations, Forms and a Leasing/Rental Packet are available from the Management Company.

XIV) ARCHITECTURAL GUIDELINES THE DESIGN REVIEW COMMITTEE (CC&R's 7.8)

- 1) Any alteration, modification or addition to the exterior of any existing building or improvement, including without limitation, must have a Design Review Committee (DRC) Application submitted to the DRC via the Management Company PRIOR to starting any work. The package must contain the same information as is required in the CCR's for any new building or other improvement, except that plans for nonstructural alterations, modifications or additions need not be prepared by an Architect. After receipt of any plans, specifications and other materials, the Management Company shall provide said Owner with a statement of "Approval", or "Request for Additional Information", "Approval with Conditions", or "Denial". Failure to obtain DRC approval prior to starting any work may result in fines being assessed.
- 2) The DRC Application ("DRC") is available from the Management Company Office.
- 3) The Owner must be in good standing and not delinquent.
- 4) All exterior modification Approvals may require a Security Deposit in the amount of \$2,000 before Construction may begin. Landscape Renovations may require a \$1,000 Security Deposit.
- 5) No alteration or work on a property as described above may be started without prior written consent of the Management Company and receipt of the applicable Security Deposit.

- 6) Construction of any structures, alterations, additions or improvements on a Lot, must, be completed within thirty (30) days of the initiation of construction or owner must resubmit or an extension must be filed.
- 7) Proper care should be exercised to protect the public health, safety and welfare during all phases of Construction. All materials must be stored in a manner that is deemed not dangerous or objectionable to Public View or safety by the Association.
- 8) The Site must be left in a neat and orderly condition at the close of EACH workday. Scrap material and debris must be disposed of in proper receptacles and such receptacles must be collected and emptied prior to becoming over-filled. Hazardous debris and material must be removed from the site EVERY night. Weeds, debris and litter will not be allowed to accumulate on-site. Failure to comply will result in the Association providing cleanup and deducting the cost from the Security Deposit. If no security deposit owner will be notified and provided 24-hour notice to remedy. Failure may result in fines being assessed.
- 9) Noise and dust abatement procedures, as deemed necessary by the Association, must strictly be adhered to.
- 10) All Vendors/Contractors must be properly Licensed and Insured and provide proof of Property, Liability and Workers Compensation insurance.
- 11) A Vendor/Contractor involved with an Architectural Project will not be granted access into the community when an Owner is in violation of the Architectural Regulations to include; lack of approval letter from management or non-authorized changes. The Owner shall receive a cease and desist letter which will notify said Owner that they are in violation of the Architectural Regulations and that any Vendor/Contractor involved with the Architectural Project will be denied access into the Community.
- 12) All clotheslines, equipment, service yards, woodpiles and storage piles shall be kept screened by adequate fencing so as to conceal them from view of neighboring areas (CC&R's 6.4).
- 13) The Rules & Regulations are not meant to substitute the DRC Guidelines and an Owner should review the Guidelines in the CCR's in full, before initiation of any improvement.



XV) HOLIDAY RULES

- 1) July 4th: Absolutely NO FIREWORKS are allowed within Quail Ridge Estates.
- 2) Halloween: Trick-or-Treaters within the Community are limited to Quail Ridge Estates Owner/Residents only. The hours of Trick-or-Treating are limited to 5:00 p.m. - 8:30 p.m. only.
- 3) Holiday lighting and decorations installed on exterior of Lots do not need DRC approval. Holiday exterior decorations and lighting may be installed NO earlier than thirty (30) days prior to each respective holiday and must be removed no later than thirty (30) days after the respective holiday.



XVI) COMMON AREAS:

TENNIS COURT RULES

- 1) Hours:
 - a) Tennis Courts PST: 8:00 a.m. - 10:00 p.m.; DST: 7:00 a.m. - 10:00 p.m.
 - b) Basketball Court PST: 10:00 a.m. - 8:00 p.m.; DST: 8:00 a.m. - 8:00 p.m.
- 2) Tennis shoes only. NO black soled shoes, street shoes or bare feet.
- 3) NO sitting, pushing, pulling, jumping over tennis nets.
- 4) NO hanging on basketball hoop.
- 5) NO bicycles, skates, skateboards, inline skates, motorized vehicles, hoverboards, etc. are allowed on the courts. No motorized toys or sports equipment and balls associated with ANY sport or activity, other than Tennis, Pickleball or Basketball are allowed. Pickleball must be played on the back court.

- 6) NO hitting court surfaces or fencing with racquets, rocks or other objects.
- 7) Climbing on fences, hitting or kicking balls into fences, or running into fences is prohibited.
- 8) NO chairs of any kind are permitted on tennis courts.
- 9) NO food, or drinks, or glass containers, or alcoholic beverages or smoking are allowed on courts.
- 10) NO pets on courts.
- 11) Courts must be clean and trash-free before departure.
- 12) Courts must be locked upon entering and leaving.
- 13) Climbing fences to gain entrance will result in fines and loss of court privileges.
- 14) Players assume all risks associated with play.
- 15) All children under the age of 13 years must be supervised by an adult. Owners are responsible for the actions of their children at all times. Owner/Resident must sign the WAIVER to allow court key access for their children 13 - 17 years of age. Owner/Resident agrees to pay for damages, lost keys & new locks.
- 16) Damage/Vandalism must be immediately reported to Security and the Management Company.

POND RULES:

No walking on rock scape or wading in the pond to include disturbing or disrupting the ducks. Our common areas are monitored 24/7, violators will be subject to the community's violation policy.



XVII) HARASSMENT

- 1) An Officer or Director of the Association, Owner/Resident, tenant, or Guest of an Owner/Resident or tenant shall not willfully and without legal authority threaten, harass or otherwise engage in a course of conduct against any other person who is the Community Manager or an Agent or Employee of the Community Manager, an Officer, Director, Employee, Agent or Vendor of the Association.

Such conduct shall be deemed to be an “Offensive or Detrimental” Activity that creates a nuisance, and as such is a violation of Article 3, Section 3.4 of the CCR’s and may be subject to fines.

Board of Directors:
Quail Ridge Estates Homeowners Association
Revised: July 27, 2020

cheryl Maclaren

cheryl Maclaren (Aug 10, 2020 15:45 PDT)

President

XVIII) EMERGENCY NUMBERS:

Residents should call **911 in any Emergency**

Ambulance; Police; Fire 911

Low-Level Emergency Numbers:

- Ambulance 702-384-3400
- Henderson Police 702-568-8933
- Metro Police 702-795-3111
- Henderson Fire 702-565-2016
- Security Gate House 702-456-6581
- Management Company:
Desert Living, Inc. 702-737-8580

XIX) IMPORTANT CONTACTS AND INFORMATION:

- Desert Living, Inc. (HOA Management):

8925 S. Pecos Road, Suite 15A

Henderson, NV 89074

Phone: 702-992-7211

Fax: 702-992-7246

Email: info@desertlivinginc.com

Website: www.desertlivinginc.com

- Security Guard House: 702-456-6581
- Southwest Gas: 877-860-6020
- NV Energy: 702-402-5555
- Cox Communications: 702-383-4000
- City of Henderson; Water & Sewer: 702-565-2110
Quail Ridge Estates is in Watering Group D
- Republic Services; Trash & Recycling: 702-735-5151
Service is every Wednesday