

Bristlecone Ranch HOA

Rules & Regulations

Preamble

The Bristlecone Ranch 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&R's") 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.

Conduct in Community

1. Refer to CC&R Section 10.22

Front Gate Call Box

1. Owner is fully responsible and liable for the usage and security of their individually assigned entry code.
2. Owner visitors/delivery personnel are recommended to use the callbox directory protocol to gain entry into the Bristlecone Ranch community.
3. Improper sharing of your individual code, or if it is written on the community entry system, will result in the immediate removal of your entry code and may result in a hearing with the board of directors to discuss repeat offences.

Reporting Responsibilities of Owners

1. Each resident shall 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 maintain landscaping and irrigation on his/her own lot in a neat and sanitary condition.
2. Changes to the landscaping must be submitted to and approved by the ARC Committee prior to those changes being made.
3. Normal maintenance of landscaping or replacement of dead/dying landscaping does not need approval by the ARC, provided there is not 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.

Landscape Standards

As indicated in the geotechnical/soils report for the Association ("Soils Report"): onsite soils are expensive. Each Owner and Resident must be familiar with and abide by the Soils Report. To help implement certain recommendations in the Soils Report, each owner must ensure that:

1. There are no unapproved grade changes within three (3) feet of any foundation or wall located on or immediately adjacent to the Owners Lot, and;

2. Unless more restrictive requirements or guidelines are set forth in the applicable Soils Report or from time to time by the ARC (in which case, the most restrictive requirements or guidelines must be followed).
 - a. ALL TREES must be planted a minimum of five (5) feet, and ALL SHRUBS a minimum of three (3) feet, away from any foundations, slab, side, partitioning wall or other portion of a dwelling, wall, or any other improvement.
 - b. Only non-irrigated desert landscaping may be located on the Owners Lot within three (3) feet of any foundation, slab, side, partitioning wall or other portion of a dwelling, wall or any other improvement.
3. The Owner shall adjust and regulate irrigation control timer(s) on a regular basis in accordance with the seasonal watering schedule and restrictions posted by the Southern Nevada Water Authority (SNWA) or Las Vegas Valley Water District (LVVWD).
4. The Owner shall carefully monitor his or her lot to ensure that there is no overwatering or excess water usage, including leaks, which could result in saturation of the soil or efflorescence on the block walls, compromising the integrity of the block walls and wasted water.
5. Automatic irrigation systems must be maintained in good working order and must remain aesthetically consistent with the design and plan of the Association.
6. Canopies of those trees abutting or overhanging Association on walkways, common areas, and private streets shall be kept trimmed to provide a minimum of seven (7) feet clearance above those areas of any foliage, limbs, or other plant material.
7. All shrubs and plant material shall be trimmed so as not to encroach or impede pedestrian traffic on Association walkways or common area.
8. Plant material and other vegetation, excepting trees, shall not exceed twenty-four (24) inches tall in visibility zones, typically at corner lots.
9. To prevent water damage to dwelling, foundations, stucco and/or block walls, no mounding, grass, or spray/pop-up irrigation or sprinklers may be located within five (5) feet of the walls, nor shall any planter bed be located against such, and/or any other Improvement.
10. The use of decorative granite landscaping rock and gravel is required. The complete landscaping plan, including type, color, location and general amount of decorative landscaping rock and color of other materials, must be submitted for approval prior to any installation.
11. All statues or embellishments to be installed in the front porch or yard require a written request for a written approval prior to any installation. Such written request and approval will be record and filed.

Front Yard Landscape Standards

Landscaping shall consist of the following:

1. At least ten (10) plants, bushes or shrubs in any combination.
2. Trees are not required.
3. Desert landscape using xeriscape technology can be used in place of traditional bushes and trees. Any and all plants selected for landscaping shall be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate.

Owner Maintenance

1. Owner is responsible for maintain 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.

Rain Gutters

1. Gutter and down spouts must aesthetically match the exterior home color scheme.
2. Downspouts shall be directed away from the building.

Exterior "Coach" Lighting

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

Satellite Dishes/Receivers/Antennas/Utility Conduit

1. All cables, cords and wiring shall be properly secured to the home with no loose wiring.
2. All cables, cords, wiring (metal or PVC conduit) and service panels (if possible) shall be painted to match the exterior color of the property.
3. Any dish, receiver, or antenna shall be installed and secured at the most discrete location possible, provided that it does not interfere with receiving adequate signal or service. **Please refer to CC&R 10.15(d) for more information.**

Leasing or Renting

1. Owner is responsible for the actions of their tenant, tenant's family members, and guests.
2. Owner is responsible for supplying the tenant with a copy of the Governing Documents of the Association.
3. It is the Owners 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.

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. All residents MUST register each of their vehicles and guest vehicles with the parking enforcement company designated by the Board, if applicable. If resident is a tenant, a valid and current lease agreement shall also be required in order to complete the registration process.
3. Garage doors must be fully closed except for reasonable periods during the removal or entry of vehicles or other items.
4. Garages and driveways shall be utilized for parking prior to utilizing the street. Garages shall be maintained for their original purpose of storing vehicles. Street parking is limited as Bristlecone Ranch does not have a specified Visitor Parking Area. Owners found to not be properly utilizing the garage and driveway may be subject to a violation and/or tow.
5. Vehicles MUST be parked with the flow of traffic if parked on street.
6. Any residents with a vehicle approved for street parking must park in the street in front of their own home. Parking which blocks or inhibits access to a driveway is strictly prohibited; vehicles will be subject to immediate tow at the owner's expense. Parking in front of another resident's home is prohibited. Any such vehicle will be subject to towing at the owner's expense after forty-eight (48) hours, with the presence of the required tow warning.
7. Parallel parking in the driveway is not permitted. Vehicles must be parked with its nose or rear facing the garage doors.

8. Any guest vehicles parked within the community are limited to no more than forty-eight (48) hours and are required to be parked in front of the home which they are visiting.
9. No parking is permitted which would restrict ingress or egress from the community or any street within the community.
10. Parking on landscaped portions of the lot is prohibited.
11. Commercial vehicles with signage must park in garage or behind gates fence. No commercial vehicles of any type may be visible in the community except those utilities allowed by Nevada State Statutes. The Association may require written notification from the Utility Company confirming the need for the vehicle's presence at the home.
12. Recreational vehicles may be parked in the community for up to forty-eight (48) hours for the purpose of loading or unloading the vehicle with prior written approval of the Board of Directors. Management to be notified of dates and time. Any parking which blocks another residence is prohibited.
13. No major repairs of any vehicle shall be undertaken anywhere visible on the property. Vehicles that are leaking fluids on the community streets will be at risk of tow through the towing process.
14. Unlicensed or inoperable vehicles of any kind are not permitted to be visible anywhere on the property.
15. 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.
16. There will be no objectionable noise arising from the revving of car engines, the spinning of tires, or any similar noise.
17. Residents, guests and all visitors must observe the 15 miles per hour speed limit in the community.
18. 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 Vehicles Regulations, community rules and policies, and applicable local ordinance within the community. Owners shall be liable for their families, guests, tenants and invitees.
19. The Board has the authority to assess fines and to tow vehicles in violation of these rules. Contact Management to report concerns. If ingress/egress of your lot has been impacted, contact the towing provider directly.
20. All requests are handled on a case-by-case basis and the decision of the Board of Directors is final.
21. Vehicle washing is prohibited on the street.

Window/Window Coverings

1. Window coverings must be of a neutral color and normal appearance unless approved by the ARC Committee.
2. Aluminum foil, cardboard, bed sheets, newspaper or other similar 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, painting or stained-glass windows must be approved by the ARC Committee and kept in good condition. Reflective window tinting or treatments are prohibited.

Noise or Disturbances

1. Owners are required to observe "quiet hours" during the hours of 10:00pm until 7:00am. Loud noises (radios, stereos, musical instruments, party activities, car horns, loud talking, shouting, excessive car/motorcycle exhaust pipe sound, crowd gathering, etc.) are not permitted.
2. Unsupervised pets barking in the back or side yards are prohibited.
3. Excessively loud noises are restricted at all times to a level that is not disturbing other residents.

4. 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 lot, 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 ARC 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.
3. One (1) warning sign, "no trespassing" or "beware of dog" is permissible in a standard size to not exceed 18 inches by 24 inches.

Patio Furniture

1. Shall be maintained in a good aesthetic condition.
2. Shall be in harmony with the color palette of the residence.
3. Of a pre-approved color which includes tan, beige, bone, grey, charcoal, cream or dark green.
4. Shall be constructed of wood, canvas, wrought iron or powder-coated metal.
5. Shall properly fit within the area designated for placement, so as not to create a cluttered or unkempt appearance.
6. Any portable patio furniture (plastic, folding, beach and lawn chairs, etc.) must be stored out of public view when not in use.
7. BBQ grills shall not be permitted to be stored in front yard/driveways.

Play Equipment

1. Shall be stored within rear or side yard of property.
2. Shall not exceed a height of fifteen (15) feet at its highest point.
3. Must be screened from the public view as much as possible.

Miscellaneous Items

1. Any fires in the rear of the lot must be restricted to BBQ grills or firepits designed for that purpose. No fires are permitted in the front yard.
2. Any and all exterior changes must be submitted and approved by the ARC Committee.
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 Committee and must conform to the Laws governing flag display.
5. No action or condition may exist that is in violation of any local, county, state or federal law 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 Associations 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 HOMEOWNER'S 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 OCTOBER 24, 2024 BOARD OF DIRECTORS MEETING.