

EVANS CREEK ESTATES HOMEOWNERS ASSOCIATION PROPOSED RULES AND REGULATIONS

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SECTION 1 - OVERVIEW:

- A. The adoption of these Rules and Regulations shall not, in any manner, dilute, supersede nor reduce the effect of the existing Declaration of Covenants, Conditions and Restrictions (CC&R's) of the Evans Creek Estates Homeowners Association.
- B. The nature of living in a Planned Unit Development (PUD) requires that each of us as homeowners and members of this community recognize the special obligations and responsibilities of sharing ownership in our PUD and living in harmony.
- C. Self-government of this community requires mature acceptance of restraints on our individual desires and lifestyles for the good of the community in which we live.

SECTION 2 - SCOPE and OBJECTIVE:

- A. The Board of Director's objective is to interpret, apply and enforce the CC&R's of the Homeowners Association providing peaceful enjoyment of our homes while attempting to maintain and enhance the value of our community.
- B. These Rules and Regulations have been developed in recognition that some reasonable guidelines are required in order to maintain the quality of our community. They are practical statements of usage restrictions imposed on all members of the association, their lessees, guests and invitees.

SECTION 3 - BUILDING EXTERIORS AND FENCING:

- A. **NO** alteration, addition, or changes shall be undertaken by any homeowner without express written approval from the Board of Directors. Any unauthorized changes or alterations to fencing or buildings, including exterior design or finishes, will be considered a serious violation. Changes shall be restored to the original condition at the expense of the homeowner in violation. All exterior designs, colors and finishes will be maintained within the Planned Unit Development scheme of our community
- B. Homeowners are responsible for maintaining the exterior building and fencing to promote an esthetically pleasing community. Buildings or fencing in need of painting or repairs are not acceptable.
- C. Acceptable window coverings are required on windows within public view. No blankets, sheets, etc. are allowed.

SECTION 4 - LANDSCAPING AND GROUNDS:

- A. **NO** alteration or changes in any area within public view shall be undertaken by any homeowner without express written approval from the Board of Directors. Any unauthorized changes will be considered a serious violation. Changes shall be restored to the original condition at the expense of the homeowner in violation. All exterior landscaping will be maintained within the Planned Unit Development scheme of our community.
- B. No signs or billboards may be displayed except for signs advertising the sale or lease of the house and occasional garage sale signs. Sale signs must be the standard size and quantity used by the majority of residents within the Reno area. This provision shall not prohibit displaying flags of the United States or the State of Nevada, or outdoor holiday decorations provided decorations are removed within a reasonable time.
- C. Bicycles, children's pools and toys, firewood, garden tools and equipment, etc. should be stored out of public sight when not in use.
- D. Sidewalks should be kept open to pedestrians at all times. This includes bushes, snow, parked automobiles, garbage containers, or any impediment to foot traffic.
- E. Bushes and trees must be kept trimmed at intersections in order to allow traffic visibility of oncoming autos.

SECTION 4 - LANDSCAPING AND GROUNDS (Continued)

- F. Homeowners are responsible for maintaining the grounds and landscaping of their lots to promote an esthetically pleasing community. No homeowner is allowed to alter his lot in any way to adversely affect the use, value, or enjoyment of the community.
- G. No commercial enterprise shall be performed or conducted on any lot if such activity involves any of the following:
 - Use or display of vehicles or materials within public view.
 - Alteration of the outside appearance of the homeowners home.
 - An unreasonable increase in vehicle traffic in the community.

SECTION 5 – ROADS AND PARKING:

- A. Homeowners must park automobiles in their driveways or garages in order to promote an esthetically clean street and to facilitate the movement of street traffic and emergency vehicles. No automobiles shall be continually parked on the street.
- B. No disabled, inoperable or abandoned vehicles to remain on any lot for more than five (5) days.
- C. Parking commercial vehicles or vehicles over 1½ ton capacity is prohibited except for delivery purposes. Exceptions (such as temporary landscaping equipment) must have the express written consent of the Board of Directors
- D. Travel trailers, campers, motor homes, boats and all other recreational vehicles are not to be parked within the community for more than forty-eight (48) consecutive hours or more than five (5) days within any monthly period unless kept in a fully enclosed garage. Any exceptions **MUST** be at the express written consent of the Board of Directors. The Board of Directors may grant consent of an exception on a temporary or permanent basis depending on the overall esthetic effect on the community.
- E. Violations of these parking rules will result in the vehicle being towed at owner expense. The Association and/or Board of Directors assumes no responsibility for vehicles of any kind towed from any property in the community.
- F. The speed limit should be **STRICTLY ADHERED TO**. Special care should be taken when humans (especially children) or animals are present. Set a good example – **DRIVE SLOWLY**.

SECTION 6 – REFUSE

- A. All receptacles for trash, rubbish, or garbage shall be stored in a place obscured from public view except for normal garbage and recycling collection. Receptacles should be placed at the curb for collection no earlier than the evening before collection day and stored again no later than 24 hours after collection.
- B. Each homeowner is responsible for providing adequate receptacles with lids to prevent refuse from being scattered by winds or animals. Containers or bags should be adequately secured to prevent spillage and every effort exercised to collect garbage which does spill due to winds, animals, etc.
- C. Recycling materials should be placed in approved containers

SECTION 7 - PETS:

- A. In such a close community, homeowners have an obligation to respect and promote a quiet environment. Disturbances caused by barking dogs or a lack of control over a pet are not acceptable.
- B. Homeowners are responsible for cleaning up after their pet(s) and are liable for any expense related to pet cleanup. Homeowners neglecting to cleanup after their pet(s) will be billed for the maintenance expenses required.
- C. Pets must be kept on a leash and under the immediate control of the homeowner anytime the pet is outside of the homeowners unit.
- D. Homeowners are responsible for damage control of their pet(s). Homeowners are liable for any expenses related to damage such as digging or scratching. Homeowners will be billed for repair expenses required.

SECTION 8 - FINES, FEES AND ASSESSMENTS:

- A. Association dues are due by the first day of each quarter (January 1st, April 1st, July 1st, October 1st). Failure to promptly pay quarterly Association Fees will result in a finance charge of \$15.00 (fifteen U S Dollars) if not RECEIVED by the 15th day following the beginning of each quarter. An **additional** finance charge of \$15.00 (fifteen US Dollars) will be charged for each month the dues are not received.
- B. Fines for breach of any of the rules contained herein will be issued in the maximum amount allowable by law per NRS 116.3102(k) - (presently \$50.00 PER OCCURRENCE for violations).
- C. Assessments will be based on actual damage and/or related costs involved.
- D. Dues, fines, and assessments will be promptly paid by the homeowner. If not paid, a lien will be placed against the offending homeowner's property and collected at the sole expense of the homeowner.

SECTION 9 – ENFORCEMENT OF RULES AND REGULATIONS:

- A. It is the responsibility of the Board of Directors to enforce the Rules and Regulations of the Evans Creek Estates Homeowners Association.
- B. Any homeowner in violation of any of the Rules and Regulations will receive a written warning notification and given 30 days to correct the problem before any fines or assessments will be imposed.
- C. All fines and assessments will be carried out to the fullest extent the law allows.