

## **BONANZA PARK HOMEOWNERS ASSOCIATION**

# **RULES AND REGULATIONS**

Revised and Adopted September 2008

We look forward to meeting everyone who purchases or resides at Bonanza Park Homeowners Association. As an owner we encourage you to come to the monthly Board meetings, introduce yourself, and become active in the affairs of the Association of the Bonanza Park.

The document you are now reading covers the Bonanza Park Rules & Regulations, taken from the Property Documents and some additional rules created by your Board of Directors. The Rules may be amended by the Board of Directors from time to time as provided for in the Property Documents.

In the development of these Rules every attempt was made to identify those things that would formalize expected behavior. These rules identify a standard of behavior conducive to a comfortable form of living in a highly dense population of occupants composed of Owners, tenants and guests.

The Bonanza Park Rules & Regulations are intended to protect the owner's investment as well as keep occupants secure and safe in a sanitary, pleasant and harmonious environment, while functioning within the provisions of the City, State and Federal laws.

THE BOARD OF DIRECTORS

## RULES & REGULATIONS

ADOPTED LAWS TO APPLY AT BONANZA PARK HOA -- All applicable laws pertaining to Federal, State of Nevada, Clark County and City of Las Vegas, along with the Rules & Regulations adopted by the Board of Directors apply to Bonanza Park Homeowners Association (BPHOA), Homeowners and Residents.

The following are especially supported and will be resolutely enforced at Bonanza Park Homeowners Association.

1. Clark County Animal Control Ordinance, Title 10 (Animal Control & Leash Laws)
2. Clark County Fire Code, Title 13 (Fire and Fire Prevention)
3. NRS 116 (Nevada Revised Statutes for Condominiums)
4. FCC Ruling on reception usage
5. BPHOA CC&R's (Covenants, Conditions and Restrictions)
6. BPHOA By-Laws
7. These Rules & Regulations, Effective October 2008

**FINES:** It is important that you read the above laws mentioned. All fines for any violations are \$50.00. After a Courtesy Letter and a Formal Hearing, a fine can be assessed against your account if the problem continues. If the violation is not corrected, then a Continual Fine can be assessed every 7 days until the problem is corrected. Be aware that in all cases BPHOA may lien and in some cases foreclose on your property when you have a delinquent account. The privileges of the pool may be suspended until fines are paid in full. A mail charge in the amount of \$5.00 will be added to letters of warning. In some cases, the Board can hire a professional company to correct the problem, and the costs for this will be assessed to the owner.

If the violation is related to a health, safety or welfare issue, there is no limit on the amount of the initial fine or maximum fine imposed for the violation. Should the infraction remain uncorrected, the association may take legal action against the owner.

### ANIMALS

1. No animals shall be allowed in the pool area at any time or for any reason.
2. An Owner of a pet will be given five (5) days to remove a pet from the property, if it is deemed a nuisance or shows cause to harm other residents.
3. No more than a maximum of two (2) household pets shall be permitted in a unit.
4. No dog 25 pounds or more will be allowed on property.
5. Pet owners are responsible for prompt and immediate removal of all feces left in common area or patios.
6. Pets shall be kept on a leash no longer than six (6) feet while in the common area under the control of the owner.
7. Pets are not permitted to be tied to trees, stakes, exterior building structures, pool or spa area or other such places, nor left in the balcony or patio area without proper accommodations. All pets must be moved into the unit during the absence of a resident.
8. Excessive barking or noise from animals is deemed to be a nuisance.
9. No Pitt Bulls or Rottweilers are allowed to be kept on property.
10. Free roaming cats can and will be turned into the Humane Society.

**NOTE:** Seeing Eye or Human Assistance animals are exempt from the size limitation upon proper documentation to the Board of Directors.

### BALCONIES/PATIOS

1. Nothing shall be thrown, dropped, shot or propelled off the balconies or walkways onto individual cars, the parking areas, or common grounds. Lit match sticks, cigarettes and cigar butts are a fire hazard if they fall on balcony or patio areas below and also are a source of litter. This can be very dangerous.

2. Plants may be placed on the balconies or patios. These plants shall not extend beyond the confines of that area. All plants shall be placed in containers to prevent water or soil from dripping onto other condominiums or common elements. Care should be taken in cleaning the balconies or patios to prevent water from running down the exterior of the building.
3. Rugs or other objects shall not be dusted or shaken from the upper levels of the walkways or from the stairwells of the buildings.

#### **BARBECUES**

1. In accordance with the Clark County Fire Department (Articles 27, Division 1, Section 27.116), no gas barbecues, outdoor grills or open fires are permitted on front porch entryways or within 10 feet of a building or carport structure. The use of electric barbecues is permitted.

#### **NOTE: Clark County Fire Code reads:**

##### **1102.6 Outdoor Cooking and Cooking Equipment Storage.**

Outdoor cooking with portable barbecuing equipment is prohibited within 10 feet of any overhang, balcony or opening. The storage and/or use of portable barbecues and equipment are prohibited indoors, above the first story and within 5 feet of any exterior building wall. Adult supervision is required at all times while the barbecue is generating heat.

#### **BICYCLES**

1. No bicycles, scooters, roller blades, roller skates, skateboards, motorbikes, cars, trucks, vans, or other vehicles are permitted to be ridden on the lawns, on the side walks, or in the pool area at any time for any reason.

#### **COMMUNITY GROUNDS**

1. At no time shall items, including toys, which are not owned by Bonanza Park, be left outside in the common area overnight.
2. No junk, shopping carts or anything that creates an unkempt appearance is permitted in the common area.
3. No littering is permitted.
4. No activity is permitted which would damage or deface the grounds, walkways and improvements in the common area. This includes the destruction of entry gates, locks, grass, shrubs, trees, sprinklers, light fixtures, furniture, appliances, walls, etc. Individuals who are responsible for such damage to the property will be expected to fully reimburse the Association for all expenses incurred in the replacement or restoration of damaged property. Owners will be responsible for the actions of their guests/tenants and may be fined for violations.

#### **COMMERCIAL OPERATIONS**

1. Commercial use of any unit in BPHOA is not allowed. This includes, but is not limited to, childcare, elderly care, drug sales and manufacturing, animal breeding, automotive repair, etc. Nothing on the order of a "home office", which creates extra traffic to the property, is permitted.

#### **EXCESSIVE NOISE & NUISANCES**

1. Radios, stereos, musical instruments, party activities, televisions, car horns, and other noise sources must be restricted, at all time, to a level that meets local noise abatement laws and a level that is not disturbing to residents. Noise problems may be reported by any resident, in writing, to the Board of Directors for corrective action.
2. The use of noisy or smoky vehicles is prohibited.
3. Any activity, which constitutes disturbing the peace or creating a public nuisance under local or state law or as determined by the Board of Directors, is prohibited and the Board of Directors may take corrective action.
4. No abusive or obscene language shall be permitted anywhere in the common areas.



## FIRE & EMERGENCY PROCEDURES Familiarize yourself as to where the equipment is located.

### 1. IN CASE OF FIRE:

- a. Call the local Fire Department (911). Give them your name, address, telephone number and location of the fire.
- b. Set off the fire alarm by pulling the fire alarm box handle down on the fire alarm. Then pull the switch located on the outside of the buildings, each level. This will set off the fire alarm horns alerting other residents and activate the master fire alarm panel, which will then display a location of the alarm. The Master fire alarm panel is located in the Association office.
- c. Knock on all the doors of your floor to alert those residents.
- d. Evacuate the building.

### 2. TO PUT OUT FIRES:

- a. There are cabinets with extinguishers located at the center of the building, each side, at all levels of each of the four (4) buildings. To open the cabinet: **BREAK THE GLASS** using a shoe, hammer, etc., and **LIFT** up the **INSIDE HANDLE** to open the cabinet door.
- b. For small electrical or grease fires, use the all purpose (ABC) fire extinguisher located inside the fire cabinet:
  - i. Hold the extinguisher upright.
  - ii. Pull the pin from the handle.
  - iii. Point the nozzle at the base of the fire.
  - iv. Squeeze the handle and the lever at the same time until the fire is out.
- c. If evacuation becomes necessary
  - i. Before leaving your condominium, close all windows and doors; this will help contain the smoke and flames.
  - ii. You may assist other residents in leaving. Do not try to take possessions with you - it is your health and safety you must be concerned with.
  - iii. Use the fire exit stairwell away from the fire. This will free other fire exit stairwells for use by the Fire Department.

### **CAUTION:**

Keep a flashlight with good batteries on hand within your condominium at all times. While the fire exit stairwells are lighted, there is the chance that you may need additional lighting when using these stairwells.

## HEALTH & SAFETY

1. Any activity or action, which causes a health or safety hazard, is prohibited.
2. Do not store charcoal where it can get wet. Charcoal may spontaneously combust as it is drying out when it gets hot outside.
3. No fireworks of any kind shall be used on BPHOA property.

## HOLIDAY DECORATION

1. All holiday decorations may be up 30 days prior to the Holiday but must be removed 15 days after the Holiday.
2. Owners may maintain the shrubs in the flower box planters of their unit.
3. Decorations that are deemed to be vulgar, lewd, or distasteful must be immediately removed at the request of the Board of Directors.

## INSURANCE

1. Insurance deductible payments under the association master policy, arising from a claim to a living unit or common area, that are caused by owner negligence will be assessed to that owner.
2. Due to insurance regulations, sports contests must not take place within fifty (50) feet of any structure. The use of any equipment that projects a ball or any pointed object is not permitted.

## LANDLORD AGREEMENT

1. Anyone renting their unit must submit a Landlord Agreement to the Management Company no later than 10 days after occupancy of the unit.

### LANDSCAPING

1. Damage caused by any individuals to trees or shrubs in the common areas will result in replacement costs to the homeowner.
2. Climbing in trees or playing in shrub areas is not permitted.
3. Please report violators to the Management Company.

### MOTOR HOMES, BOATS, TRAILERS, EXTRA VEHICLES

1. All RV's, boats, dirt bikes, camper, watercraft, trailers or similar equipment shall not be permitted to remain anywhere on the property.

### PARKING

1. There is no assigned parking in the property. You may park in any vacant parking slot with the exception of those marked "RESERVED PARKING".
2. NO parking is permitted, under any circumstances, on any street, by the mail boxes, by a fire hydrant, on a sidewalk or where there are designated red curb fire lanes. This will be grounds for immediate towing and removal from the property. Owners of vehicles parked in these zones will be fined \$100.00 and are subject to having vehicles towed away, without notice, at the expense of the owner or person(s) having custody of the vehicle.
3. Non-licensed, non-operating automobiles, motorcycles, etc., in any of the common areas.  
Inoperable vehicles are not allowed on property.
4. Anyone parking in Handicap spaces must have Handicap permits displayed on their rear view mirror.
5. Oversized commercial vehicles, including, but not limited to, dump trucks, trailer trucks, construction equipment, and similar items shall not be parked within the complex.
6. Broken down, inoperative, unlicensed or unregistered "junk" vehicles shall not be allowed in the project or in the common area, including parking facilities, at any time. If a violation exists, a notice will be sent to the owner, if known and a parking ticket will be placed on the vehicle. If the violation is not corrected within forty-eight (48) hours of the date and time of the notice, the Board may have the item towed away at the expense of the owner or persons having custody of the vehicle.
7. No vehicle overhaul, maintenance work, or oil change is permitted in any area. Short-term emergency repairs, such as tire change or battery jumping, are permitted.
8. The careless or reckless operation of any vehicle at BPHOA 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 for the repair of that damage and may, in addition, be fined by the Board of Directors.
9. No vehicles shall be parked so as to impede the normal flow of traffic or block access of other resident's parking. Parking across two or more spaces is not permitted. Vehicles must fit into one parking space, within the lines of the space.
10. Dirt bikes or similar unlicensed vehicles will not be operated anywhere in the complex, including the parking lots.
11. Licensed motorcycles anywhere in the complex shall be operated at LOW RPM engine speed to minimize noise pollution. Speed Limit is 5 miles per hour within the property.
12. No loud music from vehicle radios is allowed so as to disturb the residents.
13. No washing of vehicles, engine block steaming, degreasing, undercarriage cleaning is permitted within the property.
14. If cleaning is necessary due to oil or vehicle fluids being spilt on the asphalt, a professional company will be called at the expense of the Owner.

### POOL USAGE

1. Residents who invite guests (no more than 2 guests) to use the pool shall accompany to and stay with their guests while at the pool. The owners are held responsible for any damage or misconduct attributable to their tenants and guests, both financially and personally.
2. The pool may only be used during scheduled hours of availability - 7:00 a.m. to 10:00 p.m.
3. No more than 4 children per adult over 18 are permitted.



4. There is **NO LIFEGUARD ON DUTY** and pool usage is at ones own risk. The Association assumes no responsibility or liability for swimmers.
5. Pool furniture shall not be removed from the pool areas. Do not stand on, overturn, scratch, break, or place furniture inside of the pool or spa. Anyone removing or having BPHOA property on his or her private property is deemed to be violating this rule and may be subject to civil action.
6. Persons under the age of 14 must be accompanied by an adult over the age of 18. Anyone under the age of 18 may not have pool guests.
7. Smoking is not permitted in the bathrooms.
8. All beverages must be in plastic containers. **No alcohol is allowed.** No glass of any shape will be permitted within the pool confine. This includes lotion bottles, beverage bottles, dishes, ashtrays, or drinking tumblers. If glass is broken in the pool, and the pool must be drained for its removal, the cost will be applied to the responsible party.
9. Only appropriate swimsuits shall be worn. No cutoffs or other attire is permitted.
10. Inflatable rafts will be allowed in the swimming pool provided they are only used for sunbathing. Should there be any rowdiness with the rafts; the offending party will be asked to remove it from the pool. Rafts or floats are **NOT** permitted in the pool during heavy usage periods; these devices reduce swimming space for others. Inner tubes are not permitted.
11. Animals, bicycles, skateboards, roller blades and other such items are not permitted inside the pool area.
12. Safety equipment such as life preservers are for emergency use only.
13. Sound playing devices are not permitted, with the exception of personal sound equipment with headphones.
14. Noise shall be kept to a minimum. No abusive or obscene language is permitted.
15. Pool parties are prohibited.
16. No smoking is allowed and trash must be disposed of in the appropriate containers provided in the pool area.
17. All vandalism is prohibited. If caught, it could result in privileges of pool use being taken away and/or fines being imposed.
18. Jumping or diving into the pool from buildings, fences, or furniture is not permitted.
19. Because of the danger it presents to the equipment, no foam-type cups, plates, or other devices may be used in or around the pool.
20. Person using suntan lotion may not enter the pool before wiping or showering off excess lotion. No bubble bath, soap, or shampoo may be used in the pool or spa.
21. Upon arrival of the pool maintenance crew, pool users are asked to temporarily vacate the pool area until cleaning is completed.
22. Persons having a skin disease, sore or inflamed eyes, nasal or ear discharges, or any communicable disease may not enter the pool area.
23. No running, pushing, cannon balling, diving or splashing is allowed in pool area.
24. Unsafe or offensive conduct is prohibited. Noise level must be kept to your personal area only, to avoid disturbing others.
25. Entrance to the pool area is through the gate only. Scaling the fence is prohibited. The gate must not be blocked or tied in the open position except as required by maintenance personnel.
26. Adjustments of any control regulating the pool, lights or other common services are prohibited.
27. Towels, clothing, and personal items must be removed from the pool area when the resident departs the pool area. Items left in the pool area will be discarded.
28. Individuals or groups must not occupy the pool area to the effective exclusion of others.
29. Swimsuit attire must be worn by all persons using the pool. Street clothing will not be permitted in the water.
30. Board members and management may ask anyone not abiding by the above rules to leave the pool area.
31. Pool use is governed by state and local laws (NAC Chapter 444), including local health laws and these rules and regulations, the provisions of such laws shall control.
32. No one in diapers is allowed in the pod or spa.
33. All hair items must be removed before entering the water.

### QUIET HOURS

1. Anyone under the age of 18 years must be off the common areas by 10:00 p.m.
2. Quiet hours are from 10:00 p.m. to 7:00 a.m.

### **NOTE: NEVADA REVISED STATUTE 207.200 TRESPASS ON LAND OF ANOTHER WARNING**

Every person who shall go upon the land of another with intent to vex or annoy the owner or occupant thereof, or to commit any unlawful act, or shall willfully go or remain upon any land after having been warned by the owner or occupant thereof not to trespass thereon shall be guilty of a misdemeanor, which is defined in the Nevada Revised Statute.

### SIGNS

1. No signs whatsoever are permitted, including, but not limited to, commercial, lost pet, or similar signs, which are visible from the common area: except for one "For Sale" or "For Rent" no larger than 18 inches by 24 inches to be placed in the window and one political sign.

### STRUCTURAL CHANGES

1. Plans for structural changes shall be presented to the Board of Directors for review before any work commences. This requirement includes, screen doors, security bars on windows or doors, paint, awnings, dividers, sunshades, porches, solar collectors, satellite dishes, antennas, walls, outbuildings, etc.
2. All work shall be done in accordance with local building codes and shall have the appropriate permits from Clark County to be supplied to Management prior to any work being done.

### SPEED LIMIT

1. Absolutely no speeding or peeling out of vehicles anywhere on property. The speed limit is 5 miles per hour.

### TENANTS

1. Owners are responsible for the actions of their tenants or guests who use the common area, including the recreational facilities and parking areas. Owners are responsible for violations, damages to the property and nuisances caused by tenants, guests or pets.
2. All leasing of units shall be exclusively for the single-family use for not less than thirty (30) days. Leasing for gainful occupation, profession, trade or other non-residential use is not permitted.
3. If a unit is leased, the owner is responsible for the actions and behavior of the tenant. The owner must provide the tenant with a copy of the current Rules and Regulations. The tenant will be subject to all Rules and Regulations. Direct blood relatives, mother, father, sister, brother, are not considered to be renters but must still abide by the Rules and Regulations.

### TRASH

1. Rubbish, trash, or garbage shall be regularly removed from the unit by the residents, and shall not be allowed to accumulate at the entryway.
2. Trash shall be placed in designated dumpsters throughout the complex and not left on the ground.
3. Furniture or appliances must be broken down before being placed into the dumpster. The lid must be able to close once this is done. Otherwise large items must be hauled away by the resident, not placed in, or near, the dumpsters.
4. No Hazardous material or items such as Oil, TV's, Computer's, Paint, Freon, etc. are allowed to be placed inside the dumpster.

### **CAUTION:**

REPUBLIC SERVICES WILL ISSUE A FINE TO THE BONANZA PARK HOMEOWNERS ASSOCIATION FOR BINS THAT ARE OVERFILLED, ESPECIALLY WITH ANY OF THE ABOVE LISTED ITEMS. ANYONE OBSERVED VIOLATING THIS RULE WILL BE SUBJECT TO A FINE OF \$100.00 AND THE FINE ISSUED BY REPUBLIC SERVICES.



## UNITS

1. In the event an owner fails to maintain his or her living unit or exclusive use common area, or to make repairs in such a manner as shall be deemed necessary in the judgment of the Board of Directors to preserve the appearance of BPHOA and protect the value of the property, the Board shall give notice to the owner. The notice will state the particular maintenance or repair work required to be done, requesting that the work be carried out within a period of thirty (30) days of such notice. If the repair work is of such a nature that requires immediate attention, the Board of Directors reserves the right to lessen the time period in which the repairs must be completed. In the event the owner fails to carry out the requested maintenance or repair within the period specified by the notice the Board shall cause such work to be done, and costs shall be added to the owner's account.
2. The interior damage is the responsibility of the owner and is a matter between the homeowner and their insurance carrier.
3. No structure of a temporary character, including but not limited to, trailers, tents, campers, motor homes, boats, shacks, or other buildings shall be used on any property, at any time, as a residence, either temporarily or permanently.
4. Front porch and entry ways are restricted common areas subject to environmental controls in the best interest of all owners. Such areas must not be utilized in a manner that creates an annoying condition for other homeowners. A clean, neat appearance that conforms to the general look of the complex must be maintained in these areas. The Board of Directors reserves the right to determine whether violations of this rule exist and to take appropriate corrective action.
5. Items that may be placed on the front porch areas include: two (2) patio chairs, small table, small storage box not to exceed the dimensions of two (2) feet high by four (4) feet long, electric grilles, door mat, and potted plants displayed in moderation.
6. Items that may not be placed on the front porch areas or hung on lattice divider, if applicable, include: household furniture, trash bags, trashcans, hoses, towels, clothes, shoes, toys skates, skateboards, scooters, sports and exercise equipment, propane tanks, charcoal, charcoal fluid, cleaning supplies and implements, mops, brooms, shoes, strings of hanging lanterns or lights, gardening implements and supplies, chemicals, rags, clotheslines, woodpiles, throw rugs, large storage boxes, appliances, coolers, old newspapers and magazines, and other debris.
7. Nails, screws, bolts, etc., may not be driven into any portion of the stucco of the structures for the purpose of hanging plants, decorations or other items without the written permission of the Board of Directors.
8. Owners must notify the manager of sale of any dwelling belonging to him. Association membership will not be transferred until a deed copy has been sent to the Management Company.
9. All units must be clearly marked with unit number on the door.

## VANDALISM, DESTRUCTION OF ASSOCIATION PROPERTY

1. Homeowners shall be fined and billed the cost of repairs if their family, renters, guests are caught defacing or destroying BPHOA property.

## WINDOWS

1. All window dressings, including blinds, shades, drapes, and shutters, must be in good repair and conform to the overall appearance of the property and be white or almond in color.
2. Sheets, blankets, foil, towels, or plastic coverings are not permitted in windows.
3. No decorative items may be placed in windows in view of other residents.



### IMPORTANT INFORMATION

**EXEMPTIONS** - Anyone desiring special consideration for exception from any of these rules shall request the Board of Directors to consider such exemption on a case by case basis.

**NOTE:** The requestor must submit their request in writing, along with any documentation supporting the claim, and in the same letter request a hearing before the Board of Directors. Any Exemption granted may be limited to one year, and then if notified, you must resubmit your request.

**MAINTENANCE** - Running water, broken sprinkler heads, non-operational lights in the common area, etc., should promptly be reported to the Management Company. Your help in reporting any problems will be to the advantage of the entire community.

**ROOF LEAKS** - You must report any and all roof problems as soon as possible to the Management Company so the necessary repairs can be scheduled and made. In any case, BPHOA is not responsible for the interior of the unit. That is a matter between the owner and their insurance company.