

Castle Rock Home Owners Association

A Common Interest Community

Rules and Regulations – January 2020

The Castle Rock Homeowners' Association Board of Directors is mindful of our quality of life and our property values within our Community. As part of our efforts to engage Castle Rock Homeowners, we submit this document to summarize the intent of our CC&Rs (Covenants, Conditions and Restrictions) that all of our homeowners accepted when we purchased our homes – aligned with our board's vision of our community standards.

Your board's intent is to represent the interests of all Castle Rock HOA homeowners, directed by our CC&Rs.

Our core CC&Rs were supplied to all homeowners as part of closing documents and can also be found at (<http://castlerockhoa.org/documents/gov-docs/CRHOA%20CCRS.pdf>) or on TownSQ under "Governing Documents."

In the event of conflicting instructions, our CC&Rs will always supersede the Rules and Regulations in this document.

The Board encourages and welcomes input from all homeowners that can enhance the quality of life and property values within Castle Rock.

The following Rules and Regulations are derived from our CC&Rs as referenced in each section. We provide them in this format to outline of your obligations as homeowners in a Common Interest Community.

The Castle Rock (Northgate 8) CC&Rs, in conjunction with any applicable State of Nevada or City of Reno laws and codes, are the fundamental guiding documents for your Board and for the Castle Rock Homeowners.

- 1. Owners/occupants shall exercise reasonable care to avoid making or permitting loud, disturbing or objectionable noise, and in using or permitting to be used or played musical instruments, radios, phonographs, TV sets, amplifiers, and any other instruments or devices in such a manner that may disturb or tend to disturb owners/occupants. (CC&Rs 3.11)**
- 2. No activity shall be permitted which might be reasonably considered as causing an annoyance to one's neighbors. Note: The Board of Directors has sole and exclusive discretion to determine what causes an annoyance and what is considered unsightly. No odor shall be permitted to arise so as to render the property unsanitary, unsightly or offensive. (CC&Rs 3.11)**

3. **Power equipment, workshop or automotive equipment repair is not permitted outside the garage. Garage doors must be closed when potential noise pollution, dirt or grease may affect and disturb other neighbors. Garage doors should be kept closed when not in use for access by vehicles. No unusually loud motorcycles, dirt bikes, off-road motor vehicles or other loud mechanized vehicles may be operated that may disturb the neighbors. (CC&Rs 3.11)**
 - *CC&Rs 3.11 Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate in the Project. No odors – noise, repair automobiles, intrusive exterior lighting. Nothing in the Project that may be or may become an annoyance or nuisance to the residents of the Project, or that in any way interferes with the quiet enjoyment of occupants of lots.*
 - **No business or commercial activities of any kind shall be conducted in any residence or structure on any lot or any portion of any lot.**
 - *CC&R Article 3.1 Residential Use. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling (including no tiny homes) not to exceed two stories in height and an attached garage for not more than three cars for use by occupants of single-family dwelling.*
4. **Changes to the exterior of your home or property including changing the exterior colors must be submitted to the Board/Architectural Committee and subsequent approval received prior to commencement of work. This includes redesign of yard landscape and mailbox or post. (CC&Rs 3.2)**
5. **Prompt performance of all maintenance and repair work to gutters, roofs, garage doors, windows, fences, mailboxes, painting etc. is required. Repainting with identical color will not require a submittal for review or approval. If the color or design is a change, an owner must provide a submittal for review and approval by Board/Architectural Committee before work commences. At no time will the exterior of any structure on any lot be allowed to be in a state of aesthetic deterioration (CC&Rs 3.2 –CC&Rs 3.3)**
 - *CC&Rs 3.2 Alterations and Improvements. Except as initially constructed by Declarant and/or as required by the City of Reno as a condition to approval of the Map or Maps pertaining to the real property (Exhibit “A”), no building, fence, wall, or other structure or improvement shall be commenced, erected, maintained upon any lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony or external design and location in relation to surrounding structures and topography by the Board or by an architectural committee.*

6. **Window coverings - No use of foil or other unsightly window coverings is permitted.**

Antennas and aerials are prohibited except satellite dishes not exceeding 36 inches in diameter or diagonal measurement are allowed, providing they are placed in the least conspicuous location on the residence, where an acceptable signal can be obtained. Every attempt should be made to screen the dish from the view of streets, neighboring lots and common areas

No window air-conditioning units, swamp coolers including window fans are permitted on any unit within the HOA. (CC&Rs 3.3)

7. **Landscaping must be maintained in an attractive manner and properly irrigated. (CC&Rs 3.3)**

8. **All holiday decoration/lighting may be installed no earlier than thirty (30) days before and must be removed not later than thirty (30) days after the holiday. During the display period, decorations shall be maintained in a neat and orderly manner.**

No flag, billboard or commercial sign shall be displayed to the public view nor any flagpole exceeding 20 feet of height is permitted.

Display of the flag of the United States must be in a manner that is consistent with the Federal Flag Code and within the homeowner's exclusive areas. The flag must be made of cloth, fabric, or paper and displayed from a pole or staff or in a window. The United States flag is not to exceed 4 feet tall and 6 feet wide. One state flag not to exceed 3 feet tall and 5 feet wide may be displayed on holidays. The "Flag of the United States" cannot include a depiction or emblem of the flag of the United States that is made of balloons, flowers, lights, paint, paving material, roofing or siding or any other similar building, decorative or landscape component. The display of the flag of the United States and its pole or staff, must be approved by the Architectural Review Committee and the Board of Directors. (CC&Rs 3.3)

9. **No unsightly articles (items described below but not limited to) shall be permitted to remain on any unit so as to be visible from any street and/or from any other unit including HOA common area property such as clotheslines, indoor furniture, couches, sofas, garden or maintenance equipment, construction supplies/materials, wading pools, toys, etc. All items (tools, household effects, inoperable vehicles, machinery, empty or filled containers of trash or other materials, boxes, bags, trash, materials or other items) that will detract from the aesthetic value of the property shall be placed and stored so as to be concealed from public view. (CC&Rs 3.3)**

- *CC&Rs 3.3 Maintenance, Appearance and Landscaping. The owner of each lot shall maintain the lot and all improvements located on the lot in a clean and orderly manner and in good condition and state of repair, all at Owner's sole cost and expense. All landscaping in the project shall be maintained and cared for in a manner consistent with the standards of design and quality as originally established by Declarant and in a condition comparable to that of other well-maintained residential areas in the vicinity of the Project.*

10. **Automobiles, SUV's small trucks, etc. only with current registration must be parked in the garage or upon the driveway. A driveway is considered a concrete surface, not gravel or crushed stone. Any use of a lot other than the house and driveway is considered landscape. Gravel surfaces are considered landscape and not considered an extension to the driveway for parking. For example, a concrete extension to the side of a driveway requires Architectural Committee approval. (CC&Rs 3.5)**
11. **No resident shall park, store or keep anywhere within the property, any inoperable or unregistered vehicle, commercial type vehicle, recreational vehicle, bus, trailer, camp trailer, truck beds, boat, aircraft, motorhome or mobile home, including "tiny homes." See CC&R's 3.5 guidelines for the following Boats, campers, trailers or recreational vehicles may not be parked in driveways for longer than 48 hours for loading and unloading. Storage of boats, campers, trailers or recreational vehicles is not allowed within the community. (CC&Rs 3.5)**
 - *CC&Rs 3.5 Parking Restrictions. No automobile shall be parked or left within the Project other than within a garage or driveway. No travel or camp trailer, motorhome, house trailer, golf cart, recreational vehicle, truck camper, camper, boat or boat trailer shall be parked within the Project for more than 48 hours nor for more than 5 days in a 30-day consecutive period unless kept within a fully enclosed roofed garage so as not be visible from any street, lot, parcel, or common area. The intent of this paragraph is to allow for loading and unloading such vehicles in the Project unless kept in a garage.*
12. **All waste/refuse must be placed in closed containers or sealed bags at the curb the evening before or morning of scheduled WM pick-up and removed from view of the community following pickup. Recycling materials must be in city-approved containers. (CC&Rs 3.8)**
 - *CC&Rs 3.8 Trash Disposal. Trash, garbage, or other waste shall be kept only in sanitary containers. No owner shall permit or cause any trash or refuse to be kept on any portion of the Project other than in the receptacles customarily used for it, which shall be located only in places specially designated for such purposes except on the scheduled day for trash pickup.*
13. **No advertising device or other display of any kind shall be installed or displayed to public view on any portion of the property and HOA property (including HOA easement land and HOA fencing). An owner is permitted the Use of one standard size sign (18"x24") "For Sale" or "For Rent" on their property only. (CC&Rs 3.9)**
14. **Political signs may not exceed 18"x 24" and shall be posted no earlier than 30 days prior to balloting and must be removed promptly on election/voting day. One permitted sign per property. A political sign means a professional sign that expresses support or opposition to a candidate, political party or ballot question. No signs are ever permitted to be placed on HOA property (including HOA easement land and HOA fencing). (CC&Rs 3.9)**
 - *CC&Rs 3.9 Sign. One sign not larger than eighteen inches by twenty-four inches may be placed on a lot advertising the lot for sale or rent; ...*

15. **Cats, dogs or other animals such as birds and reptiles shall be kept in such a manner as not to disturb other owners and shall not be kept, bred or maintained for any commercial purposes. No animal shall be permitted out of a structure on a lot unless in a fenced enclosure, nor permitted off a lot unless such animal is under the control of a person by means of a leash or other reasonable physical restraint. No doghouses or dog runs are allowed on any lot unless such doghouses or dog runs are screened from view including screened from adjacent lots by approved landscaping or fencing. Upon request of a lot owner, the Landscape/Architectural Committee, in its sole discretion shall determine whether a particular animal shall be considered as permitted, whether it is a nuisance, or whether the number of animals on any lot is reasonable. Pets owned or controlled by one owner shall not be allowed to defecate or urinate on another owner's lot or on the common area. All pet feces shall be immediately cleaned up if deposited outside the lot of the pet's owner and/or common area. Should an animal become extremely offensive to other homeowners, the owners or person having control of the animal shall be given notice by the Board of Directors to correct the problem. (CC&Rs 3.10) All animals should be controlled in accordance with Washoe County Code 55 and Reno City Ordinances. Animal control matters can be reported anonymously to Washoe County Regional Animal Control at 775-322-3647.**

CC&Rs 3.10 Animals. No animals or fowl shall be raised, bred or kept in any dwelling or on any lot, except for dogs, cats or other household pets of the Owner or his tenant of a reasonable number, and not for any commercial purposes, and subject to the condition that such animals or pets shall not create or constitute a nuisance to others. In no event shall any domestic pet be allowed to run free away from its Owner's lot without a leash and under a person's control.

ARCHITECTURAL - LANDSCAPE GUIDELINES ^[1]

The Architectural Committee will develop additional, reasonable guidelines from time to time with thirty day written notice to owners.

1. **No owner shall make STRUCTURAL MODIFICATION, ALTERATIONS OR CHANGES to the exterior of the home or property including but not limited to landscape, paint color, paving, additions, sheds, mailboxes, and patio covers etc. without prior submittal to the Architectural Committee and subsequent approval from the Architectural Committee. No work may commence prior to approval by the Architectural Committee.**
2. **CHANGES TO PROPERTY LANDSCAPING must be submitted to the Architectural Committee and subsequent approval received prior to work commencing.**

Submittal forms are available through management.

ENCROACHMENT ON THE COMMON AREA.

Castle Rock Homeowners' Association owns approximately 19+ acres of common area with 30 homes that border on this area. It is violation of State law for a homeowner to encroach on common area and/or modify in any way. No owner shall be permitted to access his or her lot through common area. All property must be accessed through city and or private streets. No portion of the common area shall be altered, modified temporarily or permanently. Access for equipment and materials for improvements by an owner or owner's contractor to his or her lot must be over or through the lot itself. Equipment and/or building materials, including landscape material may not be placed or stored on any street other than for reasonable, temporary unloading or loading not to exceed twelve (12) hours or such other or shorter limited time period as may be determined. No Street shall be blocked or obstructed with equipment or building materials. Any homeowner found encroaching will be noticed by certified mail and requested to attend a hearing with the Board of Directors along with a bill and or fine for any damage inflicted.

In our Castle Rock common areas - no gardening, planting or similar improvements or modifications are permitted. Common area trees, plants and bushes are not to be modified in any way except by the HOA-contracted landscaping company. No motorcycles, dirt bikes, off-road motor vehicles and other mechanized vehicles or bicycles may be operated on any portion of the common area. This can cause damage to vegetation and slope stabilization projects. Offenders will be subject to fines including any repairing or restoring damages that may occur.

PLEASE REFER TO WEBSITE FOR UPDATES FOR NON-COMPLIANCE/VIOLATION/FINE POLICY. The FINE POLICY is in accordance with Nevada Revised Statutes (NRS116.31031).

¹ The Landscape Committee governs all changes to the Common Areas. The Architectural Committee governs all changes to property or home of each owner.