

# THE COTTAGES COMMUNITY ASSOCIATION

## RULES & REGULATIONS

The following rules and regulations have been adopted by the Board of Directors of  
The Cottages Homeowners Association on August 1, 2019.

These rules and regulations are supplemental to the Association's CC&R's and the Bylaws and do not supersede any local and federal statutes. It is the property owner's responsibility to inform their guests and/or tenants of these rules and regulations. Owners are responsible for the actions of all residents and guests, and are subject to being fined for violations following being called to a hearing to be held before the Board of Directors.

### I. POLICY

It is the policy of the Board to provide for the proper operation of the Association. In accordance with the CC&R's, Article V – Powers and Duties of the Association – 5.1.2. The Board shall have the power to adopt, amend, and repeal the Rules and Regulations regulating the use of the Common Elements and for such other purposes as are expressly allowed by this Declaration or allowed pursuant to the Act. In accordance with this provision, the Board has adopted the following procedures, which govern the Association's method for handling alleged and actual violation(s) of the Declaration of Covenants, Conditions, and Restrictions and Bylaws, and the following Rules and Regulations:

### II. INSPECTION

Management performs a monthly inspection of the exterior of all units and the common areas. Infractions are noted and if practicable, photos are taken and forwarded with the violation notification. Notifications of infractions shall be as follows:

Courtesy Notice – a non-compliance letter is mailed to the homeowners regarding the infraction of the CCR's. A courtesy notice will be sent to the units owner, and if different, the person against whom the fine will be imposed in accordance with NRS 116.31031 4.(b). The homeowner will be advised of the minimum time to cure the infraction, that shall not be less than (14) days. The Homeowner may contact management for a reasonable extension, however, based on the nature of the violation, the Board reserves the right to extend or deny such request.

Hearing Notice – Not less than (30) days from Courtesy notification, the Owner and, if different, the person against whom the fine will be imposed, shall be provided written notice of the scheduled hearing date to include, (1) the detail of the alleged violation, (2) the amount of the possible fine, and (3) the date, time and location for a hearing on the alleged violation.

Hearing Results - After giving proper Hearing notification and allowing the Owner to address the concern with the Board of Directors, the board will determine whether a fine is imposed for non-compliance. A hearing response to include fine status will be mailed to homeowner. The homeowner will then have an additional (14) days to comply, at which time the infraction is considered a continuing violation, and additional fines may be imposed monthly, until the concern has been resolved, without further notice to the homeowner.

Owner's also have the right to report infractions to management. Reports must be in writing or via email, and must include a photo if practical. These reports help maintain compliance consistency for all residents.



### III. COMMON AREAS

1. No activity is permitted which would damage or deface the grounds, walkways and improvements in the common area including, but not limited to, destruction of grass, shrubs, rock area, trees, and/or sprinklers. The homeowner is liable for all expenses incurred in the replacement or restoration of damaged items. In the event of common area destruction, the Owner will be called to immediate hearing, without a courtesy notice, with possible fines and bill back charges to be assessed for the needed repairs.
2. No littering allowed in the complex. This includes disposal of cigarette butts.
3. Bouncy houses must be requested a minimum of 30 days in advance and a supplemental insurance must be presented at the time of the request, if bouncy house will be on property more than 48 hours. The Board reserves the right to deny a request, as this can create extra liability for the Owners.

### IV. CHANGE OF ADDRESS

It is the responsibility of each owner to advise the association of any mailing address changes. Notification must be in writing via email or USPS.

### V. PETS

1. No resident shall have more than 3 domestic pets per Clark County code. By approval of the Board of Directors, exceptions may be considered.
2. Pets (to include cats) must be controlled by leash at all times when in common areas. Any defecation deposited by a pet must be removed immediately, whether on a patio or on the common areas. Failure to pick up pet waste may be called to immediate Health, Safety and Welfare hearing.
3. Leashed pets are NOT to be tied to trees, stakes or any exterior building structure and left unattended, so as to cause a nuisance to the common area or surrounding neighbors.
4. The pet owner is responsible to ensure the pet does not become a nuisance with excessive barking, whining or aggressive behavior.

### VI. VEHICLES/PARKING –

1. Any vehicle on which current registration plates are not displayed shall not be kept upon any of the parking spaces, common areas or on the private streets within The Cottages. Any unregistered, unlicensed or inoperable vehicle is subject to 48 hour tag, and will be towed at the vehicle owners expense. The City has the authority to enforce parking restriction on the streets within The Cottages.
2. Courtyard areas are shared common spaces for the exclusive use of the immediate owners. Parking in these areas shall be for residents only, and should not exceed 2 hours dawn to dusk. Unregistered, or inoperable/stored vehicles are subject to 48 hour tag and tow if not in compliance in a courtyard area.
3. No repairs of vehicles, vehicle overhaul, major or extraordinary maintenance shall be carried out on courtyards or parking areas. Only minor emergency repairs such as changing a flat tire or replacing a dead battery, will be allowed. Absolutely no fluid changes, auto-body work, brake changes or extensive repairs permitted.
4. Vehicles may not be permanently parked blocking garages or in the entrance drive to the courtyard.
5. No overnight parking in the courtyard areas.
6. Garages must be used for parking of vehicles and shall not be used for storage to prohibit parking.



7. Residents are responsible for their guest parking. All guest parking shall be in the designated parking on the streets, with the exception of (30) minutes for loading or unloading purposes.
8. No vehicle is allowed on property that is leaking oil. If your vehicle is leaking oil or other fluids, the owner will be responsible for the cleanup and possible repair of the asphalt or pavers.
9. The Board reserves the right to extend a variance for special needs request in accordance with ADA requirements. All special requests must be in writing and submitted to management for Board approval.
10. To clarify Article III, 3.2 Parking and Vehicular Restrictions: Commercial type vehicles shall mean (1) any pick-up truck, SUV or auto, that is used by a resident in connection with a business or profession that also displays components attached to it, or loaded in, that are exclusively related to that business or profession (e.g.. caution, safety or security light bars, ladders and/or racks, visible construction materials, flat beds or heavy duty gates, attached trailers); or (2) United States Department of Transportation (e.g.. delivery trucks, large visitor passenger vans, box trucks, tractors heavy construction vehicles/equipment, dump trucks, tractor-trailer combo). Mere advertisement signage on the side or rear of such a vehicle or the use of an otherwise passenger sized car or truck in connection with one's occupation will not, by itself, be deemed to constitute a vehicle as a Commercial Vehicle. Commercial vehicles shall not be parked or kept within the Property unless the vehicle can be stored in the garage.

## VII. TRASH PICK UP

1. Trash pickup days are Monday & Thursday with Recycle on Friday. Containers may be put out after 4:00 the day prior and shall be removed from curbside by 7:00 pm following the daily service.
2. Containers shall be put in garages or on patio areas out of sight from the common area.

## VIII. LEASED OR RENTED UNITS

1. Owners are responsible for supplying, in writing, to the board/management company the name of the tenants, along with the completed Resident Information Form within (10) days of initiating a new lease.
2. Owners must provide lessees and tenants with a copy of the CC&R's and Rules and Regulations of the Association.
3. All owners are responsible for ensuring their tenants understand the rules and regulations, and will be responsible for any violations incurred by their tenants and tenants guests, including any fines.

## IX. ARCHITECTURAL CHANGES

1. No alterations or additions to the exterior of any unit are permitted without first obtaining written approval from the Board of Directors. The owner shall be responsible for the full expense of restoring the unit back to its original condition should the owner make any unauthorized improvements.
2. When new cable equipment is installed, the old equipment and wiring must be removed. It is the Owner's responsibility to ensure that all cables be placed flush with the exterior wall above the wood trim and no dangling cables allowed. Cords shall be painted to match the color of the surface attached.
3. No storage units, refrigerators, freezers appliances or structures which can be viewed from the common areas are allowed. Pop up shade structures on patios shall be neutral in color and be maintained in like-new condition.

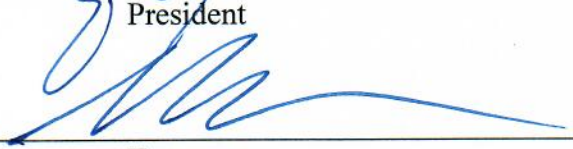
X. MISCELLANEOUS

1. Clothes, rugs, blankets, etc. shall NOT be hung on open garage doors, railings or block walls, and patio areas. No clotheslines visible from the common areas or neighboring units.
2. For your safety, protection and the attractive appearance, keep garage doors closed when not in use.
3. No fireworks are permitted anywhere on the property or complex.
4. No sound producing instrument, radio or stereo may be operated in or around the common area to exceed conversational volume level.
5. Residents are to keep patio areas and private yards clean and attractive. This will include keeping any plants neatly pruned. These areas may not be used for storage.
6. Signs: For Sale/Rent or Political signs shall not exceed 24" x 36" and shall be placed in one window.
7. All windows shall have proper window covering neutral in color. White or Brown is preferred to flow consistently with the community color scheme.

Approved By: The Cottages Community Association Board of Directors

  
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President

August 1, 2019

  
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Treasurer

August 1, 2019

Adopted: August 1, 2019