

Aspen

Peak

Homeowners

Association

RULES & REGULATIONS

Adopted 7/11/2018

with additions effective
8/20/2018

These Rules and Regulations apply to the members of the Aspen Peak Homeowners Association, and occupants of such units, consistent with the Declarations recorded against their home.

The governing documents and proper implementation by the Board of Directors working with its Association Manager, provides the basis for the Association to maintain, protect and enhance the Association.

OWNER'S RESPONSIBILITIES:

It is the responsibility of each owner of a lot within the Association to see that all residents, guests and persons inhabiting or visiting the property are in compliance with all governing documents.

Each resident shall promptly report to Management any items or other conditions, regarding any common element that appears to require repair.

Please email: 833aspenpeak@gmail.com

If the unit is leased, the Owner is responsible for the actions of their tenant, tenant's family and tenant's guests.

The Owner is responsible for supplying the tenant with a copy of the Governing Documents of the Association, including these Rules and Regulations.

It is the Owner's responsibility to provide a copy of a written lease to the Association within 10 days of implementing any lease.

Pets:

1. Pets must be kept on a leash and under the control of the owner when on the common elements and outside the unit.
2. Pet owners are responsible for cleaning up solid waste after their pet(s) immediately.
3. Excessive barking, whining, etc. should be reported to the City of Henderson, Animal Control at 702 267-4970. This may be handled as a "nuisance".
4. No pets of any kind are allowed in the pool or clubhouse areas.
5. Pets shall not be left unattended on balconies. Pet waste must be removed from balconies. No spraying waste off patio at any time.

COMMON AREA USE:

1. Common areas may not be used for storage.
2. No activity is permitted which causes damage to, or defacement to the common areas and improvements thereon. Individuals who are responsible for any such damage will be expected to fully reimburse the Association for all expenses incurred in the replacement or restoration of damaged items.
3. No planting may be done in the common area by any resident, except at the direction of the Board.
4. No skateboarding, skating, foot scooters, bicycles, ATVs or the likes are allowed to be used on the property. These should be walked to the exit gate.
5. Any vehicle that is not "street legal" is prohibited from being operated on the premises.
6. Trash, litter, cigarette butts, and other discarded items, must be disposed of properly and not on the grounds.
7. US Flags only may be flown and mounted to the railing of a patio or entrance railing.

NUISANCES/EXCESSIVE NOISE:

1. No odor is permitted to arise from any unit. No unit at any time is permitted to be or become unsanitary, unsightly or offensive.
2. No noxious, offensive trade or activity shall be carried out upon any unit, nor shall anything be done which may be or become an annoyance or nuisance to neighbors.
3. Loud noises, external speakers, horns, bells or other sound devices (other than security devices used exclusively for such) are not permitted.
4. Quiet Hours are designated as the times between 10PM and 7AM. During this time, no excessive noise, loud music or televisions, or parties, should disturb others. If a resident requests a particular event be discontinued during these hours, the unit must comply.

The Board shall have the right to determine, in accordance with the governing documents, the definition of a nuisance.

SIGNS:

1. No signs of any kind shall be displayed on the exterior of the units, nor placed on the common areas. One (1) standard "For Sale" or "For Rent" sign is permitted per unit and cannot exceed the size of 18" x 24".

PATIOS AND ENTRYWAYS:

1. Patios and entryways are not to be used for storage.
2. No storage of trash, mops, or brooms is permitted on the patio.
3. Usage of charcoal, gas grills or hibachis is prohibited on patios or anywhere on property. Clark County Fire Code prohibits barbequing within ten (10) feet of any structure and storage within five (5) feet of any structure. Electric grills may be used within the patio.
4. No Laundry or towels may be hung to dry on patio or railings.
5. Patio's must be maintained and kept neat at all times. Acceptable items allowed on patio would be patio furniture and plants.
6. No hosing off patios and entrance areas. These areas should be swept or vacuumed.
7. Satellite dish is only allowed on patio, either on a tripod or attached to railing.
8. Patio shades and umbrellas must only be within the boundaries of the patio and must be the color of the building or trim, and maintained in good condition.
9. Holiday lights and decorations shall be confined to balconies and rails for the unit. Decorations shall not be up prior to (30) days in advance or two (2) weeks following the holiday.

WINDOWS:

1. Aluminum foil, newspapers, sheets, cardboard, etc, are not permitted to be used as home window coverings. Window coverings other than blinds and/or drapes require Board approval.
2. Solar screens are allowed but must be the color of the building.
3. Blinds must be kept in good repair.
4. Window coverings shall be white facing outward.

VEHICLES:

1. No inoperable vehicles, commercial type vehicles or recreational vehicles, trailers (boat, vehicle, ATV, etc.), moving vans and trucks are allowed to be parked, stored, or kept anywhere on the properties, except for loading or unloading. Moving vans and trucks may only be on the premises for 24 hours.
2. All vehicles must have an up-to-date valid registration displayed. Unregistered, unlicensed or inoperable vehicles may be tagged and towed at Owner's expense.
3. No mobile or permanent storage containers (PODS, etc.) can be placed on the property for more than 72 hours. The container must not block access to any garage, walkway, dumpster, etc.
4. Requests for extended time stays of moving trucks or storage containers must be made in writing, to the Board of Directors and approved by the Board before the truck or container arrives on the property. Two weeks lead time is suggested. The Board reserves the right to designate where the truck or container may be placed.

SWIMMING POOL AREA:

1. The Association does not provide lifeguards. Life-saving equipment is available in the pool area and may be used only for its intended purpose. **RESPONSIBLE ADULT SUPERVISION IS MANDATORY FOR ALL PERSONS UNDER 14 YEARS OF AGE WHILE IN THE POOL AREA. ALL PERSONS USING THE POOL AREA DO SO AT THEIR OWN RISK.** The Association does not assume any liability in this regard. All state and local laws and rules pertaining to the use and operation of swimming pools will be strictly enforced, by a fine if necessary. The Board of Directors reserves the right to deny the use of the pool areas to anyone at any time for the purpose of enforcing the rules regarding the use of the facilities.
2. The swimming pool is operated primarily for the use and enjoyment of homeowners and residents. The use of these facilities by guests is a privilege. Rules governing homeowners or residents also apply to their guests. The homeowner will be held responsible, both financially and personally, for any damage or misconduct attributed to their guests.
3. There is a limit of two (2) guests per unit. Guests must be supervised by an adult resident age 18 or over.

4. A pool pass and key will be made available free of charge to each homeowner by the Board or its designee (s). This key and pass must be surrendered to the New Resident upon sale of the unit or a change in tenant. There is a replacement charge of \$25.00 to replace the key and pass, if lost. The pool pass MUST be in the pool area at all times with the owner or tenant using the pool and must be used to enter and leave the pool area. The pass must be presented to any member of the Board, pool committee, security company, management company, or the Board's designee (s) upon request. Additional identification may be required of pool users if the situation warrants. Persons in the pool area without a valid pool pass will be required to leave the pool area immediately.
5. Pool passes and keys will NOT be issued to any unit that is two (2) or more months in arrears of their HOA dues. Units that go into arrears after passes and keys are issued will have the pass invalidated and revoked until such time as the unit is up-to-date.
6. The pool gates must remain fully closed (locked) upon entering and leaving the pool area and at all times. The gates may NOT be propped open for any reason. This shall be considered a Health, Safety and Welfare violation and may be called to immediate hearing with fines and/or loss of pool privilege.
7. Pool keys and passes may not be reproduced, loaned, or given to non-residents.
8. No glass containers, alcoholic beverages, food or cooking are allowed in the pool area. Water and non-alcoholic beverages in plastic containers are permitted.
9. Smoking is not permitted in the pool area at any time.
10. No pets are allowed in the pool area for any reason.
11. The swimming pool is open for use from 7AM to 10PM. Persons found in the pool area outside of these hours will be required to leave.
12. **NO CHILD UNDER THE AGE OF 12 MAY USE THE SPA with or without adult supervision. No children 12 years of age or older, who is not supervised by an adult, may use the spa.**
(The above ruling was set by the Division of Health, Consumer Health Protection Services in Carson City, Nevada.)
13. All signage in the pool area must be obeyed.

GARAGES AND PARKING AREAS:

1. Garages may not be used for storage (personal or commercial), or as workshops of any kind. A vehicle (sedan sized cars or larger) must be able to fit inside at all times.
2. Garage doors must be closed and secured at all times.
3. Parking spaces are on a first come- first served basis. There is no reserving of parking spaces in any area.
4. Parking in any striped area is prohibited at all times, and may be towed at owner's expense.
5. Users of designated handicapped spaces must display proper, state issued permits or license plates at all times. Designated van- accessible spaces are reserved for vehicles with wheelchair lifts.
6. Vehicles occupying more than one parking space will be tagged and towed.
7. Owners of over-sized vehicles (extended bed pickups, etc) should not park in spaces opposite to any garage door.
8. No vehicles may, for any reason, be parked or operated on the vacant lots (bordered by buildings 1, 2, 3, 4, 5, 21, 22, and 17), or their perimeters.
9. Parking is allowed in marked spaces only.

TRASH DUMPSTERS:

1. All trash should be wrapped properly in an appropriate container and placed in the dumpster, regardless of the size of the item, including furniture. This is a requirement of the trash hauler as they will not pick up any item that is not in the dumpster itself.
2. Large furniture items including sofas, mattresses, appliances and the likes must be removed from property. Any large item left outside the trash bin, or overstuffing the bin (showing above the top of the bin) shall be called to hearing with the bill-back or removal fees the responsibility of the owner.

CLUBHOUSE RESERVATIONS/RENTALS:

1. Units requesting to reserve/rent the clubhouse for private events must be no more than two months in arrears of its HOA dues. Units must also have no outstanding/unpaid fines.
2. All requests for use of the clubhouse must be made at least two (2) full weeks in advance through the management company.
3. Requests from tenants must come through their landlord. All Clubhouse Reservation Requests must be approved by the Owner. Damage is the responsibility of the Owner.
4. The damage deposit for leased units must be made by the landlord or owner.
5. The clubhouse will be inspected before and after the function by a member of the Board or their designee and the responsible party. Problems at the opening of the clubhouse should be noted by both parties.

REVISIONS:

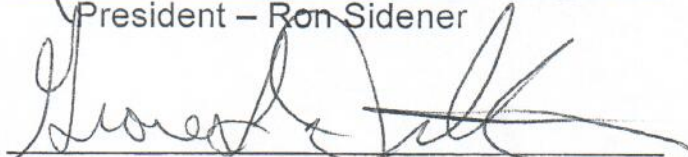
1. The Board reserves the right to revise these rules at any time, providing notice to residents before any changes are implemented.

These Rules and Regulations were adopted by the Board of Directors of Aspen Peak Homeowners Association and will take effect 30 days from notification to owners.

Accepted: July 11, 2018



President – Ron Sidener



Secretary – Grover Dillon