

# **TERRASANO**

## **Board of Director's**

### **RESOLUTION**

Revised September 6, 2006

#### **RULES AND REGULATIONS** **FOR THE TERRASANO** **HOMEOWNER'S ASSOCIATION**

#### **PREAMBLE**

The TERRASANO Homeowner's Association ("Association") maintains a good neighbor policy. Living in a community governed by a Homeowner's 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 supercede the CC&R's 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.

#### **LEASING OR RENTING**

1. The Owner is responsible for the actions of his/her 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 one year (12 months).

### **GARAGE SALES**

1. Individual Garage Sales are not allowed. Community garage sales will be at the discretion of the Association. With significant interest from homeowners, community garage sales will be held twice a year in April and October on a weekend. The gates will be left open on these days from 7:00 AM to 4:00 PM. Community members who choose to participate may do so in their driveways. All items must be put away the same day.

### **REALTORS**

1. Community gates will not be left open for real estate open houses. Visitors/prospective buyers should be accompanied by or permitted gate entry by the homeowner or a licensed Realtor. The gate codes are not to be used or otherwise displayed by realtors to provide access to prospective buyers. The gate system is to be used for access and not the confidential gate codes.

### **OWNER'S CONTRACTORS**

1. To limit noise and disturbance, construction work should be restricted to the hours of 7:00 AM to 8:00 PM.
2. Each owner will be responsible for all trash and disturbance to the community to include:
  - a. Speeding (fines may be levied)
  - b. Loud music (fines may be levied)
  - c. Trash in neighborhood (fines may be levied)
  - d. Dirt on streets (fines may be levied)
  - e. Damage to street surfaces (fines may be levied)
  - f. Damage to curbs, gutters and utility boxes (fines may be levied)
3. The Board of Directors may levy fines for clean-up and repair after an owner's contractor to be cost plus 25%. All fines are directed to the owner of the home.
4. The Board may at any time require a bond to cover any damage to common areas.

### **PETS**

1. No more than two (2) pets are allowed, unless approved by the Board of Directors.
2. Only common household pets are allowed. This includes but is not limited to dogs, cats, and birds. Livestock is not allowed.
3. No animal may be kept, bred, or maintained on the property for commercial purposes.
4. Pets must be kept on a leash per Nevada law and under the control of the owner when in the Common Elements, outside the Unit, or outside the enclosed rear yard.
5. All pets are to live inside each home and utilize the outdoors for purposes of nature and recreation only. No pet is to live and be maintained permanently outdoors.
6. Pet owners are responsible for cleaning up after their pets.

7. Excessive noise from an animal will not be permitted. The Association requests that all complaints be submitted both to Animal Control and to the Association, in writing.
8. The Association shall have the right to prohibit any animal that the Board of Directors determines to be dangerous, a nuisance or which unreasonably interferes with the peaceful and quiet enjoyment by other Residents.
9. The cost to repair any damage to the Common Elements caused by a pet of a Resident, Tenant or guest of a Resident will be assessed to the Owner of the Residential Unit.
10. The pet owner is responsible for any personal injury or personal property damage caused by their pets.
11. No pet may be tied to a tree, stake, or any structure in the Common Elements.
12. No animal shall be housed in a Garage.

### **TRASH**

1. All Residents shall contract with the local trash collection company for trash pick up on a no less than weekly basis.
2. Trash, garbage, or refuse must be contained in a container in a manner that is secure and will not be blown about.
3. Trash cans or garbage cans must be stored in the garage or out of sight unless they are being made available for collection. They must not be placed for collection prior to the night before scheduled pick up and must be removed from visibility within 12 hours after pick up.
4. Residents will not be permitted to accumulate any garbage, refuse, or obnoxious material on any portion of the Properties.

### **STORAGE OF ITEMS**

1. No Resident shall store any item in or on any Common Element.
2. No unsightly items (including garden or maintenance equipment) may be visible from the street. Unless appropriately concealed or contained.
3. Clotheslines are not permitted and no laundry may be hung out or exposed.
4. No hazardous or toxic waste may be stored anywhere on the property.
5. Installation of a storage shed shall require prior ARC approval.

### **VEHICLES, PARKING AND GARAGES**

1. Residents shall not park, store, or operate within the Properties any vehicle which is deemed by the Board to be unsightly or unreasonably disrupt the peaceful and quiet enjoyment of other Residents.
2. Commercial vehicles as outlined in the CC&R's are prohibited.
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. "Commercial Vehicle" shall mean a truck of greater than one-ton capacity or a bus. A Commercial Vehicle may be defined as such even if the vehicle does not have a commercial license plate or commercial signage.
4. Recreational must be parked behind RV gates on a cement pad accessed by a cement driveway or cement drive strips, as approved by the ARC committee.

5. Recreational vehicles may be parked in the driveway for up to 24 hours for the purpose of loading or unloading the vehicle.
6. No vehicle undergoing repairs may be visible from the street, adjoining neighbors, or Common Elements.
7. Unregistered or inoperable vehicles must be stored within a closed Garage.
8. Garages shall not be used as living space.
9. **Garages are to be used primarily for storage of vehicles and other storage as space allows. This is providing NO vehicles are parked on the driveway as a normal parking space for every day overnight parking. In the event the driveway is being used for regular overnight parking by any approved vehicle the garage must first be utilized for at least two (2) approved vehicles or commercial vehicles.**
10. Garage doors must be fully closed except for reasonable periods during the removal or entry of vehicles or other items.
11. No vehicles will be permitted to be parked on landscaping or landscape rocks. Vehicles are to be parked on authorized areas only.
12. **There shall be NO overnight parking or regular normal parking of any vehicles or trailers on the streets of TERRASANO. There may however, be variances granted by the Board of Directors in the event of excessive vehicles in a household or other hardship circumstances such as ADA issues. After notice of a street parking violation and tagging the vehicle, the vehicle may be towed at the owner's expense if not moved within 48 hours or if repetitive violations occur at a later date.**
13. Any vehicle parked in a posted "no parking" area will be subject to towing and/or fines. Vehicles will be tagged and if not moved within 48 hours, pursuant to NRS 116.3102 and the governing documents of the Association, the vehicle will be towed at the owner's expense.
14. Any vehicle parked in a posted "no parking" fire lane, is blocking access to an owner's home for the purpose of ingress/egress or who's vehicle is posing a health and/or safety hazard will be subject to immediate towing without prior notification at the owner's expense.

### **WINDOW COVERINGS**

1. Window coverings must be of neutral color and normal appearance unless approved by the ARC.
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.
4. Window tinting must be approved by the ARC and kept in good condition.

### **SATELLITE DISHES, RECEIVERS, AND ANTENNAS**

1. No satellite dishes, receivers, or antennas shall be installed on any Lot without prior ARC 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 for approval, accompanied with a Neighbor Awareness 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. Only one “For Sale” or “For Rent” sign shall be allowed in the front window, with a maximum of 18 x 24 square inches. 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.

**PARK AND COMMON AREA**

1. Alcohol – Consumption of alcoholic beverages is strictly prohibited. It is prohibited to consume alcoholic beverages on roadways and playgrounds.
2. Amplified Music – Approval must be received from the HOA to have amplified music in the park. Excessively loud music from external vehicle speakers or portable radios is prohibited. Excessively loud music is defined as music at a level which annoys other park users or park neighbors.
3. Animals – The only animals allowed in parks are domestic pets under control of a handler and on a leash. All pet owners are responsible for the removal and proper disposal of pet feces.
4. Fires, Firearms, Fireworks, Weapons – The carrying, possessing or discharging of any firearms, firecrackers, rockets or other fireworks, air guns, slingshots, boomerangs, or martial arts paraphernalia within any common area is prohibited. Any type of fire or camping fire is prohibited. Gas and charcoal BBQ Grills designed and built for that purpose are permitted with safe use, but must be removed at the end of the day.
5. Park Hours – Normal Park Hours are daylight hours.
6. Large Groups, Parties – Groups larger than ten (10) wishing to utilize the park facilities shall seek prior approval from the HOA. All groups will confine themselves to their reserved area except for recreational activities. Absolutely no equipment may be moved from or into the area without permission from the HOA. All parking rules apply to park users and their guests.
7. Trash – All areas should be left clean and all trash must be placed in appropriate receptacles. If any common area is not left in acceptable condition, a cleaning/repair service charge will be assessed and billed to the responsible owner.
8. Prohibited Conduct – Within the limits of an common area, the following acts are prohibited:

- To cut, break, injure, deface, or disturb any tree, shrub, plant, rock, bench or other structure, apparatus or property; or to pluck, pull up, cut take or remove any shrub, bush, plant or flower; or to mark or write upon, paint or deface in any manner anything in the common area.
- Skate boarding, pocket bikes, dirt bikes and ATV's of any type.
- To leave trash, cans, bottles, papers or other refuse elsewhere than in the receptacles.
- To indulge in riotous, boisterous, threatening, or indecent conduct, or to use abusive threatening, profane or indecent language.
- To disturb in any manner any other common area users
- Any political use.

### **MISCELLANEOUS ITEMS**

1. No exterior fires are allowed with the exception of a BBQ grills or other equipment or structure designed for that purpose. BBQ grills and other fire producing features shall be placed in the rear yard.
2. Any and all exterior changes must be submitted and approved by the ARC.
3. Holiday decorations must be removed within thirty (30) days.
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, LIENS AND/OR FORECLOSURE AGAINST THE OWNER'S UNIT AS PER NRS 116. 31083

### **Conflict and Severability**

In the event these procedures may be, at any time, inconsistent with any provision of the governing documents or Nevada law, the governing documents and Nevada law shall control.

THIS RESOLUTION WAS DULY ADOPTED BY THE ACTION OF THE BOARD OF DIRECTORS AT THE SEPTEMBER 6, 2006, BOARD OF DIRECTORS MEETING.

Approved by: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_:

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