

Crescent Valley Association Rules and Regulations

Adopted April 23, 2020

With additions effective 6/1/2020

Owners please provide these updated Rules and Regulations to your tenants, if applicable. The new rules will go into effect on June 1, 2020

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INTRODUCTION

These rules have been established to serve as comfortable guidelines for enjoying the Crescent Valley Association without infringing upon the rights and common benefits of all owners and residents.

In order to maintain the quality of community, observing and enforcing these rules and regulations is the responsibility of each owner, resident, tenant and guest.

The rules and regulations are issued by the Board of Directors, as authorized by the Declaration of Codes, Covenants and Restrictions (CC & R's). All owners have been provided with copies of the Bylaws and the CC&Rs of Crescent Valley Association. Owners are urged to read these documents carefully since they set forth, in complete detailed form, the rights, duties and obligations of each owner.

Although these Rules and Regulations support the CC&Rs, they do not purport to cover that document's provisions in its entirety. Please read these Rules and Regulations and the CC&Rs carefully and be sure that family members, guests and tenants understand them fully. If there are any questions, or if you do not have copies of the Associations' documents, please contact the association's community management company.

ANIMALS

CC&R-11.17-Pets and Animals: "Each and every Owner shall keep all pets and animals inside Owner's Unit, unless such pet or animal is on a leash and supervised by Owner at all times. Owners may not keep any animal for any farm or commercial purpose within the Unit or the Project at any time. Owner shall not permit any pet or animal to defecate anywhere within the Project. Each and every Owner shall control noise caused by all pets and animals residing with Owner."

1. The Board can prohibit the keeping of any animal that constitutes, in the reasonable opinion of the Board, a nuisance to any other owners.
2. Any litter deposited by pets on lawns, sidewalks, paths or other common areas must be removed immediately by the owner of the animal. Any litter deposited on patios must be removed daily and shall not be washed onto common areas. This can attract bugs and create drifting odors.
3. Residents are responsible and liable for any personal injury or property damage caused by their pets.
4. No household may keep more than three (3) ordinary pets.
5. All pets must be kept within the unit, or while on the common areas on a leash held by an individual capable of controlling the animal at all times.
6. No animals of any kind shall be raised, bred or kept for any commercial purpose on any lot. Livestock, poultry or farm animals are strictly prohibited.
7. No pets or animals should be kept outside during "quiet hours" (10 pm – 8 am).
8. No pets or animals should disturb any other owner or tenant during "quiet hours" (10 pm – 8 am).

Residents who are disturbed by an owner's pet are urged to first contact that neighbor. If this effort does not resolve the issue, an owner may file a written complaint with the Association and/or contact the City or County Animal Control Department.

COMMON AREAS

1. Each owner is liable to the Association for any damage to the common area landscaping or equipment that is sustained by the negligence or misconduct of the owner, the owner's family, tenants and guests.
2. Residents can help with the overall maintenance of the common areas by reporting any problems to the community's management company.

GARAGE SALES

1. Individual homeowner garage sales are not permitted.
2. At the Boards discretion up to two community wide garage sales may be held per year. Announcement of planned garage sales will be in the newsletter.

CONSTRUCTION/MAINTENANCE HOURS

1. Construction/Maintenance on any lot is limited to the hours of 8:00 AM to 5:00 PM, Monday through Friday, and 9:00 AM to 5PM on Saturday and Sunday.

NOISE CONTROL

1. Residents are asked to be considerate of those living near them and to keep noise levels as low as possible. Nothing that disrupts the tranquility of Crescent Valley Association or interferes with the quiet enjoyment of other residents shall be permitted.
2. Music and/or Television should be kept to sound levels to not be heard outside the unit or by neighboring or units.

SECURITY AND REALTY SIGNS

1. A maximum of one (1) security sign is permitted in the front yard.
2. Security signs may not exceed 8"x8". Signs may be placed no more than three (3) feet away from the house and no more than three (3) feet above the foundation level.
3. Two (2) additional 4"x4" security decals may be attached to the windows of the house.
4. One (1) temporary realty sign advertising a home for sale or rent may be located on the front yard of the property.
5. Realty signs must be of professional quality and made of weather resistant material.
6. Realty signs may not exceed 18"x24". "Sold" signs may not be displayed for more than thirty (30) days after the sale of the home.

TIME SHARING, RENTAL REQUIREMENTS AND COMMERCIAL USE

1. No time-sharing of units is allowed, no vacation rental or airbnb type rental of any kind permitted.
2. All owners must provide their tenants with a copy of the Rules and Regulations and provide to the HOA Board the owner's current mailing address.
3. All tenants must comply with the Rules and Regulations, Bylaws, Architectural Guidelines and the CC&Rs of Crescent Valley Association. Owners are responsible for the actions of their tenants and guests.
4. No unit shall be used for any other purpose than single family or residential use. No sub-leasing.
5. The minimum rental period of a property is 6 months (high) and the lease must be submitted to the management company within (10) days of execution.

TRASH REGULATIONS

1. Residents are responsible for picking up any loose trash that is spilled, blown or otherwise deposited onto a common area and disposing of it in a properly covered trash container or receptacle.
2. Trash containers must be covered and kept in a sanitary condition. When not in use, containers must be stored either inside the unit's garage or placed neatly on side of the unit behind the gas meter. Use of plastic/paper bags, boxes or anything other than a covered trash container is not permitted.
3. Trash containers must be placed by the curb in front of your home no earlier than the night before the community's regularly scheduled pickup and must be removed from the curb and stored out of sight by the end of the day of pickup.
4. Failure to properly store trash containers can result in violation/fines.

5. Trash containers shall have the unit address on the container. If left on the street and the owner cannot be identified, containers will be picked up by Republic Services.

VEHICLE, ROADWAY AND PARKING REGULATIONS – PARKING STICKERS

1. Remember that there are children at play and that this is a residential area. Please observe posted speed limit of 10 MPH.
2. There shall be no non-licensed motorized toys or ATV type vehicles, or the likes, operated on the community roadways.
3. Due to limited parking availability, each authorized resident(S) vehicle must have a parking sticker located on the bottom driver-side front windshield. If more stickers are requested than the number of registered residents, management reserves the right to request for a copy of the vehicle registration proving vehicle ownership.
4. A transferable guest pass will be issued to each property. Please ensure the guest pass is affixed to the rear-view mirror of the guest's vehicle.
5. Vehicles not displaying a resident sticker or a guest pass are subject to tag and tow.
6. Garages must be maintained to house at least one (1) vehicle in homes with a two-car garage.
7. Parking on driveways and streets is only permitted for excess operational vehicles. Parking on streets is only permitted if the number of cars owned by the homeowner exceeds the space available in the garage and on the driveway. Inoperable or unregistered vehicles may not be stored on the driveway or street and must be stored out of sight. (If you have three cars either two must be in the garage and one in driveway or one in garage and two in driveway, street parking is for overflow once all other parking has been utilized).
8. Parking in the driveway is only permitted if the vehicle does not extend unsafely into the traffic lane. Any vehicle that extends into the street causing traffic diversion must not be parked in the driveway, but may be parked parallel in front of the drive. Inappropriately parked vehicles may be towed at your expense.
9. Parking on front yard landscape/rock-scape areas and anywhere that blocks sidewalk access is prohibited.
10. No boat, camper, recreational vehicle, trailer, van or motor vehicle of any type, other than a standard automobile, may be stored or parked on any lot other than in the garage, except temporarily (no longer than 24 hours) for the purposes of loading and unloading.
11. No vehicle or other equipment may be dismantled, repaired or serviced on any lot except in the garage. Leaks from vehicles onto the street and on driveways must be cleaned up within 24 hours.
12. Commercial vehicles may not be stored or parked on any lot, except temporarily (no more than 24 hours) for the purposes of loading and unloading.

Vehicles that do not meet the criteria specified in this section may be towed with proper legal notice, at owner's expense. A vehicle that has been 'tagged' for tow with a 48 hour sticker, may be towed at any time in the next 6-months, if the noted violation were to be witnessed again.

YARD AND LANDSCAPE REQUIREMENTS

Per the "Front Yard Landscape Maintenance by the Association" resolution adopted by the board effective February 2, 2013:

1. *Employees of the landscape company will enter the front landscape area of the property only for the purpose of maintaining the landscape.*
2. *Controls for watering the front yard landscape are within the garage, so from time to time employees of the landscape company may knock on doors of the homeowners to set the watering time appropriately.*
3. *All employees will have proper id reflecting that they are with the landscape company hired by the Association. Please request to see their id at any time.*

4. *Landscapers will only be present in the community for front yard landscape maintenance from Monday-Friday unless there is an emergency.*

PORTABLE BASKETBALL HOOPS AND OTHER TEMPORARY APPARATUS

1. The portable hoop and net/apparatus must be maintained in good condition and shall not become an eyesore. Such equipment may be placed and used in the backyard with permission of the adjoining neighbors.
2. When not in use and between dusk and 9:00 AM the hoop/apparatus must be stored out of sight.
3. Hoops/apparatus may not be used in such a manner that infringes upon neighboring lots or damages landscaping or property. Owners using portable hoops/temporary apparatus assume sole responsibility for any damage such use causes to the property of others or the Association.
4. Owners who use a portable basketball hoop/temporary apparatus shall not permit its use to create a nuisance. Hours of use must be reasonable and confined to the hours between 9:00AM to Dusk.
5. Should the Board of Directors determine that use of portable basketball hoop/temporary apparatus is creating a nuisance or is not in compliance with these rules, it may prohibit the continued use of the hoop/apparatus, fine the owner, or take such action as the Board deems appropriate and necessary.

HOLIDAY DECORATIONS

1. The permitted time frame for winter holiday decorations is November 25th through January 10th. All other holiday decorations must be displayed no more than ten (10) days prior to the day of the holiday and must be removed within five (5) days after the holiday. All decorations must be installed and removed accordingly.
2. All holiday lighting must have a "UL" or comparable rating. Outdoor lights must be designed for outdoor use.
3. Lights and other decorations should be displayed around window areas or along railings, and must be installed with removable tape or plastic clips that will not damage the mounting surface.
4. If placing holiday decorations on any Common Area Landscape, you are responsible for all damages.
5. Residents must make every effort to ensure that lights, particularly blinking lights or very bright lights do not disturb other residents. Any disturbance caused by lighting or other decorations must be immediately rectified.
6. Residents must make every effort to avoid damage to Common Areas, including holes (however small), tape marks, abrasions, paint removal, etc. In an effort to avoid costly repairs that must be paid by the Association, the Board will inspect holiday decorations both at the time they are installed, as well as after they are removed. Owners will be held strictly responsible for any damage resulting from holiday decorations.

SECURITY DOORS

1. Security doors may be installed on the unit's doors.
2. Security doors must be painted to match the color scheme of your house trim.

SATELLITE DISHES

1. Satellite dish should be installed on the back side of the unit, if possible. If installation is recommended for the front portion of the home, an ARC form must be submitted prior to install.
2. Dishes should be installed at the top of the home near the roof line preferably at the rear of the home.

BALCONIES/FRONT PORTCHES

1. Only furniture manufactured with the intention of being used outdoors and in good repair is allowed on patios and balconies.
2. Clothing, towels, sheets, blankets, rugs, etc. may not be placed on patio or balcony railings.
3. No clotheslines are permitted on patios and balconies.

4. Nothing may be stored in the front yard landscape area.

RULES ENFORCEMENT POLICY

The following procedures will apply to all violations and infractions of the governing documents. Owners may report violations to the Management Company or Board of Directors by submitting a written notice describing the violation. At the time a violation is reported, action will be taken as follows:

1. Based on information received, an analysis of whether or not an infraction or violation of the rules has occurred will be conducted by the Board.
2. Upon verification, a first notice to correct the violation will be sent by the management company. The notice will contain a description of the violation and instructions regarding providing a response to the notice and correction of the violation.
3. If the violation continues, or if the response to the first notice is otherwise unsatisfactory, the owner will receive a notice of hearing and be afforded an opportunity to appear before the Board or an appointed committee either by appearing personally or by submitting a written response. The Board or committee shall give fair consideration to the owner's oral or written response in determining whether to impose a penalty. If a monetary penalty is imposed, a notice will be given at least ten (10) days prior to the assessment of the fine.
4. If, after the imposition of a monetary penalty, the violation continues, or if the response is otherwise unsatisfactory, the Board or its appointed committee may impose additional or continuing fines until such time as the matter is satisfactorily resolved.
5. If the violation continues, the Board may refer the matter to the Association's legal counsel. If a lawsuit is filed, the homeowner may be liable for the Association's legal costs and fees. Repeat infractions after initial identification and insufficient corrective actions made by a homeowner will result in immediate monetary penalties until the matter is resolved.

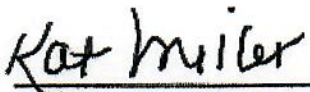
FINE SCHEDULE

Reasonable fines for first time violations shall be levied in accordance with the following schedule, and will be assessed monthly if the violation remains active:

Hazardous Activities (Risk of harm to person or property) *In accordance with NRS Statute	Up to \$1,000.00*
Community Use Restrictions	\$100.00
Vehicle and Parking Restrictions *Subject to tow in most cases, or	\$100.00
Unauthorized Improvements to Property	\$100.00
Any violation of the Bylaws, CC&Rs and Rules & Regulations not specifically mentioned (i.e. dogs barking, trash receptacles being left out, etc)	\$100.00

Fines that have been levied and violations that remain active accumulating fines that exceed the Crescent Valley Collection Policy limits, may be turned over to the Designated Collection Agent.

Approved this 23rd day of April, 2020.



President



Treasurer