

VALLEY CREST HOMEOWNERS ASSOCIATION

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RULES AND REGULATIONS

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Adopted: May 8, 2012

REVISED: AUGUST, 2018

## **PREAMBLE**

The nature of association living requires a higher degree of cooperation and thoughtfulness among residents than is customary in individual house neighborhoods. It should be the desire of all residents to maintain an attractive, congenial, and pleasant living environment. The self-government of this community requires mature acceptance of restraints on our individual desires and lifestyles.

The Board of Directors of VALLEY CREST Association (the "Association") is by its governing documents, the Declaration of Covenants, Conditions and Restrictions, (the "CC&Rs"), Bylaws, Articles of Incorporation and these Rules and Regulations vested, empowered, and charged with the duty, responsibility, and authority, to adopt and enforce RULES AND REGULATIONS governing the conduct of all persons living in, or visiting any of the neighborhood cost center in Valley Crest (the "Community").

The following RULES AND REGULATIONS are adopted to protect property values, to keep the Owners investment secure, and to ensure that all members of the Association will have a pleasant environment in which to live.

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**RULE 1**  
**OWNER'S RESPONSIBILITIES**

- 1.1 It is the homeowners' responsibility to see that all tenants, guests and persons inhabiting their home are in compliance with the Rules and Regulations of the Association, as adopted in the governing Declaration of Covenants, Conditions, and Restrictions, and as adopted in the following Rules and Regulations.
- a. The homeowner will be held directly responsible for such persons and for any damage to Association property that they might cause. Damage assessments will be based on cost of repairs or replacement and labor for actual cleaning and/or repair of Association property.
  - b. These Rules and Regulations do not supersede the Bylaws and/or Covenants, Conditions, and Restrictions.
  - c. Each owner will at his own expense keep his lot and its equipment and appurtenances in good order, condition and repair and in a clean and sanitary condition.
  - d. The Association requires that a copy of every lease contain an acknowledgement by the tenant that he has received the Rules and Regulations and will abide by the same. The Board reserves the right, upon request, to examine any lease for its conformity to the CC&Rs.

**RULE 2**  
**OCCUPANCY**

2.1 Occupancy

- a. Occupancy use is limited solely for residential purposes and no commercial activity or business of any kind will be conducted from any portion of the residence, including all Common Areas and community facilities. The only exceptions being an administrative and/or professional occupation or an occupation of child care conducted pursuant to the restrictions as set forth in Article X, Section 1.01 of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Valley Crest (the "Declaration").
- b. Occupancy under a license or rental agreement will not constitute membership in the VALLEY CREST Association, but does bind occupants to comply with the Bylaws, CC&Rs and Rules and Regulations.
- c. No homeowner and/or occupant will interfere with the enjoyment, comfort, rights or convenience of any other homeowner and/or occupant.
- d. No overnight, temporary or permanent occupancy within any motorhome, recreational vehicle, camper or trailer will be allowed on any portion of the Community.

- e. No garage, shed, tent, trailer or temporary structure of any kind will be permitted for any purpose except for use related to construction and/or repairs, with written Board approval. Garage sales or related type sales will not be permitted.

**RULE 3**  
**BUILDINGS AND GROUNDS**

**3.1 Buildings & Landscape**

- a. Each owner shall maintain his entire lot in a neat and orderly condition. No rubbish, weeds, debris or unsightly objects shall be placed or allowed to accumulate on a lot. This includes gravel, sand, concrete blocks or other construction material placed on the curb, street, sidewalk, etc.
- b. No garbage, trash, junk, motorcycles, bicycles, toys, clotheslines, auto parts, bathing suits, towels, or anything that creates an unkempt or cluttered appearance is permitted in the front yard or within view from the street or an adjoining lot.
- c. Trash containers are to be maintained so that they are not visible from a neighboring property, except for days of collections.
- d. All buildings or structures, (including walls and fences) upon any lot, shall be kept in good repair and adequately painted.
- e. No exterior clothes drying device shall be permitted on any lot unless it is screened from all views exterior to the lot on which the drying device is located.

**3.2 Common Area**

- a. No activity is permitted which would damage or deface the grounds, walkways, and improvements in the Common Areas. This includes the destruction of grass, shrubs, trees, sprinklers, light fixtures, walls, and other improvements, landscaping and structures.

Individuals who are responsible for such damage to Association property will be expected to fully reimburse the Association for all expenses incurred in the replacement or restoration of damaged items. Homeowners will be held responsible for the actions of their tenants and will be fined for their tenants' violations of the Association's governing documents. Owners will be fined for the actions of their guests only if the Owner (a) participated in or authorized the violation; (b) had prior notice of the violation; or (c) had the opportunity to stop the violation and failed to do so.

- b. No one is allowed to disturb the Common Areas where flower beds and shrubs are growing. There will be no throwing or bouncing of any items off roofs, shingles or buildings. This shall include but is not limited to balls.

- c. No littering of the Common Areas is allowed. All trash is properly placed in receptacles at the park.
- d. No motorized vehicles, horses, bicycles, skateboards, roller skates or the like are allowed on lawns.
- e. Feeding animals in the Common Area is not allowed. This also includes feeding wild birds.
- f. Report promptly any damage or problems in the Common Areas to Management. This includes, but is not limited to broken sprinklers, damaged perimeter walls, inoperable gates, and other items, which may cause immediate harm or damage to persons or property.

### 3.3 Landscaping

- a. All Common Area lawn areas shall be maintained by the VALLEY CREST Association, excluding each Homeowners front yard.
- b. All landscaping, trees and shrubbery in the common area shall be installed and maintained by the VALLEY CREST Association.
- c. The Board of Directors shall make all decisions regarding the extent, type, design and general appearance of common area lawns and landscaping. **AT THE DISCRETION OF THE BOARD OF DIRECTORS, ALL UNAUTHORIZED TREES, SHRUBS, AND PLANTS SHALL BE REMOVED.**
- d. No homeowner/tenant shall disturb or dictate work to any contractor of the Association. All complaints and concerns must be put in writing and forwarded to the management company.

### 3.4 Modification of Building Exteriors and Grounds

- a. No alteration, structural improvement, modification, addition or change in the exterior design or finish of any building or landscape shall be commenced without prior written approval of either the Board of Directors or the Architectural Review Committee.
- b. Any such unauthorized changes or alterations shall be restored to the original condition, common scheme or design by the direction of the Board of Directors and at the expense of the homeowner.
- c. No owner shall take any action or permit any action to be taken that will impair the structural soundness or integrity or safety of any building or other structure in the project or impair any easement or right on personal property which is a part of the project without written Board approval.

- d. Satellite dish antennas are allowed and should be installed in the preferred placement areas as set forth by either the Board or the ARC unless those areas do not allow for reception of a signal.
- e. No electrical device of any kind or type or nature shall be allowed to operate from or within any residence site or any portion of the Common Area that produces interference with another homeowner and/or occupant's radio or television reception.
- f. All windows must be covered with drapes, curtains, blinds, shutters, etc. No other types of window coverings, such as paper, aluminum foil, sheets, etc. will be permissible.
- g. No developer or erected fence or wall may be extended or altered without prior written Board approval or the ARC Committee.
- h. No structure, hot tub, decking, etc., may be erected without the prior written approval of the Board of Directors or the ARC Committee.
- i. All rear yards for the property will be maintained in a neat, clean appearance. All rear yards will have landscaping that has been approved by the Board of Directors or ARC Committee.

All fences, hedges, walls or other dividing structures must be approved by the ARC, prior to any construction. Owners of a lot bounded by a wall constructed on an exterior boundary street shall have the obligation to and be responsible for maintenance of the exterior side of the wall and the ground area at the exterior base of the wall adjacent to a sidewalk, and by accepting the deed to such lot, the owner agrees to so perform.

#### **RULE 4** **STREETS AND PARKING AREAS**

##### **4.1 Street Use and Restrictions**

- a. All of the streets within the complex, that are private streets, are subject to the complete control of the Association.
- b. The speed limit on all streets shall be 15 miles per hour. Any and all posted signs must be obeyed.
- c. Streets are not to be used by unlicensed motorcycles, or motor operated vehicles or by anyone not licensed to operate a vehicle on a public street.
- d. No motorcycles of any type or kind, inclusive of motorized bicycles, go-carts or mopeds that are not equipped with appropriate muffling device, shall not be operated upon any portion of the Community.

- e. The movement and operation of any or all vehicles is limited to the paved roadways and respective parking areas of the Association property. No vehicles of any kind shall enter upon any portion of the landscaped areas or sidewalks. Sprinkler and lawn damage can occur easily.
- f. Any and all fire lanes must be kept clear at all times.
- g. Any private or association-maintained streets and walkways within the Community must be used for ingress and egress purposes only. Accordingly, bicycles, skateboards, scooters and skates may only be utilized in the streets for the purposes of traveling directly between the entrance to VALLEY CREST and the residence. Furthermore, there shall be no activity conducted in the street that is not related to ingress and egress purposes.
- h. Bicycles, skateboards, scooters and skates may be utilized upon the streets of the Community under the following conditions:
  - 1) Usage may only occur during daylight hours.
  - 2) Usage cannot occur near front entry gate (identify other areas of traffic);
  - 3) Usage must be made in such a manner so that the user is visible to vehicles;
  - 4) Usage must be performed in a safe manner and shall not include jumps, or other hazardous activity within the Community.

#### 4.2 Parking

- a. Owners/tenants are required to utilize only their garages for parking. Any overflow vehicles may not be parked on the streets.
- b. Unauthorized vehicles, in red curb areas are subject to immediate towing at the owners' expense. The purpose behind immediate towing of unauthorized vehicles in these areas is to allow continuous access for emergency vehicles.
- c. No vehicle shall be parked in such a manner as to impede or restrict the normal flow of street traffic.
- d. No motor homes, boats or trailers (including house, utility, horse, and boat), pickup trucks with camper shells, above cab level, and trucks over ¾ ton are to be parked on any street or driveway anywhere within the Community.
- e. Owner/renters are required to utilize their garage or driveway for parking. (Driveway parking is allowed if the driveway is 18 or more feet long and your vehicle does not protrude in the street in any way). There shall be no street parking during the hours of 12:00 a.m. to 6:00 a.m. Guest parking is allowed up to 12 hours. Permits are available through your Management Company for guests that may be staying for a prolonged period at the discretion of the Board of Directors.



THERE IS NO HOMEOWNER/RENTER PARKING ALLOWED ON THE STREETS. Owners/renters may not park commercial vehicles on the street.

- f. No inoperative vehicle of any kind or type, including vehicles with flat tires and unregistered vehicles, shall be allowed to stand on or within any street, parking area or any portion of the Community for more than forty eight (48) hours. Those vehicles will be tagged, and then towed if in violation. (Exception: vehicles parked within its owners' garage). If the vehicle is blocking a fire hydrant, fire lane or handicapped parking space, then the vehicle may be towed immediately.
- g. No repairs to any vehicle shall be allowed to be made on any portion of the streets or parking areas within the Community.
- h. Any damage to lawn or landscaped areas caused by vehicles parked on them shall be repaired at the owners' expense.
- i. The Board of Directors may and shall use its own reasonable discretion as to the removal of any vehicle appearing in violation of any of the above Rules and Regulation, and may have it towed away at its owner's expense and shall be held harmless in so doing.
- j. When and where applicable, the foregoing shall apply to all tenants, guests, invitees and to all persons when upon the property of VALLEY CREST Association.
- k. Oil leaks/spills onto the common area asphalt are the owner/resident's responsibility to clean immediately in order to prevent damage to the asphalt. Should the Associate have to clean the oil leak/spill, the owner of the lot may be subject to a fine of not less than fifty dollars (\$50.00).
- l. No owner shall park, store or keep anywhere in the property any large commercial type vehicle.

## **RULES 5** **ANIMALS**

### **5.1 General**

- a. No more than two common household animals are permitted per home.
- b. No animal shall be kept, bred or maintained for commercial purposes.

### **5.2 Control of Animals**

- a. An owner of an animal shall at all times be fully responsible for its care. The owner shall at all times be in full and complete control of said animal and not allow it to enter upon other residence sites, for the deposit of its feces or create other nuisances. The owners of the animal shall be solely responsible for the prompt and immediate removal of all feces deposited on the Common Areas or a residence site.

- b. No animal shall be permitted outside the occupant's lot or on the Common Areas, unless secured by leash or suitable restraint. Any animal found running loose will be reported to the Clark County Animal Control Center.
- c. No animals of any kind are to be tied to trees, stakes, or any exterior building structure in the Common Area.
- d. Excessive barking and other animal noises that are deemed to be a nuisance of the Association are not permissible.
- e. The owner and/or occupant shall indemnify and hold the Association harmless from any and all damage and/or injury incurred by any animal owned by or under the control of the owner and/or occupant.
- f. Animal owners who do not adhere to the leash law or who do not clean up after their animal in the common areas are subject to a fine for each occurrence.
- g. Animal owners with animals that create a nuisance (i.e., howling or barking excessively) are subject to a fine for each occurrence as determined by the Board of Directors.

**RULE 6**  
**SIGNS**

6.1 **Signs**

- a. No signs of any kind shall be displayed to the public view or from any part of the property without the prior written approval of the Board of Directors. The exception being, real estate signs of standard size, 18"x24" advertising a home for sale, lease or rent. Security signs no larger than 5"x5" will be allowed. Political signs not larger than 24 inches by 36 inches are also permitted.

**RULE 7**  
**ASSESSMENTS**

7.1 **Assessments**

- a. Payments are due and payable on the 1<sup>st</sup> of each month.
- b. Any assessment not paid within fifteen (15) days from its due date shall accrue a late charge of \$10.00.
- c. When an account has become thirty (30) days past due, an intent to lien letter will be sent.
- d. When an account is sixty (60) days past due, a lien will be filed and foreclosure procedures will begin.

**RULE 8**  
**GENERAL**

**8.1 Refuse Control**

- a. No garbage, refuse, discards or obnoxious or offensive materials shall be permitted to accumulate on any portion of the subject property, and the homeowner and/or occupant thereof shall cause all garbage and other like materials to be disposed of by, and in accordance with, accepted sanitary practice.
- b. All refuse must be deposited in the appropriate containers.
- c. No owner and/or occupant shall keep or permit to be kept any unsightly object or objects in and about his lot which are visible from the exterior of such lot.

**8.2 General**

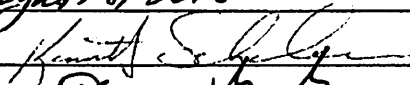
- a. Radios, stereos, musical instruments, party activities, car horns and other noise sources shall be restricted at all times to a level that is not disturbing to other residents. Noise problems may be reported by any resident, in writing, to Management.
- b. Peace disturbance is a police matter and the affected unit owner or resident is responsible for calling the police and registering a complaint.
- c. No owner shall maintain, or cause to be maintained, or permit to be maintained any nuisance in and about the complex. The Board shall, in its sole discretion, determine what shall constitute a nuisance.
- d. The Board of Directors, managing agent, and each owner and/or occupant shall have the right to prevent or stop violations of any of these rules and regulations by injunction or other lawful procedure and to recover damages resulting from such violation, including interest thereon, attorney fees and costs of suit.
- e. No action or condition may exist that is in violation of any local, county, state or federal law or ordinance.
- f. All complaints and notices to the Board of Directors must be in writing and include the unit owners name, address and phone number. The Board will not take action on unsigned complaints or notices. Tenant complaints must come from the unit owner.
- g. Holiday decorations are permitted, but must be removed at the end of each holiday. There is a 10-day grace period to remove the decorations.
- h. Fireworks are not permitted to be used within the community.

**RULE 9**  
**RECREATIONAL FACILITIES – GENERAL**

**9.1 Recreational Facilities**

- a. Anyone using the recreational facilities does so at their own risk.
- b. Collecting litter and repairing damage created by any resident or their guests, is the sole responsibility and expense of the owner and/or occupant.
- c. Owners and/or occupants shall have priority over any guests in the use of any common area facility, at all times.
- d. Loud radios and portable television sets, excessive shouting, rowdy behavior and dangerous activity shall not be allowed. Violators will be admonished to correct their behavior and failure to do so may cause the Board to fine and/or suspend their right to use the common area facilities for a period of time.

Adopted this day of August 8, 2018

Signed by the President 

Signed by the Secretary 