

# Crossroads III Homeowner's Association, Inc.

## Rules & Regulations

The following rules and regulations were adopted by the Board of Directors for the Crossroads III Homeowners Association. It is important that you familiarize yourself with them as there will be penalties for those that do not adhere to these rules and the governing documents of the association as a whole.

It is the homeowner's responsibility to inform and provide a copy of these rules and regulations to their tenant and guests. The homeowner is responsible for the actions of their tenant and guests at all times.

Any resident may report a rules violation to the Board of Directors through the Management Company, however all reports must be made in writing via written letter or email and must be accompanied by a photo of the violation, phone conversations and face to face conversations will not be considered relevant unless followed up with a written notice and photo documentation.

Upon written notice of a violation, a warning letter will be sent to the homeowner stating the rule being violated. If appropriate actions are not taken to correct said violation, a hearing before the Board of Directors will be scheduled at which time the Board will have the authority to fine the homeowners account up to one hundred (\$100.00) for the violation and should the violation continue or occur again, additional fines of up to one hundred (\$100.00) can be assessed to the homeowners account every seven (7) days, or per occurrence thereafter, until the violation is corrected.

For those violations considered Health, Safety and Welfare concerns (the safety and wellbeing of the association property or residents is at risk or in danger) a warning notice may not be filed and the violation will be processed straight to a hearing before the Board of Directors. Per NRS, these types of violations can allow for fines up to one thousand (\$1000.00) to be assessed to a homeowners account on a per occurrence basis.

### 1. Leased or Rented Units

- a. The owner is responsible for the actions of the tenants and guests.
- b. The owner will be responsible for providing a copy of the governing documents to their tenants, including a copy of these rules and regulations. An electronic version is available from management.
- c. The owner will be responsible for the pool key. If a replacement key is necessary the fee for this replacement is \$25.00. If the owner allows the tenant to obtain the pool key at their expense, the tenant must provide a current copy of the lease agreement, and ID, to management in order to obtain the key.
- d. The owner is responsible for any fines or fees assessed to his unit by the Association for violations of the Rules and Regulations.
- e. The owner MUST provide a copy of the lease agreement to the Management Company within 15 days of final execution. The lease agreement shall be accompanied by the Resident Information Form to be provided by the Management Company. This form is to ensure emergency contact information is obtained for each unit.

### 2. Patio's & Entryways

- a. Patios and entryways are restricted common areas subject to architectural control. Such areas must not be used in a manner that creates an annoying condition for other homeowners. A clean and neat appearance must be maintained in these areas at all times. Items such as, lawn mowers or blowers, chain saws or any other gas powered equipment or vehicles are not allowed to be stored or kept in the patio areas.
- b. BBQ's must be a minimum of 10' from the building if lit per Clark County Fire Code, and if stored on a patio, the propane tank must be disconnected.
- c. Hose reels or hangers must be used for hoses only. A hose must be placed on one of these reels or hangers and not placed on the ground around the unit.
- d. No Garbage, trash, junk, motorcycles/scooters, appliances, or anything that creates an unkempt or cluttered appearance is permitted in these areas. This is not a storage area.
- e. No furniture shall be placed in these areas, unless it is regulated "patio" furniture which is made to withstand the elements of being outdoors. Furniture such as couches, recliners and other furniture you would typically find indoors will not be permitted in these areas.
- f. Clothes, towels, rugs, draperies, etc. shall not be hung on railings, fences or other structures within the view of other homeowners.

### 3. Common Areas

- a. No activity is permitted that would damage or deface the grounds, walkways or facilities in the common area. This includes the destruction of grass, shrubs, trees, sprinklers, light fixtures, walls etc. Individuals who are responsible for such damage to the Association property will be expected to fully reimburse the Association for the expenses incurred in the replacement of damaged items, and may also be subject to additional fines. (Police action may also be taken in some offenses, if applicable).
- b. No littering of the common area is allowed.
- c. No motorized vehicles, bicycles skateboards or rollerblades are allowed on the sidewalks or on the landscaped areas of the community.
- d. No vehicle overhaul or major maintenance work is permitted in the common area, including but not limited to the parking areas and streets. Any work that is done must have the refuse material properly disposed of and not placed in the Association dumpsters or dumpster areas and the area where work is completed must be cleaned of unsightly remains.
- e. Washing vehicles by using a hose or continuous flow device is prohibited. No commercial vendors or portable car wash vendors are allowed to clean vehicles on property.

#### 4. Parking

- a. Each unit has one (1) assigned covered parking space. No person should park in any other reserved space other than his own, unless authorized by the homeowner of said space in writing. Such written approval shall be forwarded to the Management Company as well. Failure to adhere to this rule may result in immediate tow.
- b. Any vehicle wrongly parked in an unauthorized or no parking area will be towed at the violator's expense and the Association shall be held harmless.
- c. Vehicles not used regularly shall be parked in overflow parking or in the RV parking. All RV's, boats, trailers, etc. are to be parked in the RV Parking.
- d. All vehicles must display evidence of current registration or the vehicle may be tagged and towed, at the owners expense, with proper 48-hour notification and in accordance with state statutes.
- e. No unit should have more than three (3) vehicles parked on the premises. One in the assigned parking space and two in unassigned parking. More than three vehicles must be parked in either the overflow parking along the West perimeter wall or in the RV parking area near the tennis court.
- f. Unit owners should park in their assigned parking space to make room for second cars and visitor parking. If you observe a parking problem please notify the Management Company.
- g. The careless or reckless operation of any vehicle in Crossroads III is strictly forbidden. Individuals who are responsible for damage resulting from the operation of any vehicle are expected to fully reimburse the party suffering the damage, and may in addition be subject to a fine by the Association.
- h. The speed limit in Crossroads III is (10) mile per hour. Please watch for children at all times.

#### 5. Pets

- a. Dogs must be controlled by a leash at all times when outside the owners living quarters. This is also a City ordinance. It is for the safety of not only the people and animals in the vicinity of your pet, but also for the safety of your pet as well. By having all animals on leash, it will help prevent animal attacks of any kind and will also help you remove your pet from any dangerous situations.
- b. Any droppings deposited by animals must be removed by the owner of the animal immediately. Owners should carry the necessary equipment to do so when walking the animal.
- c. No dogs or pets of any kind are allowed in the pool, spa or tennis areas.
- d. Excessive barking that produces a complaint from neighboring properties will be considered an annoyance and is subject to association fines. Any dog left on a patio that creates an annoyance to neighbors shall not be permitted.
- e. Animals are not to be attached (tied or chained) to any part of the building, common elements or staked into the grass areas. Damage caused by such activities will result in reimbursement of charges to make necessary repairs to the affected common element.
- f. A maximum of two (2) dogs and (2) cats will be allowed in any one unit unless prior written authorization is provided by the Association.

#### 6. General

- a. It will be the responsibility of each homeowner or tenant to keep radios, stereos, musical instruments, party activities, noise from children, pets, vehicles, etc., to a minimum to ensure the quiet enjoyment of others living in our community.
- b. Exterior additions or structural changes must be requested in writing by sending the fully completed architectural application to the Management Company. A letter will be sent or delivered to the homeowner

with the approval or denial of the request. No changes to the exterior of the unit may be taken unless the approval letter has been received by the homeowner from the Management Company.

- c. Window coverings must be standard window coverings (Solid colored drapes, vertical blinds, horizontal blinds, shutters, etc.) and displayed in the neat and attractive manner. Damaged blinds, foil, blankets, sheets, etc. will not be allowed at any time.
- d. Damage to windows and doors is the responsibility of the homeowners and should be repaired as quickly as possible. Broken window panes and/or damage to front, side or patio doors, will require replacement of such. When replacing any element of the unit, it is imperative that damage is not done to the common element, including but not limited to, stucco, wood siding, concrete walkways, landscaping, etc.
- e. Association dumpsters are not to be used for large items, including but not limited to, mattresses, box springs, couches, loveseats, desks televisions, bedroom furniture, or the likes. These types of items should be hauled off site for dumping purposes. Any items left in the dumpster or dumpster surrounding area that are left behind by the trash disposal company and are required to be picked up by a separate company shall have any fees associated with this service assessed back to their account following being called to hearing. Overfill fees charged by the disposal company may also be billed back following hearing.
- f. Association dues are due on the first of each month and are considered late after the 30<sup>th</sup> of the month. Late fees will be charged if not paid by the last day of the month.
- g. Any Owner who is sixty (60) days past due on their account will have a 60-day pre-collection notice issued to allow the opportunity to establish a payment plan for the past due balance. Failure by the owner to respond to this notice will result in the account being turned over to the designated Collection Agent in accordance with the Collection Policy. Should a lien be placed on your unit, this action could be followed by foreclosure on the property.

#### 7. Pool / Spa Area

- a. The Association does not provide lifeguards. Lifesaving equipment is available in the pool area and may be used only for the purpose of saving a life.
- b. No Children (under 18 years of age) are allowed in the pool area without responsible adult supervision. The Association reserves the right to ask individuals for proof of age including but not limited to a copy of their photo ID.
- c. No children are allowed in the spa at any time. One must be at least 18 years of older to use the spa as it is considered an adult therapy pool. Anyone violating this rule could have their pool area privileges revoked and asked to leave the pool area immediately.
- d. Each Owner should have a key to the pool area. If a replacement key is needed, one may be obtained for a \$25.00 replacement fee from the Management Company. Key payments are not considered deposits and are nonrefundable. Keys should always be passed on to the next homeowner or tenant that will be occupying the unit.
- e. The pool and spa will have hours in which it is open clearly posted.
- f. Glass or breakable containers, beer or any kind of alcoholic beverages are strictly forbidden in the pool and spa area. If reported or seen on camera, this will be called to Health, Safety and Welfare hearing, with possible fines up to \$1,000.00. Radios, music, etc. noise to be kept to a minimum and earphones are suggested so as to not disturb others.
- g. No person shall put any type of foreign substance into the pool or spa, such as soap, shampoo, etc. These can be hazardous to your health and to the pool equipment. The Health Department checks the pools periodically and will shut the pool down if these types of substances are found in the water.
- h. There is absolutely no nudity, including infants. Diapers are not allowed in the pool / spa. Infant swimming pants are allowed but must be checked and changed regularly. If fecal matter is found in the pool it is cause for draining the pool and the expense of such actions will be assessed back to the unit owner's account that caused the draining to occur.
- i. No running, diving or rough play will be allowed. The pool/spa is operated primarily for the use and enjoyment of the residents. The use of these facilities by guests is a privilege. Guests must be accompanied by the resident at all times.
- j. The pool/spa must be kept locked at all times. Do not prop the gate open, close it and use your key. Propping open the gate may be called to immediate Health, Safety, Welfare hearing with possible fines to be assessed up to \$1,000.00. Pool keys may not be loaned out or given to a non-resident for any reason.

#### 8. Tennis Court

- a. The tennis court area is strictly for playing tennis, pickle ball or basketball. No roller skating, rollerblading, skateboards, bike riding, or the likes are allowed.

- b. The gate is to remain locked at all times. Please use your key, do not prop open the gate for any reason. The fencing around the court area is not to be climbed on for any reason.
- c. No pets are permitted in the court area for any reason at any time.
- d. The Court will have hours in which it is open clearly posted. These are to be strictly adhered to.
- e. The tennis court net is not to be used to sit on nor shall the basketball hoop be used to hang from.

9. Walls and Fences

- a. It is illegal to climb on or over any perimeter walls or fences, unless you were specifically contracted to do repairs to such walls or fences. Climbing fences is considered trespassing, and residents caught climbing the fences or walls will be subject to fines for destruction of property and trespassing. Police should be alerted for all others that are not residents.

10. Penalties

- a. Upon the first complaint, a letter will be mailed to the Owner and the Unit address. The homeowner is required to follow-up with the tenant, if applicable, and the homeowner is responsible for all actions of their tenants and guests.
- b. Upon a second complaint, a hearing before the Board of Directors will be scheduled. The Association will mail the notice for the hearing no less than seven (7) days prior to the scheduled hearing. The homeowner is requested to be present, unless the violation has been rectified, at which time written notification is required to be sent to the Management Company.
- c. Once the hearing has been held, the Board of Directors has the option to fine the account up to one hundred dollars (\$100.00) per occurrence, fine the account up to one hundred (\$100.00) every seven days until the violation has been rectified, close the violation, or allow additional time for the homeowner to bring the violation into compliance.

Please note, periodic inspections of the property are completed by the Management Company and/or Board of Directors to ensure there are no unauthorized additions to the units, that all rules and regulations are being upheld and that the community is kept neat and clean. We thank you in advance for your cooperation in abiding by these regulations along with the other governing documents of the Association. This set of Rules and Regulations will supersede any other previously passed.

The above noted Rules and Regulations have been adopted on this 9<sup>th</sup> day of January, 2018 by the Crossroads III Homeowners Association Board of Directors and will go into effect March 1, 2018, following the 30 days notification to the owners.

Dorothy Chavez  
President

Cindy O'Donnell  
Secretary