

DAYSTAR PROPERTY OWNERS ASSOCIATION

3395 S Jones Blvd. #175 Las Vegas NV 89146

Phone: 876-9221

Fax: 876-9239

GENERAL RULES AND REGULATIONS

1. ENFORCEMENT OF RULES

The Board of Directors has adopted and authorized the procedures below for the purposed of governing and managing the DayStar Community. In the event of conflict between the new Nevada Revised Statute (NRS) # 116 governing associations and The General Rules and Regulations, NRS # 116 will prevail. NRS # 116 will supercede and over rule any regulation or procedure adopted by the Association, which conflicts with Nevada Revised Statute # 116.

Any person, after entering the DayStar community, whether owner, tenant or guest is required to follow these rules and regulations according to the CC&R's. The Board of Directors has instructed management to follow the adopted procedure guidelines when receiving written complaints, observing violations during a drive or walk through inspection or at the request of a Board Member.

- a. The owner is responsible for furnishing tenants a copy of the General Rules and Regulations.
- b. According to NRS # 116, management must properly notify residents in writing and give every opportunity to correct a violation before management can impose a fine.
- c. All complaints from residents must be in writing, dated and signed by the person making the complaint. Residents must mail or fax complaints to management at the address listed above, so they can be properly processed. **Management will discard all unsigned letters and forms and will take no action.** Management cannot impose fines without proper processing as required by NRS # 116. All written and signed complaints received from residents will be kept strictly confidential as allowed by NRS # 116.
- d. Any violator of association rules will be given a written notice to correct the violation.
 - i. If the violation is not corrected within fourteen days of the first notice, a second notice will be issued.
 - ii. If the violation is not corrected within fourteen days of the second notice, a third notice will be issued and management will impose a fine.
 - iii. Failure to correct the violation after a third notice and fine will result in the issuance of further notices and the imposition of further fines until such violation is corrected.

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Dear DayStar Residents,

The DayStar community consists of forty-one privately owned homes governed by a Homeowners Association. The Board of Directors of the Homeowners Association, consists of three members duly elected by the legal owners of property within the Association. Association Property is that common area property used by all residents such as the street and the block wall found around the perimeter of the Association. Exclusive Use Property is the area used exclusively by each resident.

The CC&R's, General Rules & Regulations and the new Nevada Revised Statute (NRS) #116 are guidelines for the Board to govern this community. The Board developed the attached General Rules and Regulations, in compliance with NRS # 116, to insure everyone is aware of prohibited activities within the Association. The General Rules and Regulations also provide information regarding regulatory requirements designed to protect the value of both Association Property and Exclusive Use Property.

The General Rules and Regulations adopted by the Association are based upon the current state legal statutes, new state required bylaws and common sense. The application and use of common sense by residents and members of the Association will eliminate most problems. However, a few truly believe that the General Rules and Regulations rules do not apply to them. NRS #116 allows Homeowner Associations to assess stiff fines for violations of the CC&R's and General Rules and Regulations. Nevada Revised Statutes allow the Association to file a lien on the property and collect interest, if the violator does not pay fines within thirty days. This can be a very costly process, so please abide by the CC&R's and General Rules and Regulations.

The Board of Directors has attached a copy of the Rules and Regulations. Should any questions arise regarding any Association business, the CC&R's or The General Rules and Regulations please feel free to contact either the Management Company or an Association Director.

Management Company:

Association Management Services - Phone: 876-9221 or Fax: 876-9239.

We must conduct all association business either in writing or by calling the Management Company. You may mail or fax complaints to the Management Company.

Please keep these rules in a convenient location for easy reference. Remember this is your community. These rules were made to benefit everyone, so do not violate or ignore them. Elections or a request to the Board can resolve disagreement.

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

- iv. All written notices for violations will be logged in the residence file in the management office and kept as a permanent record, for future reference.
- e. Rules specifically noted within these General Rules and Regulations allow for the immediate imposition of fines and do not require the issuance of written notices as specified in Section 1, subsection b, above. Those violations may be fined immediately and followed with notification as indicated in Section 1 subsection b, above.
- f. The Board of Directors reserves the right to adjust the fines according to the severity of the violation. Owners/tenants must pay all fines imposed to the association within thirty days of receipt to avoid additional late fees, liens and interest charges. Fines not paid within ninety days will be subject to collection according to Nevada Revised Statute # 251 and a lien on the property may be filed with the County Recorder. The additional charge for filing a lien is \$300.00, and this fee will be added to the amount of the fine. **The homeowner of record is responsible for the actions of their tenants.** Any violation occurring, which is not corrected when notified, may result in both owner and tenant receiving fines.
- g. *Any Owner/Tenant who receives a notice of violation or has a fine imposed may*, within thirty days, request a special hearing before the Board of Directors or may make an appeal to the State Real Estate Ombudsman. All requests for a hearing must be in writing and signed by the homeowner/tenant. The hearing will be set at a convenient time for all concerned; scheduled hearings will be held whether the homeowner/tenant is present or not. If an issue is not resolved after the hearing then the homeowner/tenant retains the right to appeal to the Real Estate Division Ombudsman.

2. ARCHITECTURAL POLICIES

The DayStar community was built to specific structural, color and landscape designs. All requests for any changes to any property within the DayStar Association should be directed to either the management company or a member of the Board. Please, read the CC&R's, for additional details and requirements.

- a. The modification to any outer portion of any residence within the community requires prior written approval from the Board of Directors or Architectural Committee.
 - i. Any change in the exterior color of the residence requires approval.
 - ii. Any change in the exterior shape or additions to the residence requires approval.
 - iii. Any change in the exterior block walls, back or side laterals, surrounding the residence requires approval.

- iv. Additions of patios or patio covers require written approval.
- v. Installation of satellite dishes in any location other than the back of the house or on the ground in the rear of the house requires approval.
 - (1) Satellite dishes may be of no greater size than 18 inches in diameter.
 - (2) Satellite dishes may only be black, white or gray in color.
- b. The Board of Directors or Architectural Committee must approve the modification of any existing landscape visible from the street, in writing, before the change.
 - i. Landscape must be maintained in good condition.
 - (1) Grass must not be allowed to die, overgrow and must be mowed on a regular basis.
 - (2) Desert landscapes must be maintained weed free.
 - ii. Trees and bushes must be kept pruned and neat at all times.
 - iii. Trees and bushes must not be allowed to overgrow neighbors properties so as to cause leaf or excess problems.
- c. Requests to the Board of Directors or Architectural Committee, must be in writing and include plans or sketches of the proposed changes. Also the owner must attach a proposed construction schedule, names and addresses of contractors and copies of insurance liabilities and policies plus any other information or documentation requested by the Board of Directors or Architectural Committee.

3. GENERAL NOISE:

The hours between 10:00 P.M. and 6:00 A.M. are designated as Quiet Hours and all excessive noise is prohibited during this time. Noise during this time includes any excessive noise from barking dogs, loud music or parties. The Board has defined excessive noise as any noise that is substantially loud enough to affect other members of the community. Residents are reminded that they are responsible for the actions of their guests.

- a. Anything generating excessive loud noise such as home or vehicle stereos, musical instruments, car repairs, parties, etc., is not permitted at anytime.
- b. Continual and excessive noise emitting from animals, such as dogs or exotic birds is prohibited anytime.
- c. Noise generated from construction is prohibited between the hours of 7:00 P.M. and 7:00 A.M.. General construction activities of all kinds are prohibited between the hours of 7:00 P.M. and 7:00 A.M..

- d. **Fines may be imposed immediately** for the activity prohibited in this section upon either an initial verbal or written warning to cease and desist and failure to comply. If a fine is to be imposed immediately, two board members or one board and the manager must concur in the imposition of the immediate fine.

4. **GENERAL PARKING RULES**

- a. Each legal owner of an individual residence is responsible for the actions of any resident, tenant or guest of that residence and will bear full responsibility for their actions. If any resident, tenant or guest of a resident is violating the parking rules and regulations, the owner and, if leased, the tenant of that residence is responsible for paying any fine assessed.
- b. By the CC&R's, any vehicle violating the rules while driving or parking in the common area will receive a written warning notice of violation. Any vehicle violating the rules, a second time will be subject to immediate fine and towing with no further warnings given.
- c. Vehicles are prohibited from parking in Red Zones or Fire Lanes at anytime. Vehicles in violation are subject to immediate fine and towing without notice.
- d. All parking spaces in the common parking area are available on a first come first served basis.
- e. Recreational vehicles, campers, motor homes, utility trailers and trucks more than 1 ton must be parked out of sight from the street or stored off property.
- f. Storage of vehicles in the common area is prohibited. Any vehicle parked in the same parking space for a period of five days may be considered as, either, stored, abandoned or inoperable. Such vehicles parked for more than five days may be issued a notice to move the vehicle from the common parking area within forty-eight hours or the vehicle will be towed. Besides towing and impound fees, owners of the vehicle may still be subject to fines imposed by the Board of Directors for infractions of the CC&R's. Concurrence of two Board members or one Board member and the manager is required before towing of any vehicle.
- g. Vehicles may only be parked on the paved areas of either the common property or the residence. The parking of any portion of a vehicle on lawn or graveled areas, either common or residential is prohibited and subject to fine.
- h. Vehicles parked in any common area parking space must be currently registered with the Division of Motor Vehicles and be in operable condition.
- i. Vehicles, improperly parked and/or unauthorized, may be towed immediately at anytime and stored at the owners, expense.

- j. Residents and/or guests must keep vehicles parked in the 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.
- k. There shall be no major repairs on any form of a motorized vehicle, regardless of the number of wheels, or boat of any size, undertaken on the common area property; this includes changing of oil, etc.
 - i. Repairs of vehicles or boats must be accomplished inside garages.
 - ii. Minor repairs such as battery "jump starts," light bulb changes, tire changes, etc., are permitted on the common area.
- l. All vehicles must be in acceptable condition while parked in the common area.
 - i. Unacceptable vehicles include, but are not limited to, vehicles left up on blocks or jacks, vehicles with flat tires, vehicles with missing car parts such as, hood, fenders, windows and doors.
 - ii. Unacceptable vehicles will be determined by a panel of least two members of the Board of Directors or one Board member and the manager.
- m. Objectionable noise from the racing of engines, the spinning of tires, or loud stereos is prohibited.

5. GENERAL VEHICLE RULES

- a. **The speed limit within the community is 10 miles per hour.**
- b. Motorized vehicles such as Mopeds, Go-peds & Motorcycles, etc., operated on the streets within the community must conform to all local and state vehicle requirements as to licensing and operation.
- c. Operators of motorized vehicles such as Mopeds, Go-peds & Motorcycles, etc., must have a valid driver's license to operate any such vehicle on the streets within the community. The size of the engine only pertains to registration and does not exempt any vehicle from the operating regulation requirements.

6. ANIMALS

- a. Only customary pets (dogs, cats and birds), are permitted.
- b. All pets generally classified as farm animals, such as ducks, chickens, rabbits or pigs, etc., are prohibited.

- c. Pets are limited to three total.
 - i. No vicious animals of any kind are permitted.
 - ii. Owners who have more than three pets total may apply to the Board for permission to exceed the limit of three pets total per household.
- d. Any pet posing a threat to other residents is strictly prohibited.
- e. Barking or howling dogs, day or night is prohibited and fines may be imposed immediately if the pet noise does not stop.
- f. All animals must be on a leash when in the common areas.
- g. 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.
- h. Property, front, back and sides, must be kept clean of any animal droppings to avoid health hazards and odor within the community.
- i. An automatic, **\$50.00 fine** may be imposed for violation of pet rules.

7. **BLOCK WALLS**

- a. Hanging clothes, rugs, clotheslines, etc., on the block walls is prohibited.
- b. Additions to or changes of the block walls require approval, Section 2, Subsection a, iii.

8. **CHILDREN**

- a. Parents are held accountable for the actions of their children within the common areas.
- b. Parents are responsible for any damage caused to any portion of the common area.
- c. Parents are encouraged to caution children to be watchful for vehicle traffic when playing in the common area.
 - i. The Association has installed speed bumps in an attempt to slow vehicle traffic within the community.
 - ii. Children are requested to yield to vehicle traffic.
- d. Skateboards, Toys, Bicycles, and Roller Skating
 - i. Not permitted on lawn areas.

- ii. The use of skateboards, toys, bicycles, and roller skating on property where the child does not reside is prohibited.
- e. Children are not allowed to play on property that is not their place of residence.
- f. Children are not allowed to throw stones or otherwise remove stones and gravel from landscaped areas.

9. **FIRE PREVENTION**

Fire prevention within the community is of prime importance and all precautions necessary are to be taken to protect the community.

- a. Barbeques are to be used only in the rear yard areas of residences and shall not be unattended or placed in a location that is hazardous to the structures.
- b. No open fires of any sort will be allowed within the community.

10. **GARAGE SALES**

- a. Garage sales may be held within the Association with the approval of the Board.
- b. Any advertising signs placed on common property may not be placed until the morning of the sale and must be removed immediately after the sale.

11. **INSURANCE**

- a. Homeowners are responsible for their own insurance. Homeowners should consult their own insurance agent to assure they have adequate insurance coverage for their residence.
 - i. Fire
 - ii. Contents
 - iii. Liability
- b. The Association carries a blanket policy covering the common areas only and does not include coverage for homeowners or tenants in any capacity.

12. **MAIL BOX**

- a. The Mail Box is the exclusive property of the United States Postal Service.
- b. No one associated with the Association or Board has a key to the boxes.
- c. If keys were not received when moving in, then personal contact with the

United States Postal Service is necessary to obtain a key.

- d. Tenants may obtain keys from owners or leasing agents.
- e. A Trash can has been placed next to the Mail Boxes.
 - i. Unwanted mail may be placed in this trash can.
 - ii. The placing of dog droppings or personal garbage in the mail box trash can is prohibited and will result in an automatic **\$50.00 fine** for first offenses.
 - iii. Disposing of unwanted mail, such as advertising circulars, on the ground is prohibited.

13. MEETINGS - MINUTES - FINANCIAL STATEMENTS

Copies of the Association 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 for paying a fee of 25 cents per copy.

14. NEIGHBOR DISPUTES

Neighbors are encouraged to be friendly and courteous toward each other, 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. Government agencies are present to aid residents if parties cannot resolve the neighbor dispute and problems involved. If management receives a written request from a concerned resident, other than the main parties involved, management will send a notice to both parties that both may be fined if they do not resolve the matter immediately.

15. OWNER RESPONSIBILITIES

Owners are responsible for all interior and exterior surfaces in their homes, garage areas and all plumbing, electrical and heating systems from the point that they begin exclusively to service your house.

- a. An owner is responsible for all collateral damage and repairs to that exclusive water line or electrical service, no matter where the repair is made, I.E.;; common use areas, exclusive use areas, etc.
- b. The owner is also responsible for the upkeep and repair of their exclusive use area to include patios, decks, balconies, garage doors, windows, screens, all doors and the landscape areas around their homes.\ul style="list-style-type: none;">- i. Homes with exterior disrepair are prohibited. This includes items such as broken glass, stucco breaks, roof tiles broken and poor paint.

- ii. Landscapes with weeds, over grown bushes or trees are prohibited.
- c. All children under school age must be monitored when in the common area.

16. **REFUSE PICK-UP**

- a. Present refuse pick-up days are Monday and Thursday.
- b. Residents should not put out refuse containers before 6:00 P.M. the night before scheduled pick-up days and must be placed securely.
- c. Refuse containers may be placed on the pavement or end of the driveway, not in any other common area.
- d. All refuse containers must be removed from the pick-up area the same day as the scheduled pick-up.
- e. The storing or placing of any refuse container in a location where it is visible from the street, other then scheduled pick-up days, is prohibited.
- f. Any refuse not picked up by the waste disposal company on scheduled pick-up days must be removed to a suitable site that is not visible from the street immediately until the next scheduled pick-up date.
- g. Payment for trash pick up is not included in your monthly Association dues. Each owner/tenant must call Republic Services, Inc. themselves to sign up for the service: **735-5151**.
- h. Recycling waste is typically collected twice per month, on Thursday.
 - i. The exact days are published by Republic Services, Inc.
 - ii. Please do not put your crates out before 6:00 P.M. the night before and return them to your garage as soon as possible.
 - iii. To prevent newspapers from blowing away, please put the paper crate on the bottom.

17. **PEST CONTROL**

- a. Homeowners are responsible for their own pest control.
- b. The association will provide pest control coverage for the Common Areas only as needed.
- c. The feeding or caring for animals, other then domesticated animals, such as pigeons, raccoons or others is prohibited because of the potential health hazards. Feeding of these animals may result in an immediate **\$100.00 fine**

and may be imposed for each violation.

18. SIGNS

- a. No signs can be posted, but those indicated below, in windows, on exterior walls, hung from patios, gates, garage doors, or sliding doors.
 - i. Instructional signs, such as "No Soliciting," "Day Sleeper," may be posted on the door.
 - ii. Warning signs, such as "Beware of Animals," "Alarm System Installed," "Premise Under Video Surveillance," may be installed on either the door or gate.
 - iii. One standard "FOR SALE" sign may be placed in a window.
 - iv. One standard "FOR SALE" sign may be installed by a recognized Real Estate Company in the front yard of any home.
 - v. One Security sign may be placed in the front yard area adjacent to the actual house.
- b. Only one sign authorized above may be placed on any one door or gate.
- c. All signs authorized above must conform to a standard of decency in language and color. Any sign that in the opinion of the Board does not conform will be considered in violation and must be removed. All signs authorized must measure less than 12 inches by 12 inches, except authorized "Real Estate" signs. These signs must conform to standard signs installed for the purpose of selling property through Clark County.
- d. Signs supporting political candidates or issues may be displayed.
 - i. Signs may be placed in the front of the house if they are not attached to the house. Signs must be secured to a stake or stakes and firmly fixed in the earth.
 - ii. Hanging signs are prohibited.
 - iii. Signs may not be placed before thirty days prior to the election and removed within five days after the election.
 - iv. All signs must conform to a standard of decency in language and color. Any sign that in the opinion of the Board does not conform will be considered in violation and must be removed.

19. WINDOW COVERINGS

- a. Windows must have customary window coverings' not sheets or foil.
- b. Temporary window coverings will be permitted for thirty days after move in.

The Board of Directors has established these rules and regulations and deemed them necessary for the protection of all residents and values of the DayStar Community and everyone's cooperation is expected. The Board 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 10 MPH speed limit as it is not posted but very necessary.** Excessive speed could endanger someone walking, children playing or a vehicle exiting from their garage area.

These Rules and Regulations may be changed from time to time based upon recommendations from the members and from the Board.