

# *Crossroads I Homeowner's Association*

## Rules & Regulations

1. PREAMBLE.....	1
A. PURPOSE.....	1
B. ADMINISTRATION.....	1
II. USE OF COMMON AREA FACILITIES.....	1
A. GENERAL RULES.....	1
B. TENNIS COURT.....	2
C. SWIMMING POOL.....	2
III. ANIMALS.....	2
IV. VEHICLES AND PARKING.....	3
V. NUISANCE/EXCESSIVE NOISE.....	3
VI. TRASH.....	4
VII. PATIOS AND ENTRYWAYS.....	4
VIII. SECURITY.....	4
IX. ENFORCEMENT AND PENALTY FOR VIOLATIONS.....	4
X. ARCITECTURAL REVIEW.....	5

CROSSROADS I HOMEOWNERS ASSOCIATION

MANAGED BY: P & G ASSOCIATION MANAGEMENT

129 W LAKE MEAD PKWY, SUITE 16

HENDERSON NV 89015

OFFICE: 702-202-4330

FAX: 702-202-3910

PLEASE REPORT ANY VIOLATIONS REGARDING THESE RULES AND REGULATIONS **IN WRITING** TO MANAGEMENT. THESE CONCERNS MAY BE ADDRESSED VIA FAX, EMAIL TO **JOAN.PGAM@OUTLOOK.COM** OR SNAIL MAIL TO THE ADDRESS NOTED ABOVE.

## I. PREAMBLE

### A. PURPOSE

The Purpose of the Rules and Regulations is to establish the basic standards of conduct required of All Residents of Crossroads Homeowner's Association ("Association") in order that every resident may enjoy to the fullest his individual rights, while respecting the rights of others to the quiet and peaceful occupancy of their home and the use of common ground and facilities. However, each resident's use of his own property and the common facilities is subject to the restrictions set forth in the CC&R's, as well as these Rules and Regulations ("Rules").

These Rules and Regulations are not intended to take the place of the existing Recorded Declaration of Covenants, Conditions and Restrictions of Easement for Crossroads Homeowners Association (the "CC&R's"). Nothing in these Rules is intended to supersede any Federal, State, County or City statute, or ordinance, the CC&R's, or Bylaws of the Association Respectively.

### B. ADMINISTRATION

- 1) Pursuant to Article VII, Section 1(a) of the By-Laws states "The Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof,"
- 2) The Rules may be amended by the Board of Directors by a simple majority vote.
- 3) The conduct of homeowners (Owners), their family members, tenants, and invited guests is governed by the Rules, hereafter set forth, and are liable to the Association for their conduct while upon or using the common ground or facilities.

## II. USE OF COMMON AREA FACILITIES

The common area facilities represent a substantial capital investment by the homeowners. Maintenance and replacement of worn or damaged equipment is expensive and the cost is shared by the homeowners. Therefore, it is the responsibility of all to use the facilities with care and to report any obvious violations, misconduct, or damage to Management.

Owners shall be responsible for the cost of any maintenance, repairs or replacements arising out of their willful or negligent acts, or those of their families, tenants, guests, or invitees.

The common area represents a 'shared area' for everyone's enjoyment. This area is to be kept clean and sanitary at all times, and at no time should be used for the excretion of ANY bodily fluids! This inappropriate behavior shall be considered a health, safety, and welfare violation for all residents and guests, may be called to immediate hearing, and the Board reserves the right to fine in accordance with NRS statutes, up to \$1,000.00.

### A. GENERAL RULES

- 1) No guests are permitted to use the recreations facilities unless they are accompanied by a registered resident of Crossroads.
- 2) Although the tenants of a unit owner are authorized to use the facilities, the owner is financially responsible for any and all damage caused by such tenants, their dependents and guests. This is not to be construed to read that the tenants are not personally liable for their actions and the actions of their guests. A tenant can be fined for a violation of the CC&R's or Rules and Regulations, however, collection from the tenant would be the responsibility of the Owner.
- 3) No bicycles, dirt bikes, skateboards, roller blades or the likes are permitted on lawns or sidewalk areas.
- 4) Shopping carts are not permitted to stay or be stored on property. Anyone bringing a shopping cart onto property must immediately return the cart. At no time can a shopping cart be left in the common area.
- 5) Jumping the perimeter block walls of the community is strictly prohibited.
- 6) Per the Clark County Fire Department Advisory #09002: When in use, barbeques (gas or open fire) must be located a minimum of (10) feet from any building. This includes the patio areas and (10) feet away from the roof line of the buildings. No unattended barbecues are allowed at any time. This may be considered a health, safety and welfare violation with immediate hearing, and may include fines up to \$1,000.00.
- 7) Window coverings must be standard window coverings (solid colored drapes, vertical blinds, horizontal blinds, shutters, etc.) and displayed in a neat and attractive manner. Damage blinds, foil, blankets, sheets, etc. will not be allowed at any time.
- 8) Water Waste – No water waste of any kind is allowed outside any dwelling. No playing with hoses, wading pools, connecting hoses to sprinklers, or similar is allowed.

B. TENNIS COURT

- 1) The tennis court is currently closed for tennis, however, residents may use the court area for exercise purposes, a children's play area, or for walking a dog. As always when on the common area, pets must be on leash and owner must pick up feces immediately and dispose of appropriately.
- 2) All residents utilizing the court area must be courteous of others as this is a shared use common area for everyone's enjoyment.
- 3) All trash and garbage must be removed from this area when exiting the court.

C. SWIMMING POOL

- 1) All posted Rules must be obeyed.
- 2) The operation and use of the swimming pool is subject to regulations issued by the Southern Nevada Health District, which are posted at the pool.
- 3) Pool Hours:

Sunday – Thursday:	8:00 a.m. – 10:00 p.m.
Friday – Saturday:	8:00 a.m. – Midnight

  - Evening swimming after 9:00 shall be considered 'Quiet Hours'.
  - Pool Season (pending weather) – April 15<sup>th</sup> – October 15<sup>th</sup>.
  - No activity is permitted at the pool other than during posted hours and season. If the pool gate is padlocked or chain locked shut, no entry is allowed.
- 4) Lifeguards are not provided; therefore, use of the pool is at the risk of the user.
- 5) Appropriate swim attire must be worn at all times. No street clothes or workout clothes permitted. For sanitary reasons, babies in diapers are not allowed in the pool.
- 6) NO GLASS containers or bottles (including lotions) are permitted in the pool area.
- 7) No pets are allowed in the pool area.
- 8) The entry gate is to remain closed and locked at all times. No propping the gate open. This is considered a Health, Safety, Welfare violation with fines up to \$1,000.00.
- 9) Jumping over the fence to obtain access is strictly prohibited and will also be considered a health, safety and welfare violation.
- 10) Bathroom doors are to be kept locked at all times when not in use. Turn off lights when exiting the restrooms.
- 11) The pool is for the Crossroads residents, and a maximum of (2) invited guests only. Any exception to this rule required approval from the Board of Directors. Requests for approval must be submitted to Management a minimum of (2) weeks in advance.

D. SIGNS

The CC&R's allow for one standard sign advertising the property for Sale or Rent. The Sign should not exceed 24" x 24" and may be placed in the restricted common area, between the divider and the front door or it may be placed in the window of the unit.

III. ANIMALS

The following rules have been adopted with respect to pets:

- 1) No animals, shall be raised, bred or kept on any lot, except a maximum of (3) small domestic pets (dogs or cats) may be in a dwelling, provided they are not kept, bred or maintained for any commercial purpose.  
No animals or fowl may be kept on the properties which result in any annoyance or are obnoxious to the residents in the vicinity. The unit owner shall be responsible to each and all remaining residents and the Association, for any and all damage of the property caused by pets of any owner, member(s) of his family, tenant(s), guest(s) or invitee(s).

- 2) Dogs shall be maintained on a leash and controlled at all times when in the common area. No unattended pets with the exception of a unit that has a security gate creating a contained patio area for the pet (this is acceptable) however, the owner still assumes the responsibility for the pet's noise and behavior.
- 3) Residents walking dogs shall carry a 'pooper-scooper' or bag and all feces are to be immediately removed and properly disposed of. A violation of this rule may result in the resident being called to immediate hearing with possible fines up to \$1,000 as this is considered a health, safety and welfare violation.
- 4) Dog barking is to be controlled at all times. Excessive barking should be reported to Management at the time of the infraction.
- 5) All pets are to be properly licensed and vaccinated.
- 6) Residents are strongly urged to have pet identification tags on each pet's collar.
- 7) The feeding of stray pets, outside of any dwelling, is enforced as needed.

#### IV. VEHICLES AND PARKING

- 1) One covered parking space is provided for the exclusive use of each Dwelling Owner, and no resident shall park in another's covered space without the express consent of the Dwelling Owner. Should another resident or guest park therein, the Dwelling Owner, his tenant or representative, may request the removal of the vehicle by towing. The Board, and Management are the only authorized agent(s) to tow so the request must be directed to Management.
- 2) Any vehicle parked in a different space than the assigned space to the resident's unit, may be subject to immediate tow at the owner's expense. Any agreement for allowing someone the use of an assigned space, must be presented in writing to management.
- 3) Owners are responsible for damage to their assigned parking space from vehicles leaking oil or other vehicle fluids. For this reason, it is important all residents park in their designated parking space only, or in the open parking areas. Vehicles leaking oil that are parked in open parking areas may also be responsible for repair of damaged asphalt. Vehicles are to be maintained and kept free from fluid leaks.
- 4) All automobiles parked in the Community should display the parking sticker for the community. Residents must obtain the sticker and provide proper validation of ownership of each vehicle. A guest pass is available for overnight visitors.
- 5) No owner or resident, shall park, store or maintain, any boats, trailers, campers, or other vehicles, not customarily used as a means for general transportation, for a period greater than 24 hours without the consent of the Board.
- 6) When parking, vehicle shall not overhang the walkways, thereby limiting full use of access to the walkway by pedestrians.
- 7) No Parking is permitted in Red Zones. No parking in front of, or blocking access to any handicap ramps. Any vehicle in violation of either is subject to immediate tow at the owner's expense.
- 8) No vehicle may be serviced, repaired, remodeled or otherwise maintained in the parking spaces or private streets of the Association, other than for purposes of light preventive maintenance. No oil or fluid changes.
- 9) Only fully licensed and operational vehicles may be parked on the Association property. Disabled or unlicensed vehicle are to be removed within 48 hours or they will be subject to tow.
- 10) No loud music shall be played from vehicles that can disturb the quiet peaceful enjoyment of the residents.
- 11) No operation of any motor vehicle by unlicensed operators is allowed on the property.
- 12) Motorized vehicles of any type are prohibited on the lawns, landscape, and common areas due to possible damage to shrubs, lawns, sprinklers, etc.
- 13) Vehicles are to be parked forward in all parking areas. No backing into parking spaces.
- 14) No washing of vehicles allowed at any time while on property.
- 15) Except as noted in item (2) and (7) above, if a parking violation occurs, the violator will have 48 hours after notification to remove his/her vehicle or become compliant to avoid having the vehicle towed. Residents may contact management for consideration for a temporary variance. Failure to act may result in a vehicle being towed at the owner's expense.

#### V. NUISANCE/EXCESIVE NOISE

Each member of the Association has the right to peaceful enjoyment of his/her home.

No illegal, noxious, or offensive activity shall be carried on, in or upon the property, nor shall anything be done therein, which is an unreasonable annoyance or a nuisance to any other owner. No loud noises or noxious odors, noisy or smoky vehicles, shall be located, used or placed on any portion of any Lot or exposed to the view of other owners without the written approval of the Association Board. The Board shall have the right to determine if any noise, odor interference or activity constitutes a nuisance.

#### VI. TRASH

Trash 'dumpsters' are provided for the benefit of the residents.

- 1) Trash cans, bags, and debris may not be stored on the porches, patios or courtyards.
- 2) Residents must ensure all trash and debris is properly bagged, and placed in the dumpster.
- 3) Large items such as mattresses, dressers, appliances or the likes, that do not fit into the dumpster below the rim of the container, must be removed from the property by the resident. The same shall hold true for smaller items that will 'overflow' the dumpster during the move-in or move-out process. Violations for overfilling the dumpster may be called to immediate hearing, if reported, and any overflow fees may be charged back to the respective owner in addition to a \$50.00 fine.

All residents are entitled to a clean community and the welfare of all is involved when trash or litter is dropped, therefore, immediate hearing notice and fines may be imposed. Littering will not be tolerated.

#### VII. PATIOS AND ENTRYWAYS

Patios and entryways are restricted common areas. A clean, neat appearance must be maintained in those areas. The Board of Directors reserves the right to determine whether violations of this rule exist and to take appropriate corrective actions.

- 1) No garbage, trash, junk, motorcycles, clotheslines, auto parts, or anything that creates an unkempt or cluttered appearance is permitted to be in the restricted common areas.
- 2) Bicycles, if stored outside, must be positioned for minimal viewing exposure from the common area and stored neatly and organized. Toys, should be in an appropriate toy storage unit and covered. At all times there must be ingress and egress to/from the unit.
- 3) Clothing, towels, rugs, draperies, etc. shall not be hung on dividers, railings, or fences within view of other homeowners from the common areas.
- 4) No furniture shall be placed in these areas unless it is regulated 'patio' furniture which is made to withstand the elements of being outdoors. No household appliances shall be placed on patio areas.
- 5) Only (1) barbecue is allowed to be stored per unit.
- 6) The restricted common areas inside the roof overhang and the partition is the responsibility of the owner. Owners are encouraged to use decorative landscape, and or rock materials to enhance this area. Owners are also responsible to maintain the area and any landscape within. The areas should be kept weed and debris free. Plants should be maintained in such a fashion to not be growing against the stucco and the roots should not be invasive for the foundation or sidewalk areas.

#### VIII. SECURITY

- 1) The Association does not provide security services on an on-going basis. Residents are encouraged to take every means available to legally protect themselves and their personal property. Although the Association does have a security camera system in some areas of the community, and from time-to-time will employ drive through security, the primary responsibility for safety, for both the individual and personal property, remains with the residents.
- 2) Each Owner shall maintain a current record, with the Association, listing mailing addresses, emergency contact phone numbers, (including management services) and if applicable, the name of the primary responsible tenant, their contact phone number and the number of persons residing therein. Any changes shall be reported within forty-eight (48) hours, including vacancies, transfer of ownership, or pending sale of any dwelling. Owners are required to complete the Resident Information Form management provides with the requested information.
- 3) Owners hosting parties or events involving (10) or more non-residents, must notify Management (1) week prior to the event.

#### IX. ENFORCEMENT AND PENALTY FOR VIOLATIONS

The Association has approved the following enforcement procedures of the Rules, and has established penalties as indicated:

- 1) Violations of the Rules are subject to the following:
  - A) First occurrence- Courtesy Notice – Sent to Owner and Tenant
  - B) Second occurrence – or failure to cure following Courtesy notice – Hearing Notice and possible fines up to \$100.00 unless violation poses a health, safety and welfare threat, which can result in fines up to \$1,000.00 per NRS.
  - C) Any subsequent offense or failure to remedy the stated violation after (14) days of the initial fine, may result in the fine being deemed a continuing fine and additional fines assessed without further notice on a monthly basis.
  - D) If a violation has resulted in damage to the common area, the Association Board may order that the damage be repaired at the expense of the offending member in addition to a fine being assessed.
- 2) Any owner notified of a violation of the Rules who fails to comply, will be issued a Hearing notice to address the Board of Directors. Owners are encouraged to attend the scheduled Hearing to possibly prevent any fines initially. Once a fine has been issued, an owner may contest the fine in the following manner:
  - A) Such requests must be made within thirty (30) days of the date of the fine notification, and will be scheduled during the next Executive Session, usually heard at the end of a regular Board meeting, unless the owner request to be heard during an 'open' meeting.
  - B) During the hearing, the owner may present any evidence or make any statement relating to the alleged violation, either in person or in writing to the Board of Directors.
  - C) If any member accused of a violation of the Rules and requesting a hearing as provided herein, shall fail to appear for the hearing, the Board shall proceed in their absence, and make a determination based on the facts presented.
  - D) Upon hearing all of the evidence, the Board may, by a majority vote:
    - 1) Find that no violation exists, and dismiss without penalty,
    - 2) Find that the member is in violation and impose an appropriate penalty or fine(s).
- 3) For any violation deemed a 'risk or threat' to the health, safety or welfare of any resident, the Board may levy a fine up to \$1,000.00. This will be noted in the Hearing notice to the owner.
- 4) Any unpaid fines or reimbursement charges for the repairs may become a lien against the offending member's property, and may be so recorded, if not paid within sixty (60) days after notification of any fine(s) assessed.

#### X. ARCHITECTURAL REVIEW

It is the intention of the Association to maintain the integrity of the original development and the architectural appearance thereof for the benefit of all homeowners. Therefore, the following Rules have been established governing any proposed additions, alterations, or construction relating to any individual homeowner's property.

- 1) No building or other structure or improvement shall be erected, placed or altered upon any lot until the location and the complete plans and specifications have been approved, in writing, by the Architectural Committee. (Article VI of the CC&R's). Painting of any exterior improvement must follow the scheme of the stucco and trim color for the respective building.
- 2) All proposed alterations or changes must be submitted to management, in writing, using the approved ARC form prior to work commencing. Failure to do so, may result in additional expenses to the owner if alterations do not meet the expectation of the committee. The committee reserves the right to require unapproved alterations be removed, and the exterior be restored to the original design.
- 3) All A/C unit replacement must be reported to management and an ARC be completed to include the licensed vendor information. Management will arrange a follow-up inspection to ensure the A/C was properly positioned and the appropriate roof repairs or sealing is in place. If work is needed to seal the roof, this cost will be the responsibility of the owner.

These Rules and Regulations have been approved and adopted by the Board of Directors on the 17<sup>th</sup> day of FEBRUARY, 2016, and will take effect (30) days from the date of notification to the owners via US mail.

  
\_\_\_\_\_

Ed Rector, President

  
\_\_\_\_\_

Tina Molaro, Secretary-Treasurer