

Skyridge Homeowners Association Rules and Regulations

Preamble

The Skyridge Homeowners Association ("Association") maintains a good neighbor policy. Living in a community governed by a Homeowners Association requires cooperation and consideration among the residents. The Association encourages property owners to read and abide by the Covenants, Conditions, and Restrictions ("CC&Rs") and other governing documents.

The Association has the duty, responsibility, and authority to adopt and enforce the Rules and Regulations governing the conduct of residents and their guests. These rules and regulations do not supersede the CC&Rs or other governing documents.

The following rules and regulations were adopted to promote a pleasant living environment for all members of the association.

Reporting Responsibilities of Owners

1. Each resident should promptly report to the manager any items or other conditions regarding any common element which appears to require repair.

Landscaping

1. Owner is responsible for maintaining the landscaping and irrigation on his own lot in a neat and sanitary condition.
2. Changes to the landscaping must be submitted to and approved by the ARC Committee.
3. Normal maintenance of landscaping or replacement of dead or dying landscaping does not need approval by the ARC provided there is no significant change in the type of plants, ground cover, or landscape design.
4. Owners shall not change or interfere with the established drainage of their property.

Owner Maintenance

1. Owner is responsible for maintaining the exterior paint, stucco, trim, doors, windows, and roof in a manner that is up to the standards of the community. All exterior maintenance is the responsibility of the owner of the unit.

Leasing or Renting

1. The owner is responsible for the actions of their tenant, tenant's family members, and tenant's guests.
2. The owner is responsible for supplying the tenant with a copy of the governing documents of the Association.
3. It is the owner's responsibility to provide a copy of a written lease to the Association within 10 days of a written request from the Board.
4. All leases shall be for a term of not less than 30 consecutive days.

Exterior Lighting

1. Each homeowner must replace burnt out light bulbs with the appropriate exterior bulbs on all exterior lighting located on porches, garages, and front yard portion of the lot. Appropriate exterior bulbs shall be defined as clear, non-colored bulbs.

Vehicles, Parking & Garages

1. Residents shall not park, store, or operate within the properties any vehicle which is deemed by the Board to unreasonably disrupt the peaceful and quiet enjoyment of other Residents.
2. Garage doors must be fully closed except for reasonable periods during the removal or entry of vehicles or other items.
3. All vehicles in the community must be registered using the Vehicle Registration Form on or before March 15, 2020.
4. All requests for street parking must be in writing and submitted to the management company for Board approval using the Vehicle Registration Form. You must first park in the garage or full-length driveway, before requesting street parking. You must indicate which vehicle will be parked in the street.

5. All vehicles that are approved for street parking must have the decal placed on the front driver's side windshield in the lower corner. No street parking by homeowners or tenants without board approval. Guests must show a guest pass hanging on their rear-view mirror or they will be towed after 48-hour notice at owner's expense.
6. Resident use of Guest Parking Passes is prohibited. Vehicles can be towed at the owner's expense.
7. Residents/Tenants with more than 3 vehicles may be required to provide Current Nevada Vehicle Registrations from the Department of Motor Vehicles.
8. Any resident with a vehicle approved for street parking must park in the street either in front of their own garage or in front of their own home. Parking which blocks or inhibits access to another resident's garage is strictly prohibited; vehicles will be subject to immediate tow at the owner's expense.
9. Each resident is allotted the use of space in front of their garage and unit for resident and guest parking with proper decal/passes displayed. Parking in front of another resident's garage or home is prohibited. Any such vehicle will be subject to towing at the owner's expense after 48-hour notice.
10. Driveway parking is allowed only where residents have a full-length driveway and are able to park entirely in the driveway (not hanging into the street) when perpendicular to the road. Parallel parking in the driveway is not permitted.
11. Open parking spaces throughout the community are designated for short-term visitor parking only. In the event that a resident does not have sufficient space for their vehicles in their garage (2 vehicles), driveway (if applicable), and/or in front of the home with approved street parking as described above, then residents must park outside the community on Tee Pee.
12. Any changes in registered vehicles residing in the community require a new Vehicle Registration Form to be submitted to Management. Homeowners can also do this online at www.lasvegashoa.com.
13. No parking is permitted which would restrict ingress or egress from the community or any street within the community.
14. Parking on landscaped portions of the unit is prohibited.
15. Commercial vehicles with signage must park in garages or outside the community. Vehicles that do not fit in garage must be approved by the Board.
16. No commercial vehicles of any type may be visible in the community except those utilities allowed by Nevada State Statutes.
17. Recreational Vehicles may be parked in the community for up to 48 hours for the purpose of loading or unloading the vehicle with prior written approval of the Board of Directors. Notify Management at parking@lasvegashoa.com of dates and time. Any parking which blocks another residence is prohibited.
18. Recreational vehicles which exceed twenty-two feet in length and/or exceed eight feet in height (including motorhomes, travel trailers, campers, vans, and boats), passenger vans/buses designed for more than 10 occupants, vehicles with more than two axils, trailers, and aircraft are prohibited within the community.
19. No major repairs of any vehicles shall be undertaken anywhere visible on the property. Vehicles that are leaking oil will be towed immediately.
20. Unlicensed or inoperable vehicles of any kind are not permitted to be visible anywhere on the property.
21. Unlicensed motorized vehicles of any type—including off-road vehicles and gas-powered motorized scooters—are prohibited from being operated on the streets within the community.
22. There will be no objectionable noise arising from the racing of car engines, the spinning of tires or any similar noise.
23. Residents must observe the 15 miles per hour speed limit in the community.
24. The entirety of this policy is applicable to all owners, residents, tenants, and guests/invitees, and all such shall comply with Nevada State Law, Department of Motor Vehicle Regulations, community rules and policies, and applicable local ordinances within the community. Owners shall be liable for their families, guests, tenants, and invitees.
25. The Board has authority to assess fines and tow vehicles in violation of these rules.
26. All requests are handled on a case by case basis and the decision of the Board of Directors is final.

Window Coverings

1. Window coverings must be of neutral color and normal appearance unless approved by the ARC committee.
2. Aluminum foil or other non-standard material shall not be permitted.
3. Screens on doors and windows and/or security doors and window bars must have prior written approval of the ARC committee.
4. Window tinting must be approved by the ARC committee and kept in good condition. Reflective window tinting or treatments are prohibited.

Satellite Dishes, Receivers & Antennas

1. No satellite dishes, receivers, or antennas shall be installed on any Lot without prior ARC committee approval (including: roofs, walls, porches and landscaping).
2. If an Owner desires to install a dish/antenna, Owner must submit an application to the ARC committee for approval, accompanied with a Neighbor Notification Form from the adjacent Owner.

Noise or Disturbances

1. Owners are required to observe "Quiet Hours" during the hours of 10:00 p.m. until 7:00 a.m. Loud noises (radios, stereos, musical instruments, party activities, car horns, loud talking, shouting, etc.) are not permitted.
2. Excessively loud noises are restricted at all times to a level that is not disturbing to other residents.
3. Peace disturbances are a police matter and the affected resident is responsible for calling the police and registering a complaint.

Signs

1. One (1) "for sale" or "for rent" sign shall be allowed upon any unit, shall not exceed 18 inches by 24 inches, and shall be displayed in a window or front yard. No other signs shall be allowed without approval of the Architectural Review Committee.
2. No "for sale" or "for rent" signs are permitted in the common elements. The Association shall have the right to remove any sign placed in the Common Elements without notice to the owner.

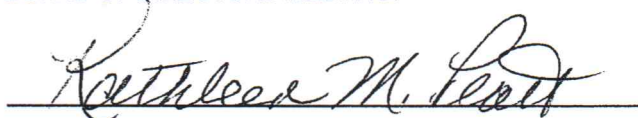
Miscellaneous Items

1. No exterior fires are allowed with the exception of a BBQ grill. BBQ grills shall be placed in the rear yard.
2. Any and all exterior changes must be submitted and approved by the ARC.
3. Holiday decorations may be installed thirty (30) days prior and must be removed within thirty (30) days after the respective holiday.
4. Display of the American flag is permitted; however, location must be approved by the ARC.
5. No action or condition may exist that is in violation of any local, county, state, or federal law or ordinance.
6. All complaints must be submitted in writing to the Association. An Owner submitting a complaint must sign the complaint. Complaints that are not signed or are submitted anonymously will not be acted upon.
7. No Owner/Resident may disturb or dictate work to any contractor of the Association. Complaints or concerns must be put in writing and forwarded to the Association's management company.
8. Portable sporting equipment including basketball hoops must be stored out of view when not in use.

THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGES, ADDITIONS AND/OR AMENDMENTS BY THE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS.

VIOLATION OF THESE RULES AND REGULATIONS MAY RESULT IN FINES, AND/OR LIENS AGAINST THE OWNER'S UNIT AS PER NRS 116. 31083.

THIS RESOLUTION WAS DULY ADOPTED BY THE ACTION OF THE BOARD OF DIRECTORS AT THE MARCH 3, 2020, BOARD OF DIRECTORS MEETING.



President of the Board of Directors
Skyridge Homeowners Association