

Log Cabin Manor HOA Rules and Regulations

In accordance with the Log Cabin Manor Homeowners Association (HOA) Covenants, Conditions & Restrictions (CC&Rs), Article 5, Section 5.2 and Article 10, Sections 10.1 through 10.25, the Board of Directors adopts the following Rules and Regulations for the Log Cabin Manor HOA. These Rules and Regulations are meant to complement the CC&Rs and are written to provide homeowners and residents with a quick reference document to use in addition to the CC&Rs. Additional restrictions not found in these Rules and Regulations can be found in the CC&Rs. *Please note that most restrictions found in the CC&Rs and Rules and Regulations are also items that City of Las Vegas Code Enforcement enforces across the City and can enforce within the Log Cabin Manor HOA.*

SECTION 1: VEHICLES/PARKING RULES AND ENFORCEMENT

- 1.1** Section 10.17 of the CC&Rs provides guidance related to Parking and Vehicular Restrictions within the Log Cabin Manor Community. The goal of the HOA's parking restrictions is to provide adequate and unimpeded access throughout the community, enhance safety, and prevent vehicles from being stored in the street.
- 1.2** Residents (Homeowners and tenants) are not allowed to park on the street without prior authorization from the HOA. Residents are expected to utilize all parking spaces in their garage and driveways rather than parking on the street. On street parking is limited to guests and service vehicles and is prohibited to all vehicles between Midnight and 5 AM in the morning, unless issued a permit from the HOA. Homeowners may park vehicles in front of an RV gate provided the parking surface is paved (no parking is allowed on landscaping rock).
- 1.3** Should a resident require on-street parking for any reason, a temporary parking authorization can be granted by the HOA Board of Directors. Homeowners must submit requests to the management company for processing and approval. Resident temporary parking authorizations should be rarely used and these are intended for use only for reasons that parking in the garage or driveway are not available, such as renovation of a garage, temporary landscaping rock stored on the driveway, or for a garage sale. Utilizing the garage for any purpose other than parking will not be considered an acceptable reason for such a request.
- 1.4** RVs, trailers, and boats may be parked on the street for short loading and unloading periods (less than 6 hours). At all other times, RVs, trailers, and boats must be parked behind an RV gate, in the garage, or off site. These vehicles may not be parked in the driveway or in front of an RV gate except for short loading and unloading periods. Inoperable/unregistered vehicles may only be parked in the garage or behind an RV gate.
- 1.5** Guests are allowed to park on the street for limited periods of time (less than 6 hours). No overnight guest on-street parking is allowed between Midnight and 5 AM without prior authorization from the HOA. This authorization must be obtained by the host resident from the management company.

1.6 No on-street parking is allowed in the following locations:

- In a designated fire lane (red curb in front of a fire hydrant) or in front of a crash gate or pedestrian gate. Parking in a fire lane may result in the vehicle being towed without warning.
- In front of a public or private driveway.
- Within 15 feet of mailboxes, except for mail delivery vehicles. Residents may park momentarily near the mailboxes for the purposes of picking up or dropping off mail.
- Within an intersection.
- Within 15 feet of a stop sign.
- In areas marked with “No Parking” signs.
- In a location or manner that would impede vehicle traffic (such as blocking a street or double parking).

1.7 The HOA uses a parking enforcement agency to enforce overnight parking restrictions. Vehicles in violation may be issued a warning. After 2 warnings, a vehicle may be towed on the third violation without further warning. A vehicle parked in a fire lane may be towed without warning per applicable Nevada Statutes and local ordinances. Vehicles with valid parking permits from the HOA will not receive violations. Please contact the management company if a vehicle with a valid permit is ticketed.

1.8 Vehicles that appear to be abandoned, inoperable or unlicensed while parked on the street will receive one warning. Such a vehicle will be towed, at the vehicle owner’s expense, after 72 hours unless the vehicle owner contacts the management company and makes other arrangements. Any vehicle repairs or restoration must be limited to the garage, per CC&Rs Section 10.17(b).

1.9 Commercial vehicles are allowed to park within the community with the following limitations:

- Vehicles temporarily providing a service to a unit may park in the street for a limited amount of time (less than 6 hours).
- A commercial vehicle owned or used by a resident may park in the community provided it has a gross vehicle weight rating of 20,000 pounds or less and meets all the other criteria listed below.
- Commercial vehicles are limited to one per household and must be parked in the garage, driveway, or behind an RV gate and cannot extend into the street if parked in the driveway.
- Commercial vehicles must not contain hazardous items and must not become an “attractive nuisance” or become a noise or visual nuisance.
- Per NRS 116.350, utility and government response vehicles may park in the community provided they are under a gross vehicle weight rating of 20,000 pounds.
- Vehicles over a gross vehicle weight rating of 20,000 pounds may be parked in the community with prior HOA approval and MUST be parked behind an RV gate.

1.10 Section 10.19 of the CC&Rs regulates vehicle washing. Residents should use commercial car washes to wash their vehicles. Washing vehicles at your property should be limited in order to conserve water and to limit runoff. The geography of the Community causes water to runoff to the lowest point at the east end of Canyons Park Avenue into Floyd Lamb Tule Springs Park. This runoff can lead to increased mosquito breeding and is a hazard to the neighborhood.

SECTION 2: NUISANCES AND UNSIGHTLY ARTICLES

- 2.1** Sections 10.5 and 10.10 of the CC&Rs provide guidance related to nuisances and unsightly articles. These Rules and Regulations only mention some of the more common violations and in some cases expand on the definition of these violations.
- 2.2** Trash, debris (including buildup of landscaping debris such as leaves/seedpods), or animal waste must not be allowed to accumulate. This includes buildup of pet waste or trash in the backyards, front yards, or side yards.
- 2.3** No unsanitary or offensive conditions or smells may be allowed to exist.
- 2.4** Residents shall not cause loud noises to unreasonably disturb other residents. Each homeowner/resident is responsible for the conduct and behavior of children/visitors/family members or others associated with their property. Homeowners are responsible to pay for any damage caused by persons associated with their unit.
- 2.5** Trash/recycling containers must be stored in the garage or behind the side gate. These containers are to be set out for pickup along the curb no earlier than noon the day prior to pickup and must be put away by midnight of the day of pickup.

SECTION 3: ANIMAL RESTRICTIONS

- 3.1** Section 10.4 of the CC&Rs provides guidance related to animal restrictions.
- 3.2** Each person bringing or keeping a pet within the Community shall be liable for any damage to persons or property caused by their pets.
- 3.3** A total of two household pets (dogs, cats and/or other animals generally considered to be "indoor" household animals) are allowed per property. Unusual exotic, dangerous, or farm type animals are not allowed in the Community. Household animals may be prohibited or restricted by the HOA if it reasonably determines that such animals constitute a nuisance. Any variation from this requires HOA approval.
- 3.4** Pet owners are responsible for picking up pet waste both in their yard (including backyard) and as they walk pets around the Community. Log Cabin Master HOA has provided numerous pet waste stations and they should be used accordingly. Pets must be on a leash when outside the confines of the house or backyard/sideyard. Persons walking a pet must be able to control the pet (for example, a small child should not be walking a large dog).

SECTION 4: COACH LIGHTS/HOLIDAY LIGHTS

- 4.1 Section 9.11 of the CC&Rs provides guidance related to coach lights.
- 4.2 As Log Cabin Manor HOA does not have street lights, the coach lights alongside each unit's garage door are required to be in good working order. These lights must be on during the dark hours between sunset and sunrise. These lights should be white lights, but residents may use other colors on a temporary basis to commemorate events or holidays.
- 4.3 Holiday lighting and displays may be displayed 30 days prior to 30 days after the holiday. Lighting for the end of year holidays (such as Christmas and Hanukah) may be displayed from November 1 until January 30.

SECTION 5: ARCHITECTURAL RESTRICTIONS

- 5.1 Sections 9 and 10 of the CC&Rs contain several sections related to architectural type issues. Homeowners are advised to refer to the Architectural Guidelines prior to any changes to the property appearance, including in the backyard. Some of the CC&R restrictions are listed below.
- 5.2 Backyard landscaping must be installed on each property. The minimum standard is rock covering to control dust. All landscape installation must maintain positive drainage to ensure water drains out to the front of the house.
- 5.3 Sections 9.5, 9.6, and 9.7 of the CC&Rs contain several restrictions regarding walls. Please refer to these CC&R sections for any issues regarding walls.
- 5.4 Section 10.6 of the CC&Rs requires homeowners to keep their property in good condition and repair. Some problem areas to keep in mind include peeling paint on fascia boards and attic vents and rust on side gates.
- 5.5 Section 10.11 of the CC&Rs prohibits temporary structures including outbuildings, sheds, storage sheds, tents, shacks, or other temporary or portable structures. One storage shed up to 9 feet tall and up to 120 square feet is allowed per property, provided an Architectural Application is approved by the HOA. *The City of Las Vegas code does not override the size restrictions in the CC&Rs.*
- 5.6 Section 10.14 of the CC&Rs regulates signs. For Sale (one per property) and political signs (one per candidate or issue) up to 2 feet by 3 feet are allowed. For Rent signs are specifically prohibited in the CC&Rs.
- 5.7 Section 10.15 of the CC&Rs prohibits stucco walls and the use of wood fencing, wire fencing, barbed wire, or chicken wire.

SECTION 6: BOARD OF DIRECTORS/COMMUNITY MANAGER

- 6.1 The Board of Directors is the final determiner of what constitutes a violation or nuisance. The Community Manager performs periodic inspections and issues violation letters as appropriate. Questions should be directed to the Community Manager.
- 6.2 This document is not a complete listing of restrictions. Please consult the CC&Rs and Architectural Guidelines for further guidance.

NOW, THEREFORE BE IT RESOLVED, that these rules have been adopted by the Board of Directors to be in effect 30 days from adoption of this resolution.

This resolution of the Board of Directors has been duly adopted at the December 16, 2020, Board of Directors meeting.

By: Freddy L. Peter President
Attested By: Jerry Smith Secretary
Attested By: Steven G. Yaulson Treasurer