

RULES & REGULATIONS
OF DAYTON VALLEY COMMUNITY ASSOCIATION
September 27, 1995

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Dayton Valley Community Association Rules

Foreword

These Rules are adopted for the benefit of the Dayton Valley Community Association property owners. These rules highlight, in most instances, specific articles of the CC&Rs in a condensed form.

CC&R Articles referenced in these rules relate to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Dayton Valley Community Association, Document Number 462667, recorded July 23, 2010.

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1. RESPONSIBILITY (CC&R Article 10.3)
 - (a) All property owners, guests, visitors, renters, and lessees are required to abide by these rules.
 - (b) Property owners are responsible for all acts of their guests, visitors, renters, and lessees.
 - (c) Property owners, guests, renters, and lessees will be held responsible for the actions of their children and their children's guests.
 - (d) Any penalties authorized hereunder may be assessed against the responsible property owner.

2. IMPROVEMENTS:
 - (a) Plans and specifications shall be submitted to the Architectural Committee prior to the commencement of any construction (CC&R Article 8.1).
 - (b) Construction may not commence unless and until the Architectural Committee has approved such plans and specifications in writing (CC&R Article 8.1).
 - (c) There shall be no construction, excavation, alteration which alters the exterior appearance of any improvement, or removal of any improvement without prior approval of the Architectural Committee (CC&R Article 8.1 & 8.6).

3. BUILDING AND FENCE MAINTENANCE:
 - (a) Each property owner is responsible for periodic maintenance of the exterior of his house, fence and related structures (CC&R Article 7.2).
 - (b) Plans for changing the color of buildings (house or any other structure) must be submitted to the Architectural Committee for approval (CC&R Article 7.3).
 - (c) Fences may be protected with natural or transparent stain or clear sealer in the interest of presenting a uniform appearance (CC&R Article 7.2).

4. LANDSCAPING (CC&R Article 6.08):
 - (a) Landscaping shall be completed within 1 year of the date of purchase.
 - (b) All plantings shall be kept neatly trimmed and properly cultivated.
 - (c) Property shall be kept free from trash, weeds and other unsightly material.

5. VISIBILITY FROM NEIGHBORING PROPERTY

No object, such as a fence, shrub or tree, shall be situated so as to obstruct the view of neighboring property owners.

6. UNSIGHTLY ARTICLES (CC&R Article 4.4):
 - (a) No unsightly article shall be permitted to remain on any lot so as to be visible from neighboring property, public or private thoroughfares or golf course.
 - (b) Except when in actual use, all items such as recreational (bicycles, etc.), garden and maintenance equipment, shall be kept in an enclosed structure or screened so as not to be visible from neighboring property or golf course.
 - (c) Refuse, garbage and trash shall be kept in a covered container in an area not visible from neighboring property or golf course.

7. ANTENNAS (CC&R Article 4.11):

No property owner shall erect or maintain any exterior radio or television antenna/satellite dish or aerial in the Project without the prior written approval of the Architectural Committee.

8. INSURANCE RATES (CC&R Article 4.23 & 4.24):

- (a) Noting shall be done or kept in the Project which would increase the insurance rate on any Association property without the approval of the Board.
- (b) Nothing shall be done or kept in the Project which would result in the cancellation of insurance on any Association Property or be in violation any law.

9. SIGNS (CC&R Article 4.10):

No sign of any kind shall be displayed to the public without the written approval of the Architectural Committee except as may be required by legal proceedings.

10. NUISANCES (CC&R Article 4.3 - 4.4 - 4.12c - 4.14c):

- (a) Rubbish or Debris – No rubbish or debris shall be placed or permitted to accumulate upon any property nor odors permitted to arise so as to render any property unsanitary, unsightly or offensive to any other property or its occupants.
- (b) Noise – No noise or other nuisance shall be permitted to exist so as to be offensive or detrimental to any other property or its occupants.

11. PETS (CC&R Article 4.18)

- (a) Pets must be under its/their owner's direct supervision when not confined to house or yard.
- (b) Pet owners are responsible for picking up after their pets within common areas, streets and other peoples' property.
- (c) Damages to other peoples' property caused by a pet must be reimbursed by the pet's owner.

12. HAZARDOUS ACTIVITIES (CC&R Article 4.23):

- (a) No activities shall be conducted or improvements constructed on any property which might be unsafe or hazardous to any person or property.
- (b) No fire arms shall be discharged within the Project.
- (c) No open fires are allowed except in a contained barbecue unit while attended and in use for cooking purposes.

13. TEMPORARY STRUCTURES (CC&R Article 4.16):

- (a) No tent, shack or other temporary structure shall be placed upon any property, except those necessary for architects or builders during construction
- (b) Such structures must be approved by the Declarant including the nature, size and location of such structure.

14. BUILDING PERMITS:

Building permits shall only be issued by and in accordance with Lyon County Code.

15. PARKING RESTRICTIONS/GARAGE USE (CC&R Article 4.14):

- (a) Automobiles/Motorcycles – Unless otherwise permitted by the Board, no automobiles or motorcycles shall be parked or left within the Project other than within a garage, carport or approved appurtenant parking space (CC&R Article 4.15(i)).
- (b) Golf Carts – Golf carts allowed by the CC&Rs must be stored in association member's garage when not in use. At no time should a golf cart be left parked in the driveway or street front overnight (CC&R Article 4.15 (f)).
- (c) Recreational Vehicles –
 - (1) No RV shall be used as a living area whiled parked or located on the Project.

- (2) No RV may be parked on a lot or in front of any residence (CC&R Article 4.15).
 - (3) No recreational or commercial vehicle shall be parked within the project other than in parking area designated by the Board.
 - (4) An RV may be parked in a residential driveway for not more than two nights for the purpose of loading or unloading.
 - (5) Guests may park a RV on a lot or parking area for not more than two nights and thereafter the vehicle will be subject to being towed at the owner's expense.
 - (d) Guest Parking – Property owners may not use any area designated as guest parking for an extended period of time without specific written permission of the Board.
 - (e) Garage Use – Garages shall be used for parking vehicles and shall not be converted or modified for living or recreational use (CC&R Article 4.15).
16. REPAIR OF VEHICLES (CC&R Article 4.4 & 4.14):
- (a) Neither serving or repairing of vehicles in driveways, streets, or parking areas is permitted.
 - (b) Any vehicle not in running condition and left unattended for more than 48 hours will be towed at the expense of the registered owner.
17. GOLF COURSE RESTRICTIONS (CC&R Article 4.7):
- (a) The golf course areas are restricted to golf activities only.
 - (b) Other activities such as jogging, walking, bicycling, skating, picnicking or sunbathing on the golf course area are strictly prohibited.
18. RESIDENTIAL USE (CC&R Article 4.1 - 4.2 - 4.5):
- (a) Property in the Project is restricted to single-family residential use.
 - (b) No commune, co-operative or similar type living arrangement shall be permitted.
19. RULES: (CC&R Definitions 1.39)
- (a) Notification of Rules – A copy of the rules, as adopted, amended or repealed, shall be mailed or otherwise delivered to Association members (CC&R Article 2.5).
 - (b) Revision of Rules - These rules may be revised at any time by the Board as conditions warrant provided a written communication is sent to Association members advising of the changes (CC&R Article 2.5).
20. FINES (CC&R Article 10.5):
- (a) Level of Fines – The Board may invoke any one or more of the following remedies for violation of rules:
 - (1) Special charge of not more than \$50 per violation.
 - (2) Suspension of use of Association Property for up to 30 days.
 - (3) Costs for remedying violation charged to such property owner.
 - (4) Injunctive relief obtained against the continuance of such violation.
 - (b) Assessment of Fines – Before invoking such remedy, the Board shall give notice as follows:
 - (1) The first notice of a violation will be sent by registered mail to the property owner.
 - (2) Fines will be effective 10 days after date of mailing unless the violation is corrected within the 10 days.
 - (3) Recurring violations will be subject to immediate fines without further notification.
 - (4) Fines will be levied for each occurrence of a violation.

- (5) Fines shall become an assessment against the property owner and a charge will be added to the property owner's account (a statement will be mailed).
- (6) Delinquent payment of such fine shall be deemed nonpayment of assessment and pursued by the Association under the Lien/Sale provisions of N.R.S.-116.

21. FUNDS AND ASSESSMENTS: (Article 6) The Board shall establish an annual budget and levy regular annual assessments to cover Association expenses, contingencies, and reserves (CC&R Article 6.4, 6.5). The Board may also levy special assessments to enable it to carry out special obligations (CC&R Article 6.6, 6.7, 6.8).

- (a) Payment of Monthly Dues – Regular monthly payments are due on or before the first of the month (CC&R Article 6.5).
- (b) Notice and Payment of Special Assessments (CC&R Article 6.6)
 - (1) Notice of Special Assessments – The Board shall give written notice of special assessments specifying the amount and due date.
 - (2) Time of Payment – The due date of such payment may not be less than 15 days after written notice has been given. Failure to give notice of special assessment shall not affect the liability of the property owner, but the due date shall be deferred to a date 15 days after such notice is given.
- (c) Late Charges (CC&R Article 6.11) – A late charge of \$10.00 will be levied if an assessment, whether regular or special, is not paid within 15 days after it is due.
- (d) Unpaid Assessments as Liens (CC&R Article 6.11 & 6.12) – The amount of any assessment, late payment charges, interest thereon, and collection costs shall be a lien upon the property of the relevant owner.