

STEPHANIE 130 HOMEOWNERS ASSOCIATION

5135 Camino Al Norte STE. 150 North Las Vegas, NV 89031 TEL: 702.362.0318 FAX: 702.331-4188

RULES & REGULATIONS

Landscaping:

1. Lawns are expected to be maintained in a green, healthy, weed-free state. Your lawn should be watered in accordance with the water district standards
2. Landscaping must be maintained in a neat and sanitary condition.
3. All trees to be planted at least 3 feet away from neighboring lot, all owners will prune trees to ensure that they are not causing a nuisance to neighboring lots.
4. Palm trees and any other trees that require regular maintenance will be pruned annually to ensure a pleasing appearance to the neighborhood. Leaves from deciduous trees will be bagged and properly placed out for Republic Service pickup on scheduled pick up days and not left to blow down the street.
5. Non-grass areas must contain ground cover, rock or other material as approved by the Architectural Control Committee, be kept weed free and well maintained.
6. Desertscaping or Xeriscaping is encouraged.
7. Changes to the landscaping must be submitted to the ARC for approval.

Leasing or Renting

1. The owner is responsible for the actions of their tenants, tenant's family and tenant's guests, including any fines for violations of the association documents.
2. The owner is responsible for supplying and reviewing with the tenants the governing documents of the Association.
3. All leases shall include provisions to the effect that each tenant or sub tenant shall be bound by restrictions, and a breach of any restriction shall constitute a default under the lease or sublease.
4. A unit may not be conveyed pursuant to a time sharing plan
5. It is the owner's responsibility to provide a copy of a written lease or lease renewal to the association within ten (10) days of written request from the board.
6. No unit may be leased or subleased for a transient or hotel purposes for an initial term of less than 180 days.
7. No subleasing or assignment of leases is permitted except with the prior written approval of the board.
8. Upon a tenant violation of the leasing restriction, the owner will receive a fine of \$50, after notice and an opportunity to be heard. If the violation is not cured within 14 days after the initial fine is imposed, then an additional fine of \$50 for each 7 day period thereafter may be imposed by the board without the requirement for any further notice and/or opportunity to be heard. Owners are financially responsible for the actions of their tenants.

Pets

1. No more than 4 pets to a household are allowed, unless approved by the association.

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2. Only common household pets are allowed. This includes but not limited to dogs, cats and birds.
3. No animal may be kept, bred or maintained on the property for commercial purposes.
4. Pets must be kept on a leash and under the control of the owner when in the common elements, outside their unit or outside the enclosed rear yard.
5. Pet owners or one who keeps the same upon his premises or under his care are responsible for cleaning up after their pets.
6. Excessive noise from an animal will not be permitted. The association requests that all complaints be submitted concurrently to Animal Control (702 565 2033) and to the Association in writing.
7. Any damage to the common elements caused by a pet must be repaired or replaced by the pet owner.
8. The pet owner or one who keeps the same upon his premises or under his care is responsible for any personal injury or personal property damage caused by their pets.
9. No pet may be tied to a tree, stake, or any structure in the common elements.
10. Each person who is the owner of an animal, or keeps the same upon his premises or under his care, shall keep the animal restrained by a fence, cage, coop, chain leash or other adequate means so that said animal shall not leave or escape from the premises upon which it shall be kept; provided that no person shall keep any such animal unless its living areas is kept clean and free from offensive odors, animal wasters and rodents, excessive amount of flies, and other offensive or unsanitary condition.
11. 11. Complaints will be handled with a courtesy notice to the owner; if action is not taken then a second (2nd) Courtesy notice will be sent. Further complaints of the same problem will result in a hearing. If the owner does not attend the hearing, respond in writing or provide a resolution to the problem, a \$50.00 fine will be levied and then an additional fine of \$50 for each 7 day period thereafter may be imposed by the board without the requirement for any further notice and/or opportunity to be heard. Owners are financially responsible for the actions of their tenants.

Storage of Items

1. Trash, garbage, or refuse must be placed in a trash can or garbage can with a tight fitting lid.
2. Trash cans or garbage cans may not be visible from outside the property unless they are being made available for collection. They must not be placed for collection more than 12 hours before scheduled pick up and must be removed from visibility within 12 hours after pick up.
3. Residents will not be permitted to accumulate any garbage, refuse or obnoxious material on any portion of the property.

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4. No item may be stored in view of the street.
5. Clotheslines are not permitted within view of any street or the common elements.
6. No hazardous or toxic waste may be stored anywhere on the property.

Vehicles and Garages

1. Parking is allowed on one side of the street. All no-parking areas will be posted or red curbed.
2. No commercial vehicles or recreational vehicles may be parked within the property (including the streets) unless parked in the garage or adequately screened from view from any common area or street.
3. Commercial vehicles that are not owned by the resident may be temporarily parked in the driveway when the driver is delivering a product or performing a service for the resident. Definition of Commercial Vehicle is located in the CC&R????????????????
4. Recreational vehicles may be parked in the driveway for a period not to exceed forty eight (48) hours for the purpose of loading and unloading the vehicle. Definition of recreational vehicle is located in the CC&R. ??????????????
5. NO vehicle undergoing repairs may be visible from the street, adjoining neighbors or common elements.
6. Vehicles may not block any portion of the sidewalk curb, private roads, or any portion between the private road and the side walk.
7. Garages or carports may not be used as living space.
8. Garages are to used primarily for storage of vehicles and other storage as space allows.
9. Any vehicle parked in a posted no parking area or in a red zone will be subject to immediate tow without prior notification.
10. No Resident shall operate an unlicensed vehicle on public or private streets within the sphere of influence within the Association. Unlicensed vehicle is defined by any motorized vehicle that does not have a State of Nevada license plate issued by the Department of Motor Vehicle properly attached.
11. Each use of any unlicensed vehicle will incur a potential fine of \$50, per occurrence.

Miscellaneous

1. Only one 18 inch by 24 inch "For Sale/Rent " sign is allowed in the front yard or Window.
2. No other signs will be allowed, no extra signage may be attached to any existing sign or post.
3. No "For Sale" or "For Rent" sign are permitted in the common elements (which includes hanging on the perimeter walls). The Association may immediately remove any such signs without notice to owners.

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4. No exterior fires are allowed with the exception of a BBQ grill.
5. Holiday decorations must be removed promptly from the property after each holiday.
6. Peace disturbances are a Police matter and the effected resident is responsible for calling the police and registering a complaint.
7. Loud noise (radio, stereos, musical instruments, party activities, car, horns, motorcycles etc.) are restricted at all times to a level that is not disturbing to other residents.
8. NO action or condition may exist that is in violation of any local, county, state or federal law or ordinance.
9. All complaints must be submitted in writing to the Association. An owner submitting the complaint must sign the complaint. Complaints that are not signed or submitted anonymously will not be acted upon.
10. Community garage sales will be at the discretion of the association. Sales will be scheduled and hours will be limited.
11. No owner/resident may disturb or dictate work to any contractor of the association. Complaints or concerns may be put in writing and forwarded to the Association's management company.
12. Basketball backboards and sporting equipment shall not be attached to the building. Any free standing equipment shall be removed from view when not in immediate use by the resident. Use of such sporting equipment is prohibited between 9pm and 9am.
13. Garage doors shall b e kept closed except for those periods reasonably necessary for entry and exit of vehicles, cleaning, removing trash, or other similar household purposes.
14. No clothesline shall be placed, nor shall any clothes be hung in any manner whatsoever, on any unit in a location, including but not limited to, the garage door, visible from any street within the project or any common elements.