

SPRING MEADOWS HOMEOWNERS ASSOCIATION

3100 W Sahara Ave Ste 112 Las Vegas NV 89102

Phone: 368-3700 Fax: 425-9664

Dear Spring Meadows Residents,

The community consists of 30 privately owned Town House units and is governed by a Homeowners Association. There are three members on the Board of Directors, duly elected by the legal owners of property. The Association Property is the common areas used by all residents. The Exclusive Use Area Property is the area used exclusively by each resident, such as your patios and the inside of your units.

The CC&R's, General Rules & Regulations and the new NRS #116 are used as a guideline for the board to properly govern this community. The Board of Directors recently updated and revised the General Rules and Regulations to insure everyone is aware of what to do and what not to do. If a resident will only use common sense there should not be any problems, however there is always the chosen few who truly believe that rules do not apply to them. A copy of the Rules and Regulations are enclosed for everyone, including the chosen few, to use as a reference. NRS #116 allows Homeowners Associations to assess stiff fines for violations of the CC&R's & Rules and Regulations. The Association is also allowed to file a property lien on the property, if the violator does not pay the assessments within 90 days. This can be a very costly process; so don't be in violation by not paying your Assessments.

The association reserves the right to disclaims any legal responsibility to residents for the actions of trespassers climbing the walls and fences or anyone entering the community without permission, for theft or damage to any vehicle when entering or exiting the community or when a vehicle is parked in the common area, for any bodily harm caused when using the pool facilities or when in a dispute between neighbors or any other situation that the Board of Directors have no control over.

Coverage for the Association's blanket insurance is limited to the pool & common area only. The Unit Owner is solely responsible for any damage to the outside and inside of their own building unit (including painting and stucco work), A/C units, Roofs, etc. It is highly recommended that if you do not currently have the proper insurance to purchase some now. Note: If association funds are ever used to secure any unit from any damage, the owner of the unit responsible must reimburse the association. (No exceptions)

Management Company

AMS Management Group LLC - Phone: 368-3700 or Fax: 452-9664

All association business must be conducted either in writing or by calling the management company. Please remember there is **no** onsite manager, so call the number above for assistance.

Please keep these rules in a convenient location for easy reference and if you have any questions concerning a rule please call Management. Remember this is your community and these rules were made to benefit everyone, so if you don't agree with the governing rules then vote to change them, don't be in violation of them.

The current Board of Directors would like to take this opportunity to welcome all new owners and tenants to the community.

Sincerely Yours,

The Current Board of Directors

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GENERAL RULES AND REGULATIONS

1. Enforcement of Rules.

The procedures below have been adopted and authorized by the Board of Directors for the purpose of governing and managing the Spring Meadows Community. The new Nevada Statute NRS # 116 governing associations will over rule any procedure in conflict and previously adopted herein.

Any person after entering the Spring Meadows community, whether they are an owner, tenant or guest will be required to follow these adopted rules and regulations; this is in accordance with the CC&R's. Management has been instructed by the Board of Directors to follow the adopted procedure guidelines when receiving written complaints, observing violations during a drive or walk through or at the request of a Board Member.

a. According to NRS # 116, residents must be properly notified in writing and given every opportunity to correct a violation before a fine can be imposed. All complaints must be in writing, dated and signed by the person making the complaint and mailed, so they can be properly processed. All unsigned letters and forms will be tossed in the trash and no action will be taken, as fines cannot be imposed without proper processing. Any written and signed complaint received from residents will be kept strictly confidential.

b. Any violator of association rules will be first given the opportunity to correct the violation with a verbal warning. If the violation is not corrected with a verbal warning then a written warning will be issued with an allotted time given to correct the violation. All written notices for a violation will be logged and kept in the unit file, as a permanent record, for future reference.

c. The Board of Directors reserves the right to adjust the fines according to the severity of the violations up to \$100.00. Remember the homeowner is responsible for the actions of their tenants, so if any violation of the rules occur and is not corrected when notified then owners and tenants may both be fined.

d. If any resident does receive notice of a fine and they disagree with the action, they reserve the right to request a special hearing before the Board of Directors within 30 days or make an appeal to the State Real Estate Ombudsman.

2. EXCESSIVE NOISE:

Quiet hours will be in effect for all residents and guests from 10:00 PM to 6:00 AM

Anything generating loud noises such as music from home and car stereos, car repairs, parties, etc., is not permitted at anytime.

3. SKATEBOARDS, BICYCLES, AND ROLLER SKATING:

Not permitted on sidewalks or lawn areas.

4. TOYS, BICYCLES, MOPEDS, AND MOTORCYCLES:

These items are not to be ridden or left on the lawns or sidewalks at anytime.

5. BALCONIES, RAILINGS AND FRONT PATIO WALLS:

Hanging clothes, rugs, clotheslines, etc., on the balcony railing or patio walls is prohibited.

6. TRASH PICK UP:

Trash days are Wednesday and Saturday. Trash must be placed inside the containers provided and must be tied in a secure manner.

7. WINDOW COVERINGS:

Must have customary window coverings not sheets or foil and the exterior color must be light colors.

Temporary window coverings will be permitted for 30 days after move in.

8. SIGNS:

No signs can be posted in windows, on exterior walls, hung from patios, patio gates, garage doors, or sliding doors. This includes, but is not limited to: "FOR RENT" signs, "No Soliciting" signs, "Notary Public", etc. One standard "FOR SALE" sign may be placed in a window.

9. GARAGE SALES:

Not allowed.

10. **NEIGHBOR DISPUTES:**

Neighbors are encouraged to be friendly and courteous towards one another, as everyone has to live very close.

The Board of Directors has adopted a general policy not to get involved in nor arbitrate any neighbor disputes.

There are government agencies to aid residents if the neighbor dispute and problems cannot be resolved by parties involved. If a written request is made from a concerned resident, other than the main parties involved, management will send a notice to both parties that they both may be fined if they don't resolve the matter immediately.

11. **OWNER RESPONSIBILITIES:**

Owners are responsible for repair of all interior and exterior surfaces of their living units including building stucco & painting, A/C units, roofs, plumbing and electrical that exclusively services the unit no matter what the cause. The owner is also responsible for the upkeep and repair of their patios, balconies, windows & doors.

12. **MEETINGS - MINUTES - FINANCIAL STATEMENTS:**

Copies of the Community Meetings and Board of Directors meetings, minutes and financial statements are available upon request, please call management for copies and allow time for copying. Owners are responsible to pay a fee of 10 cents per copy for all copies made prior to processing.

13. **PEST CONTROL:**

The association will provide pest control coverage for the Common Areas only.

14. **INSURANCE:**

Insurance is only provided for the common areas only in the complex. The current policy is with the American Family Insurance Company. To report a claim, or if you have any other questions, please call Management. This blanket policy does not include coverage for building, homeowners or tenants personal property, plumbing, electrical or any other item that exclusively services the individual unit. Homeowners should consult their own insurance agent to assure they have adequate content coverage for their unit.

15. **PATIO USAGE:**

Only customary patio furniture will be permitted on any front patio. Homeowner must maintain plants and/or trees placed on front patios or the maintenance crew, at homeowner's expense, will remove them.

16. **SCREEN DOORS:**

Screen doors are considered an exterior modification and must be approved by the Board or Architectural Committee. All screen doors must match the existing.

17. **ARCHITECTURAL POLICIES:**

To modify any outer portion of your home, you must have prior written approval from the Board of Directors Architectural Committee. To accomplish this, please contact Management at, 368-3700 Please read the CC&R's for additional details.

18. **ANIMALS:** (automatic \$50.00 fine imposed for violation of pet rules)

- a. **Number of Pets-** Only customary pets (dogs and cats - limit 2) is permitted. No vicious animals of any kind is permitted. Any pet posing a threat to other residents is strictly prohibited.
- b. **Size Limit-** Dogs over 30 lb. will not be allowed in the community, living area, patio or common area at anytime.
- c. **Pet Noises-** Barking or howling dogs, day or night is not permitted and residents must report them immediately to the Clark County Animal Control Center. Phone: 455-7710, Monday through Friday, 7:00 AM to 7:00 PM, and Saturday 8:00 AM to 4:30 PM.
- d. **Leash Rule-** All animals must be on a leash when outside of the exclusive use area.
- .**"Pooper Scoopers"-** Animal owners are required to carry a bag and/or a "pooper scooper" with them while walking pets and immediately clean up after the pet.

19. **LEASED UNITS:**

- a- No more than 4 permanent residents are allowed. (Permanent = more than a two week visit.)
- b- Owners are required to register tenants and vehicles. **(No exceptions)**
- c- **A set of rules will be mailed to the tenant.**

20. **MAIL BOX:**

The Mail Box is the exclusive property of the property owner and no one associated with the Association, has a key. If you did not receive a key when you moved in, Call the Post Office. Tenants, please call your leasing agent for assistance.

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POOL RULES

Pool hours: Unrestricted, 24 hours.

1. The pool and spas are for the exclusive use of residents and their guests. If you suspect someone is using the facilities without permission and do not live in the community, ask to see their pool key. If they do not have one, ask them to please leave or you will call Metro. A resident over 18 must accompany all guests and is responsible for their conduct.

Residents may bring guests to the pool or spa subject to the following limitations:

- a. Each household may bring a limit of two (2) guests to the pool on weekdays, holidays and weekends. All Special permission for larger groups must be obtained from the Board of Directors.

b- **No solo swimming is ever allowed**

2. Pool keys can be purchased from Management, for \$10.00. Your second replacement key will have to be authorized by the Board of Directors.
3. The pool gates are to be kept closed and locked at all times. Climbing over the pool fence is not allowed.
4. It is recommended that an adult (18 years or older) accompany any person or persons under 14 years of age using the pool area facilities.
5. Loud noises or boisterous conduct will not be permitted at any time. Quiet hours are from 10:00 PM to 8:00 AM.
6. **GLASS IS NEVER ALLOWED IN THE POOL OR SPA AREAS.**
7. Please remove excess lotions before entering the water.
8. No animals are allowed in the pool area at anytime.
9. No running on pool decks.
10. Appropriate swimwear is required. No cut-off or street clothes are permitted in the pool/spa. Swim-diapers are permitted.
11. Nude sunbathing and/or swimming is not allowed at anytime.
12. Common courtesies must be observed at all times.

A. Please remove all personal items and trash when leaving the pool or spa areas. Deposit all refuse in the containers provided. Towels must not be hung on the fence.

B. Remember the Golden Rule and do unto others, as you would have them do unto you.

C. The Association, its officers, directors, committees, or Management shall not be liable for injuries or accidents, which members or guests may suffer, or be responsible for injury to or loss of personal properties of any member or guest using the pool or spa areas.

ANYONE IN VIOLATION OF THESE RULES MAY BE RESTRICTED FROM USING THESE FACILITIES AND/OR FINES, IN ACCORDANCE WITH THE CC&R's.

SPRING MEADOWS HOMEOWNES ASSOCIATION

VEHICULAR, CARPORT AND PEDESTRIAN REGULATIONS

ENFORCEMENT:

1. In the spirit of this decision guidelines have been set below that must be complied with.
 2. Each legal owner of an individual unit is responsible for the actions of any resident, tenant or guest of that unit and shall bear full responsibility for their actions. If any resident, tenant or guest of a unit is in violation of the parking rules and regulations, the owner and also, if leased, the resident of that unit is responsible for paying any fine assessed. The owner is responsible for furnishing tenants a copy of the parking rules.
 - 2- In accordance with the CC&R' s, any vehicle in violation of the rules while driving or parking in the common area will receive a written warning notice of violation. Any vehicle in violation of the rules a second time will be subject to tow with no further warnings given.
 - 3- All fines assessed must be paid to the association within 30 days of receipt to avoid additional late fees, liens and interest. Fines not paid within 90 days will be subject to collection in accordance with NRS-251.
 - 4- Any owner who receives a notice of violation or has a fine imposed may request a hearing before the Board of Directors to discuss the matter. All requests for a hearing must be in writing and signed by the homeowner. The hearing will be set at a convenient time for all concerned; scheduled hearings will be held whether the homeowner is present or not. If an issue is not resolved after the hearing then the homeowner retains the right to appeal to the Real Estate Division Ombudsman.
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General Vehicle & Parking Rules

1. The speed limit within the community is **10 miles** per hour. Residents / Guests must stop at any stop sign within the Community.
2. Each unit has one (1) carport parking space and (1) assigned parking space and these spaces must be utilized for the parking of a vehicle. There shall be no storage of any inoperable vehicles, jet skis, furniture or any other merchandise in these spaces they are only for parking a primary vehicle.
3. All current residents must register their vehicles with the association and provide a contact number for emergency. All residents must fill out an association registration form to receive permits for their vehicles. Only two (2) permits will be given out. All other vehicles must park outside on the street.
4. All visitor parking spaces in the common parking area are available on a first come first served basis for guest vehicles only. Resident vehicles parked in visitors spaces with parking permits will be towed no questions asked.
5. There shall be no parking of commercial vehicles, large trucks or vans, recreational vehicles, motor homes, trailers, or boats. The Board of Directors will make the determination on the size, commercial or recreational status of any vehicle allowed to park in the common area. Exception to this rule is one day delivery and service vehicles.
6. Vehicles parked in any designated parking space or carport area must have a Spring Meadows issued parking permit, be currently registered with the Nevada DMV and be in operable condition. Vehicles are never allowed to park in Red Zones or Fire Lanes at anytime. If parking spaces are not available in the common area then vehicles must park outside on the street. Improperly parked and/or unauthorized vehicles of any type can be towed away at anytime and stored at the owner's expense. Exception to this is short time or out of state visitors.
- 7- Storage of vehicles in the designated areas is prohibited. Any vehicle parked in the same parking space for a period of five (5) days shall be considered as stored, abandoned or inoperable. Such vehicles parked for more than five days will be issued a notice to move the vehicle from the common parking area within 48 hours or the vehicle will be towed. In addition to towing and impound fees, owner of the vehicle may still be subject to fines imposed by the Board of Directors for infractions of the CC&R 's.

8. Blocking sidewalks at anytime is prohibited. Vehicles must not, at anytime, impede use of the sidewalk. Motorcycles are not to be double parked or stored on any walkway or sidewalk. Double-parking of any vehicle is not allowed at anytime or any place. Parking may not restrict the free ingress or egress to the complex, mailboxes, streets, parking spaces, individual garages, or any other right of way.
9. Residents and / or guests must keep vehicles parked in their carports or common area free from any fluid dripping or leaking onto the asphalt. There shall be no dumping of oil, battery acid, or other vehicular fluids anywhere in the common area. There shall be no major vehicular repairs of any kind undertaken on the property; this includes changing of oil. All vehicles must be in acceptable condition while parked in the common area. Unacceptable vehicles include, but not limited to, vehicles left up on blocks or jacks, vehicles with flat tires, vehicles with missing car parts such as, hoods, fenders, windows and doors.
10. Objectionable noise from the racing of engines, the spinning of tires, or loud stereos is prohibited.
11. Washing of vehicles anywhere within the community is prohibited. This includes inside of the carport area.

These rules and regulations have been established and deemed necessary for the protection of all residents of the Spring Meadows Community and everyone's cooperation is expected. The Board of Directors would like to remind everyone that this is your Community and following these rules will only enhance everyone's quality of living. Please observe the speed limit and stop signs, as they are there for a reason, and excessive speed could endanger someone walking or a vehicle exiting from their parking area.