

GRANBURY AT VALLEY VISTA
HOMEOWNERS
ASSOCIATION
RULES & REGULATIONS

To report non-emergency problems please email our current management company.

In the event of an **EMERGENCY, DIAL 911** for immediate assistance. In cases of peace disturbances or violations of the law, such as vandalism, burglary, robbery, domestic violence, disturbances of the peace, or curfew violations, it is the responsibility of the affected resident to contact the police, file a complaint, and/or report the incident.

EVERYONE BENEFITS FROM AN EFFECTIVE ASSOCIATION

Each Owner should have received a copy of the Public Offering Statement, Covenants, Conditions and Restrictions (CC&R's), the Articles of Incorporations and the Bylaws for the **Granbury at Valley Vista Homeowners Association**, which are governing documents along with these Rules and Regulations. In contrast to the CC&Rs, which can only be altered with a membership vote, the Rules and Regulations can be modified by the Board with a majority vote, granting them the ability to adapt to evolving community needs and situations over time. The Rules and Regulations aim to safeguard property values, promote neighborly behavior, and maintain a positive living environment for all Association members. The Rules and Regulations supplement the CC&R's, and in case of conflict, the CC&R's shall prevail.

PLEASE READ THIS INFORMATION CAREFULLY AND BE CERTAIN THAT YOUR FAMILY, GUESTS AND TENANTS UNDERSTAND THE RULES AND REGULATIONS ENTIRELY. If there are any questions or if you do not have copies of the Association's documents, please contact the management company in writing.

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GENERAL RULES AND REGULATIONS

Owners, including absentee Owners, are responsible for ensuring that tenants and guests abide by these Rules and Regulations. **OWNERS MUST PROVIDE A COPY OF THESE RULES AND REGULATIONS TO THEIR TENANTS.** Additional copies are available from the Management Company.

OWNER'S COMPLIANCE

1. All Owners, Residents and Guests are required to abide by the provisions of the CC&R's, the Bylaws and the established Rules and Regulations. The Board may lawfully amend the Rules and Regulations from time to time. Owners are held responsible for the actions of the tenants, guests and other residents of their home. Anyone refusing to abide by these Rules may face penalties as decided by the Board.

FINES AND FORECLOSURES

1. Any Owner alleged to have violated these Rules or CC&Rs, shall receive notice of the alleged violation that informs him of his opportunity to attend a hearing on the alleged violation. Any Owner may also be called to hearing due to Tenants violation of these Rules and/or CC&R's.
2. At the hearing, a fine of up to \$100 may be imposed for each violation or a total amount of \$1,000.00, whichever is less. The Association can assess a greater fine for certain violations which threaten the health and welfare of the Residents. If the fine is imposed and the violation is not cured within 14 days, the violation shall be deemed a continuing violation. Thereafter the Board may impose an additional fine for the violation for each seven-day period or portion thereof that violation is not cured. This additional fine may be imposed without notice and without an opportunity to be heard by the Board. The Association may place a lien on a Unit for unpaid fines.

COMMUNITY LIVING

1. Be considerate of those living close to you and keep noise levels as low as possible. Nothing shall be done that disrupts the Community's tranquility or interferes with the quiet enjoyment of other occupants. Quiet time is 10 PM - 7 AM.
2. It is the responsibility of parents to supervise their children at all times so there can be no disturbances to other residents. Owners are responsible for any damage caused or incurred by their children and/or guests. This includes damages to any of the common area.
3. Radios, stereos, televisions, musical instruments, party activities, car horns, repeated false alarms from car alarms or other noise sources must be restricted at all times to a level that is not disturbing to other residents.
4. For corrective action, violations may be reported, in writing, to our Community Manager. Any activity which constitutes disturbing the peace or creating a public nuisance, as determined by the Board is prohibited.
5. Toxic chemicals such as gasoline, motor oil, antifreeze solvent, paints, paint thinners, wood preservatives and other such fluids shall not be discharged into any street, common areas, or into storm drains or storm water conveyance systems or dumpsters.
6. No Owner or Resident shall keep or store any item in the Common Elements and nothing shall be altered, constructed, planted in, or removed from, the Common Elements, without the written consent of the Board.

PARK AREAS

1. The parks will be open 7 days a week from 5:00 am to 10:00 pm. In the event of an emergency, the park hours may be temporarily changed by posting notices at each affected park and an electronic notice sent to each owner maintaining an electronic email address on file with the association.
2. Loitering is prohibited between 10:00 pm to 5:00 am daily.

3. Noise must be kept to a reasonable level so as not to disturb neighboring homeowners.
4. No alcoholic beverages or glass containers are allowed in any of the park areas.
5. Residents and their guests are responsible for picking up trash that is generated by their visit, spilled, blown, or otherwise deposited onto the common areas.
6. Soliciting in park areas is prohibited. Commercial, business and sales activities of any kind are not allowed in the park areas except for Granbury at Valley Vista sponsored events and political activities for Granbury candidates running for executive board positions. All Granbury board candidates may conduct political activities up to 90 days prior to the ballot return date to the association. In addition, residents may gather with regard to other political activities, e.g., discussions regarding other matters of concern to the association and its members such as amendments of governing documents, special assessments, and recall efforts. No other similar activities are permitted.
7. Individuals shall conduct themselves so as not to jeopardize or interfere with the rights and privileges of other residents or guests and shall not compromise the safety of others by their actions. No riotous, boisterous, threatening, or indecent behavior is permitted.
8. Fireworks, firearms, and weapons are prohibited.
9. Camping is prohibited.
10. No dog use in the grass areas. These areas are intended for children to play in and for picnics.
11. Smoking substances of any kind, including, but not limited to cigarettes, cigars, pipes, vapes, e-cigarettes containing tobacco, marijuana or any other substances are prohibited.
12. Golfing in the park areas is prohibited.
13. Please refrain from using tacks, staples, etc. on the poles in common areas and ramadas.
14. Climbing on the shade sails is strictly prohibited.

15. Ramada areas are available on a first come first served basis. There are no reservations required for these areas.
16. Ramada areas must be left clean, and all trash must be put in appropriate trash receptacles. If the picnic area is not left in acceptable condition, a cleaning/repair service charge may, after notice and hearing, be assessed and billed to the responsible party.
17. No motor vehicles are allowed or permitted off roadways in the parks. Park users must provide alternative ground transportation (dolly or cart) to transport their items to their area.
18. Jumpers and bounce houses are not allowed in any park or common area.

**OWNERS WILL BE ASSESSED FOR ANY CLEAN-UP SERVICES PROVIDED BY
THE ASSOCIATION**

PLAYGROUND

1. Using the playground equipment is at your own risk.
2. Play area is reserved for residents and their guests only.
3. Adult supervision is recommended.
4. Playground hours are from dusk to dawn.
5. Proper footwear is required.
6. No rough playing is permitted.
7. Never use equipment when icy or wet.
8. Slide feet first, no walking up any slides.
9. No glass in the playground area.

10. Climbing on the shade sails is strictly prohibited.

11. Playground Equipment Age Limitations:

Middle Park: Ages 5-12 for all equipment

South Park: Ages 2-5 for all equipment except the supersonic spinner. The supersonic spinner is for ages 5-12.

PET/ANIMAL RULES

1. Each Owner shall be responsible for cleaning up any excrement or other unclean sanitary condition caused by their pet(s). Any litter deposited by pets on lawns, sidewalks, streets, or other Common Element must be removed immediately by the owner of the animal involved. Any damage caused by an animal shall be repaired/replaced at the animal owner's expense. This includes, but is not limited to, grass and plant damage, claw mark damages, etc.
2. All animals must be kept on or on a leash at all times and under personal control by their handlers at all times.
3. Residents are responsible and liable for any personal injury or property damage caused by their animal. If the animal owner is a tenant, the Owner of the Unit may also be liable.
4. Violations such as not cleaning up and disposing of animal waste should be reported to the Management Company. Animal behavioral or aggression should be reported to Animal Control.

FIREWORKS

Fireworks of any kind are strictly prohibited anywhere on the property, this includes private and common areas. The use of fireworks on the property may subject the user and/or responsible Unit Owner to a Health/Safety/Welfare fine.

MAILBOXES

All owners are responsible for the maintenance, repair or replacement of the lock on their individual mailbox. Any broken or malfunctioning lock should be repaired promptly by a qualified locksmith. The Association will not be responsible or liable for any identity theft arising out of any stolen mail. Please no long term parking in front of the mailboxes, to allow space for mail delivery vehicles.

RENTAL/LEASING REQUIREMENTS

1. Each Owner shall have the right to lease his or her residence, provided that all such leases must be in writing and provide that the lease is subject in all respects to the provisions of these Rules and Regulations, the CC&R's and the Articles of Bylaws, and any Amendments thereto governing the Association.
2. No short-term rentals or leases of less than six (6) consecutive months are allowed. (See Section 10.1 of the CC&R's) All residences are to be used for residential purposes only. No owner may lease or permit subleases of less than the entire residence. All units are for single-family residential use only. A copy of any lease must be provided to the Association Community Manager.
3. **ALL OWNERS MUST PROVIDE THEIR TENANTS WITH A COPY OF THESE RULES AND REGULATIONS AND ALL TENANTS MUST COMPLY WITH THESE REGULATIONS, THE CC&R'S AND BYLAWS.** Owners are held responsible for the actions and behavior of their tenants and guests and financially liable for damage to the Association Properties, equipment, and for violations of the Rules and Regulations.

4. All owners renting units must provide the Tenant name and emergency contact information to the Management Company. Note, there is no fee to register a lease.

Common Area Damages

Damages to the common area will result in replacement costs being billed back to the person(s) responsible following notice and a hearing.

Owners are encouraged to report any violations and/or damages to the Management Company so that damages may be minimized, and repairs can be made promptly

Board Meetings Conduct

Order of Conduct at Board Meetings

- All board meetings shall be conducted in an orderly and professional manner, with residents and board members alike adhering to a code of civility.
- Interruptions or disruptions of any speaker during their allotted time will result in a verbal warning. Further interruptions will lead to removal from the meeting and may result in fines as outlined in the penalty schedule.

Speaking Time

- Each speaker will be given a reasonable amount of time to present their case or concern during meetings. Interruptions during another person's time to speak are strictly prohibited.

Compliance with NRS and NAC

- All board meetings must comply with the Nevada Revised Statutes (NRS) 116.31083 regarding the conduct of HOA meetings and the rights of homeowners to participate.
- Violations of meeting conduct will be handled in accordance with NRS 116.31083, and board members or residents who repeatedly disrupt meetings will be subject to disciplinary action and fines.

Parking

1 Street Parking

- Street parking is allowed for **no longer than 72 consecutive hours** in compliance with NRS 484B.450, which prohibits the parking of a vehicle on a public street for more than 72 hours without moving it.
- Vehicles parked on the street must be parked **in the direction of traffic** and with the **right wheels within 18 inches of the curb** as per NRS 484B.470.
- No parking along street curves, obstructing a driver's view. “Blocking the line of sight”
NRS 484B.163 Obstruction of or interference with driver’s view.
- Vehicles must be fully parked within the driveway without extending into the sidewalk or street unless residents have larger pick-up trucks, and 3/4 ton to full dually or length of driveway is short.

1.2 Guest Parking

- Guest vehicles may park along the street following all parking guidelines.
- Guests must follow all of Granbury community parking rules.

Section 2 - Vehicle Enforcement

2.1 Prohibited Vehicles

- The following vehicles are **prohibited** from parking within the community:
 - Commercial vehicles over **8,000 lbs** (NRS 484B.113) unless actively engaged in providing services to a resident.
 - Recreational vehicles (RVs), boats, and trailers, unless loading or unloading.

2.2 Towing Enforcement

- Vehicles in violation of the above rules may be subject to towing in compliance with **NRS 116.3102** and **NRS 487.038**. The HOA will provide **48-hour notice** (except for emergency situations) before towing.
- Vehicles blocking **fire hydrants, emergency access, or handicap zones** will be towed immediately without notice (NRS 484B.450 and NRS 484B.470)

Section 3 - Special Vehicle Regulations

3.1 Recreational Vehicles (RVs) and Trailers

- **RVs, trailers, and boats** are permitted for loading and unloading only. A maximum of **24 hours** is allowed for such vehicles to be parked on the street or driveway, and the HOA must be notified through the management portal.
- Recreational vehicles used for travel and transportation must be stored in the resident's garage or off-site storage when not in active use.

3.2 Commercial Vehicles

- **Commercial vehicles** are not allowed to be parked on streets unless actively providing services (NRS 484B.450).

3.3 Inoperable Vehicles

- Inoperable vehicles (e.g., flat tires, broken windows, major body damage) must be stored in a resident's garage. Inoperable vehicles parked on streets for more than **72 hours** are subject to towing.
- If repairs are being performed on a vehicle, it must be done within an enclosed garage, per **North Las Vegas Municipal Code Section 8.28**.

Section 4 - Parking Restrictions and Prohibited Activities

4.1 Fire Lanes and Emergency Access

- Parking in **fire lanes, within 15 feet of fire hydrants, or in areas marked for emergency vehicle access** is strictly prohibited (NRS 484B.450). Violations will result in immediate towing without notice.

4.2 Blocking Sidewalks and Driveways

- No vehicle may block a sidewalk, non-owner driveway, wheelchair ramp or any public access points. Parking across a driveway or sidewalk is a violation of **North Las Vegas Municipal Code 10.40.010** and subject to fines and towing.

4.4 Hazardous and Nuisance Vehicles

- Vehicles leaking oil or other fluids, emitting excessive noise, or otherwise creating a hazardous or unsightly condition are prohibited. Residents are required to repair or remove such vehicles promptly.

4.5 Temporary Storage Containers (PODS)

- Temporary storage containers, such as PODS, are permitted and must be placed on the resident's driveway. Placement on the street is prohibited unless otherwise approved by the board. If PODS is needed longer than 14 days, contact the management company for HOA approval.
- The HOA must be notified of the container's placement, and any damage to the property or street caused by the container is the responsibility of the homeowner.

Section 5 - Noise and Vehicle Operation

5.1 Noise Restrictions

- Vehicles must be equipped with **mufflers** or similar devices to prevent excessive noise as per **North Las Vegas Municipal Code 10.40.040**. This includes motorcycles, dirt bikes, and off-road vehicles.

5.2 Prohibited Activities

- Repairing vehicles in public areas is prohibited unless necessitated by an emergency. Repairs must be completed within **24 hours**.

Section 6 - Penalties and Dispute Resolution

6.1 Violation Notices

- The HOA will issue a **written notice** for any parking violations. Residents will have **48 hours** to correct the violation before penalties or towing are enforced, except for emergency violations such as blocking fire lanes or hydrants.

6.2 Fines and Penalties

- Fines for parking violations will be assessed according to the HOA's established penalty schedule. Fines may range from **\$50 to \$250** per violation, depending on the severity and frequency of the offense.

6.3 Appeal Process

- Residents may appeal any parking violations or fines to the HOA Board by submitting a written appeal within **15 days** of receiving notice. The Board will review the appeal and make a final decision.

Section 7 - Administration and Changes

7.1 Updates to Parking Rules

- The HOA Board reserves the right to update or amend these parking rules as necessary to maintain community safety and order. Residents will be notified of any changes in writing **30 days** before they take effect.

Friendly Reminders:

- The speed limit within the community is **15 mph** to ensure the safety of all residents and pedestrians.

All residents and their guests are expected to comply with these parking regulations. Violations may result in fines, towing, or other penalties as outlined above. Compliance with these rules ensures a safe living environment for all.

References:

- **Nevada Revised Statutes (NRS):** 116, 484B, 487, and 706
- **North Las Vegas Municipal Code:** Sections 8.28, 10.40, and 10.48

These rules and regulations were revised September 24, 2024, duly adopted by the Board of Directors for Granbury at Valley Vista Homeowners association on October 21, 2024.

