



TURTLE ROCK HOMEOWNERS ASSOCIATION

Rules and Regulations

Adopted April 4, 2019

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1. INTRODUCTION

These rules have been established to serve as comfortable guidelines for enjoying the Turtle Rock Homeowners Association (Association) without infringing upon the rights and common benefits of all Owners.

In maintaining the quality of community, observing and enforcing these rules and regulations is the responsibility of each Owner, resident, tenant, and guest.

The rules and regulations (Rules) are issued by the Board of Directors has authorized by the Declaration of Covenants, Conditions and Restrictions and Reservation for Turtle Rock (CC&Rs). Rules and regulations are defined in Section 1.56 of the CC&Rs.

All Owners have been provided copies of the Bylaws and the CC&Rs of the Association. Owners are urged to read these documents carefully since they set forth, in complete and detailed form, the rights, duties, and obligations of each Owner.

Although these Rules support the CC&Rs, they do not cover the entire document. Please read these Rules carefully and be sure your family, guests, and tenants understand the Rules fully. If there is any conflict between a Rule and the CC&Rs, the CC&Rs control. If there are any questions, or if you do not have copies of the Associations' governing documents, please contact the community management company.

2. COMMON AREAS

- A. To the extent permitted by NRS 116, each Owner is liable to the Association for any damage to the Common Area landscaping or equipment that is sustained by the negligence or misconduct of the Owner, the Owner's family, tenants, and/or guests.
- B. Residents can help with the overall maintenance of the Common Areas by reporting any problems to the community management company and providing a photograph of the problem.
- C. All persons must conduct themselves in a civil and courteous manner at all times and must not jeopardize or interfere with the rights and privileges of others.
- D. Harassment or physical abuse of any person by another is prohibited. No person's actions shall compromise the safety of another.

3. COMMUNITY GARAGE SALES

- A. Community garage sales are limited to no more than two (2) per year as scheduled by the Association in which the homeowners may participate.
- B. Individual garage sales held by homeowners are prohibited.

4. SECURITY AND REALTY SIGNS

- 1) One (1) temporary realty sign advertising a home for sale may be located on the front yard of the property that is for sale.
- 2) Realty signs must be professional quality and weather resistant material.
- 3) Realty signs may not exceed 18" x 24". "Sold" signs may not be displayed for more than thirty (30) days after the sale of the home.

5. TIME SHARING, RENTAL REQUIREMENTS & COMMERCIAL USE

- A. No time-sharing of units is allowed.
- B. No sub-tenancy of any kind will be permitted.
- C. All Owners must provide their tenants with a copy of the Rules, Bylaws, Architectural Guidelines, and the CC&R's.
- D. All tenants must comply with the Rules, Bylaws, Architectural Guidelines, and the CC&R's. Owners are responsible for their tenants and guests.
- E. No residence or Lot shall be used for any other purpose than single family or residential.
- F. A residence may only be leased in its entirety and not for a period of less than six (6) months.
- G. When renting, all owners are required to provide management with the lease or rental agreement and register their tenants with the association utilizing forms obtained through the community management company within 30 days of a new rental agreement.
- H. Should any owner utilize a Property Manager or have any other individual assisting with the care of their property, it is that owner's responsibility to contact management and authorize any individual not included on the deed. Management will not disclose any information regarding a specific property to anyone other than the deeded owner unless authorized by said owner.

6. TRASH REGULATIONS

- A. Residents are responsible for picking up their trash if it is spilled, blown, or otherwise deposited onto a Common Area, and disposing of it in a proper container or receptacle.
- B. No trash or debris is to be left in any area that is visible to others from walkways, decks, patios, Common Areas, or streets.
- C. Trash containers must be covered and kept in a sanitary condition. When not in use, containers must be stored out of public view.
- D. Trash containers may be placed by the curb for pick up the night before pickup and must be removed from the curb and stored out of sight by the end of the day of pickup.

7. NOISE CONTROL

- A. Residents are asked to be considerate of those living near you and to keep noise levels as low as possible. Nothing that disrupts the tranquility of the Turtle Rock community or interferes with the quiet enjoyment of other residents shall be permitted.

8. PORTABLE BASKETBALL HOOPS AND OTHER TEMPORARY APPARATUS

- A. The portable hoop base and net/apparatus must be maintained in good condition and shall not become an eyesore.
- B. No items may be placed, stored or hung on the hoop base or net/apparatus.
- C. The hoop/apparatus may not be placed in or on any Common Area including sidewalks, curbs and streets.
- D. When not in daily use, the hoop/apparatus must be stored out of public view.

- E. Hoops/apparatus may not be used in such a manner that infringes upon neighboring Lots or damages their landscaping or property. Owners using portable hoops/temporary apparatus assume the sole responsibility for any damage such use causes to the property of others or the Association.
- F. Owners who use portable basketball hoop/temporary apparatus shall not permit their use to create a nuisance. Hours of use must be reasonable and confined to the hours between 9:00 AM to Dusk.
- G. Should the Board of Directors determine that use of portable basketball hoop/temporary apparatus is creating a nuisance or is not in compliance with these Rules, it may prohibit the continued use of the hoop/apparatus, fine the Owner, or take such action as the Board deems appropriate and necessary.

9. ANIMALS

- A. The Board can prohibit the keeping of any animal that constitutes, in the reasonable opinion of the Board, a nuisance to any other Owners.
- B. Any litter (e.g. feces, urine) deposited by pets on lawns, sidewalks, paths, or other Common Areas must be removed immediately by the owner of the animal.
- C. Owners are responsible and liable for any personal injury or property damage caused by their pets or the pets of their occupants, licensees, tenants or invitees.
- D. No household may keep more than four (4) ordinary pets.
- E. All pets must be kept within an enclosure, an enclosed yard, or, when not on the Owner's Lot, on a leash held by an individual capable of controlling the animal at all times.
- F. No animals of any kind shall be raised, bred, or kept for any commercial purpose on any Lot. Livestock, poultry, or farm animals are strictly prohibited.
- G. Feeding animals in the common area is prohibited, this includes wild birds.

10. FLAGS AND SIGNS

- A. Residents may display the flag of the United States or of the State of Nevada that is made of cloth, fabric or paper.
- B. No flag shall exceed five (5) feet in length and
- C. No more than two flags should be flown at a time.
- D. Political signs are allowed to be posted and will be subject to any applicable provisions of law governing the posting of political signs and must not be larger than 24" x 36".
- E. Other acceptable flags include all recognized sports or national day off (Christmas, July 4th, etc.) flags. National Day off (seasonal) flags must be taken down within one week of the season or the honored day ends.
- F. All flags are to be kept in good condition at all times. Tattered, worn or badly faded flags should be replaced or removed and will not be accepted.

- G. Whether or not a flag conforms to these guidelines is at the sole discretion of the board of Directors. If style or message is potentially questionable, send a picture of the flag to the ARC committee for pre-approval. Improper use of the American Flag is prohibited.

11. YARD AND LANDSCAPE REQUIREMENTS

- A. Each Owner shall comply with Architectural Guidelines requirements for all plans for exterior improvements and additions to residential Lots and dwellings.
- B. Landscaping must be kept neatly trimmed, properly cultivated, and continuously maintained.
- C. No rubbish, weeds, debris or unsightly objects/materials shall be placed or allowed to accumulate on any lot. This includes gravel, sand, concrete blocks, or other construction material placed on the curb, street, sidewalk, etc.
- D. No bikes, scooters, toys or any other unapproved items should be left in the front yard when not in use.
- E. Garden hoses must be properly stored when not in use.

12. HOLIDAY DECORATIONS

- A. The acceptable time frame for Halloween holiday decorations is October 17th until November 10th. All decorations must be installed and removed accordingly.
- B. The acceptable time frame for winter holiday decorations is November 25th until January 10th. All decorations must be installed and removed accordingly.
- C. Holiday decorations are not to be placed on any part of the Association Common Areas including any Common Area trees, plants, shrubs, and/or bushes, or impede on sidewalks or walkways. Owners are reminded of their responsibilities for any damages that may result from placing any items/decorations on any perimeter wall or fence shared with the Association.
- D. Residents must make every effort to ensure that lights, particularly blinking lights or very bright lights, do not disturb other residents. Any disturbance caused by lighting or other decorations must be immediately rectified.
- E. Residents must make every effort to avoid damage to Common Areas, including holes (however small), tape marks, abrasions, paint removal, etc. In an effort to avoid costly repairs that must be paid for by the Association, the Board may inspect holiday decorations both at the time they are installed, as well as after they are removed. Owners will be held strictly responsible for any damage resulting from holiday decorations.

13. EXTERIOR CHANGES/ARC APPROVAL

- A. No alteration, structural improvement modification, addition or change in the exterior design or finish of any building or landscape shall be commenced without prior written approval of either the Board of Directors or the Architectural Review Committee.
- B. Each Owner must complete an Architectural Review Application which is submitted the Architectural Review Committee (ARC) for written approval prior to beginning any sort of exterior alteration. All exterior changes are subject to the Architectural Guidelines adopted by the Turtle Rock Community. These documents can be requested from management at any time.

- C. Any such unauthorized changes or alterations shall be restored to the original condition, common scheme or design by the direction of the Board of Directors and at the expense of the homeowner.
- D. No owner shall take any action or permit any action to be taken that will impair the structural soundness or integrity or safety of any building or other structure in the project or impair any easement or right on personal property which is a part of the project, without written Board approval.
- E. Satellite dish antennas are allowed, only upon the approval by the Board of Directors, or the ARC Committee.
- F. Painting Exterior of Home – Homeowners must select from approved paint schemes, and submit an ARC application along with paint samples/swatches for review and approval.

14. CONSTRUCTION/MAINTENANCE HOURS

- A. Construction/Maintenance on any Lot is limited to the hours of 8:00 AM to 5:00 PM, Monday through Friday, and 9:00 AM to 5:00 PM on Saturday and Sunday.

15. WINDOW COVERING

- A. All windows must be covered with drapes, curtains, blinds, shutters, etc. No other types of window coverings, such as paper, aluminum foil, sheets, etc. will be permissible.
- B. Reflective window tint is prohibited. Any other tint is subject to approval of the Architectural Review Committee
- C. Rolladen Shutters are subject to approval of the Architectural Review Committee.

16. VEHICLE AND PARKING REGULATIONS

- A. All streets within the gated Turtle Rock Community are private streets and are subject to the complete control of the Association.
- B. Remember that there are children at play and that this is a residential area. Observe posted speed limits.
- C. The posted speed limit is a maximum of 15 mile per hour on all streets.
- D. Owners/renters are required to utilize their garage or driveway for parking. Driveway parking is allowed if the driveway is 18 or more feet long and your vehicle does not protrude into the street in any way.
- E. Street parking by owners, tenants and residents of the property is prohibited. Street Parking is for guests only.
- F. All guest vehicles parking on the street must place the “Guest Parking Pass” assigned to your lot in the front windshield. Guest parking passes are only good on the same vehicle for two consecutive days. Any guest vehicle to be parked longer than two (2) days must receive written approval from the Board of Directors.
- G. Owners and residents of the property are to identify their vehicle make, model and color on the association registration form obtainable by contacting management. It is the owner’s responsibility to keep the association up to date on any changes.
- H. Unauthorized vehicles, in red curb areas are subject to immediate towing at the owners' expense.

- I. No inoperative vehicle of any kind or type, including vehicles with flat tires and unregistered vehicles, shall be allowed to stand on or within any street, parking area or any portion of the Community for more than seventy two (72) hours. Those vehicles will be tagged, then towed if in violation.
- J. No vehicle shall be parked in such a manner as to impede or restrict the normal flow of street traffic
- K. Parking on front yard landscape/rockscape areas, on sidewalks or curbs, or within 20 feet of a stop sign is prohibited.
- L. No vehicle or other equipment may be dismantled, repaired, or serviced on any Lot except in the garage. Leaks from vehicles in the street and on driveways must be cleaned up within twenty -four (24) hours.
- M. No motorcycle of any type or kind, inclusive of motorized bicycles, go-carts or mopeds that are not equipped with appropriate muffling device, shall be operated upon any portion of the Community.
- N. Any private or association maintained streets and walkways within the Community may not be used as a playground area for bicycles, skates, skateboards, scooters, wagons, and other activities, which may cause dangerous conditions for automobile operators and pedestrians.
- O. The association utilizes a third party Parking Patrol Company that will identify vehicles in violation and track the utilization guest passes. Continued violation of these parking guidelines can result in the vehicle being towed from the community at the owner’s expense.
- P. No boat, camper, recreational vehicle, trailer, van, or motor vehicle of any type other than a standard automobile may be stored or parked on any Lot other than in the garage, except temporarily for the purpose of loading and unloading.
 - a. A time period of 24 (twenty-four) hours may be given for loading and unloading purposes with prior Board approval.
 - b. Street parking requests must be submitted to the Board 72 (seventy-two) hours prior to the requested parking date.

17. GATE CODES/REMOTES

- A. Each home in the community has been assigned an individual gate code which should not be given out to vendors or any other individual that is not a resident or owner of the property.
- B. There is a gate directory at the entrance to the Turtle Rock Community. Once residents register with the association and provide a phone number for the gate call box they will be provided their individual gate code and directory number. The directory number allows guests to call the registered number from the gate so that residents can allow their guest access.
- C. The Board of Directors reserves the right to remove any access code that is being abused or appears to be used excessively to help keep the community secure.
- D. Posting gate codes at the entrance to the community for any reason will result in the code being removed from the system immediately and the owner to which the code belongs to will be called directly to hearing.
- E. Remotes are available for purchase by contacting management.