

# Hearthstone Condominium Homeowners Association

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Henderson, NV 89053

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The following Rules and Regulations have been adopted by the Board of Directors of Hearthstone Homeowners Association on February 23, 2021. **IT IS VERY IMPORTANT THAT YOU READ AND UNDERSTAND THEM.** They are a supplement to the CC&R's & Bylaws and any sections voided or unenforceable does not effect the others. The Rules and Regulations are intended to ensure that every resident may fully enjoy their individual rights of quite enjoyment and peaceful occupancy. The unit owner is responsible for the actions of occupants, guests, tenants, and tenant's guests and are subject to enforcement action due to their violation of any rule or regulation.

## I. COMMON AREAS

Activity is not permitted which would damage, destroy, or deface the grounds, walkways, buildings, exterior or interior walls and/or any other common area or any improvements within the complex. Individuals who are responsible for any such damage to the Association property will be expected to fully reimburse the Association for all expenses incurred in the replacement and/or restoration of damaged items. Homeowners will be held responsible for the action of their guests and/or tenants and may be fined for violations. (CC&R Sect 12.11)

Landscaped areas (bushes, rocks etc) are not areas to use for any reason. Roof areas are not a play area. Trees, mailboxes, cable boxes and/or power boxes are not to be played in or on at anytime. Do not leave anything in the common landscaped areas around your unit. Use the sidewalks and not the rocks areas to pass through the complex. Items left unattended in the common areas may be removed by the Association at the Owners expense. The Owner will be responsible for any costs of storage and removal. Unclaimed items will be disposed of after thirty (30) days.

No littering allowed. This is also around your unit – common areas are not for your storage use (CC&R Sect. 12.03 – Henderson Mun. Code 5.04.020)

No vehicles, horses, bicycles, skateboards, roller skates/blades, scooters, wheeled toys, etc. are allowed on the sidewalk, bush areas, rock areas and/or grass areas.

Quiet hours are set from 10pm-7am. Other times should not be above conversational levels. There is no hanging out in the common areas and around units patios and porches (CC&R Sect 4.06f – Henderson Mun. Code 8.40.010)

Guests are limited to two per unit congregating in the common area (CC&R Sect 4.06f)

No firecrackers, fireworks, guns, or alcoholic beverages are permitted outside your unit. (Hend. Mun. Code 8.40.010 & NRS 473.090)

## **II. VEHICLES AND PARKING LOTS**

All vehicles parking in the lot **MUST** display current registration tags and be insured. The Board of Directors reserves the right to request a copy of such registration and insurance. (NRS 482.205 and NRS 485.185)

Each unit has one (1) covered parking space assigned to their unit. Uncovered spaces can be used by another vehicle registered to a unit but **ONLY** one other space. More than two cars unit parking in the complex is prohibited. Parking is for residents and visitors should be asked to use street parking. Using another unit's covered space other than your own subjects your vehicle to be towed **WITHOUT** notice at your expense. If unit has only one (1) vehicle it needs to be parked in the covered space assigned and not using an uncovered space. Visitors are not to park in your covered space – it is for residents **ONLY**.

Vehicles that are “unsightly” or “unregistered” will be subject to tow and owners will be fined. Vehicles will be towed 48hrs after tagged. If vehicle is returned to the complex at anytime after the 1<sup>st</sup> tag with the same problem or is moved to another part of the complex – said vehicle will be towed immediately without a second tag.

No motor homes, campers, trailers, or boats are allowed to park anywhere in the complex. Vehicles which do not fit under the carports are not allowed in the parking areas of the complex.

No vehicle repairs (except minor maintenance) is allowed. No repairs where fluids drip from the vehicle is allowed. (CC&R Sect 12.10)

No vehicle will be parked in the parking area that is leaking any fluid. All fluids must be cleaned up by resident – if Association must clean it up the cost will be assessed back to the unit owner.

Nothing may be stored in the covered parking spaces or parking lot.

No washing of cars or equipment due to water drought. Any fines levied on the HOA from the Water Department will be charged to the unit that is responsible for the fine.

The careless or reckless operation of any vehicle is strictly forbidden. Individuals who are responsible for damage resulting from the operation of any vehicle is expected to fully reimburse the party suffering the damage for the repair of that damage and may, in addition, be fined by the Board of Directors.

## **III. PATIOS, ENTRYWAYS, LIVING UNITS & DUMPSTER AREAS**

All items on patios must be placed in a manner that it will be concealed from the view of neighbors. The patio is not for storage – only patio type items allowed. (CC&R Sect 12.07)

No hanging of items from balconies or patio walls. Wind chimes are allowed. (CC&R Sect 12.06)

No clothes, sheets, blankets, towels, rugs, tarps, toys, tools or laundry of any kind shall be hung out or exposed on any unit or in the common areas (CC&R Sect 12.07)  
Bicycles must be organized on the patio.

Barbecuing is NOT permitted anywhere inside the complex.

Nothing is allowed to be left in the common areas, walkways, front entries or in stairways.  
(CC&R Sect 12.02)

All trash **MUST** be bagged. All boxes **MUST** be broken down and placed within the confines of the dumpsters. Large items not fitting in the dumpster **MUST** be hauled away by its owner. **DO NOT** leave any items in the trash can area. **DO NOT** overload the trash cans above the lids. Any over-filled fees charged by the trash company will be charged to the unit that caused the problem. No dumpster diving is allowed and if seen should be reported.

Professional, commercial and industrial operations in any unit is prohibited. Units are to remain single-family units as described in the CC&R's. Units must be rented for no less than six (6) months and the Board reserves the right to request a copy of the rental lease for any unit.  
(CC&R Sect 12.01 and 12.09)

There will be no storage of flammable items (paint, cleaning materials, chemicals, wood, etc.) on patios or balconies or in storage areas.

Windows and window coverings shall be neat in appearance. Drapes and blinds only are allowed. No aluminum foil, blankets, newspaper or other nonconforming window coverings allowed. Solar screens are permitted. Window coverings are to be maintained so as not to detract from the appearance of the complex.

Windows, solar screens, security doors, screen doors, porch/patio light fixtures, and railings are to be maintained so not to detract from the appearance of the complex.

No sound producing items allowed outside units or inside with the doors or windows open, windows and doors closed where sound is heard in surrounding units, above conversational levels as per City of Henderson ordinance. (Hend Mun Code 8.84.030)

Standard and customary "For Rent" or "For Sale" signs allowed only. Signs may be posted in windows or hung on balconies and are not permitted in the grass, rock or bush areas. No other signs are permitted.

#### **IV. PETS**

All pets **MUST** have a current Henderson License (Henderson Mun Code 7.04.040)

All pets must be registered with the Board of Directors, including name and type of pet and a picture of the pet. Any animal found not to have the required Henderson License and not registered with the Board of Directors can be removed from the complex.

All dogs and cats **MUST** be controlled by a leash at all times when outside their patio or living quarters. Any litter deposited by the pets must be removed immediately.  
(Henderson Mun. Code 7.04.13a and 7.04.150)

Pets must not be left unattended on patios. Must be inside pets.

Residents are not allowed to have any animal that has a dangerous propensity. Any pet deemed dangerous by the Board and/or Animal Control will be removed from the complex. Any animal (including cats) found running at large will be turned over to the Henderson Animal Control Dept.

No animals are to be tied to trees, stakes or any exterior structure, or tied inside and allowed to reach outside.

No resident is allowed to have more than three (3) pets in any unit at any time (fish and birds are excluded) (Henderson Mun. Code 7.04.340)

Excessive noise by pets or loose pets should be reported to Henderson Animal Control and followed up with a letter to the Board for corrective action (CC&R Sect 6.04)

## V. **ARCHITECTURAL CONTROL**

**NO** changes or additions to the exterior are permitted **without prior written permission** from the Board of Directors. An addition made without prior approval will be removed at the cost to the unit owner. Any damage done to the common areas by these additions are the responsibility of the unit owner to maintain and repair.

Satellite dishes and/or antennas can only be placed in the following manner –

1. Placed on a tripod on your patio. Cannot be attached to **ANY** part of the building or railing.
2. Placed on the flat roof where the A/C units are. Must not be able to be seen from the common area.

All cords **MUST** be placed in corners or along building wood pieces so as not to detract from the appearance of the complex. Must be the color of the building and not black.

Repair of interior damage and deductible if an insurance claim is made, is the unit owners responsibility.

## VII. **GENERAL**

All owners shall provide to the Board of Directors their current mailing address (if different from the property address) and their phone number and an emergency number. If their unit is a rental, then supply the name, phone number, emergency number and a signed statement from their tenant they have read, understand and will abide by the governing documents of the association. This will be accomplished by a Registration form. This registration **MUST** be completed each time a unit is rented or an owner changes information and supplied to the mgmt company for the HOA within 30 days of such change. Please submit your rental registration documents at the following link <https://www.hshoa.info/tenant-registration>

In case of excessive noise or health and safety problems critical in nature, contact the Henderson Police Dept and file a complaint. A follow up report must be in writing to the Board and names will be held in confidence.

Be considerate of your neighbor. Damage and vandalism costs all owners higher assessments and tenants in higher rent. Help keep Hearthstone a nice place to live.

**QUESTIONS OR INQUIRES CAN BE DIRECTED TO THE BOARD OF DIRECTORS AT THE  
FOLLOWING ADDRESS AND PHONE NUMBER –**

**ASSURED REAL ESTATE  
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