

Hearthstone Condominium Homeowners Association
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The following Rules and Regulations have been adopted by the Board of Directors of Hearthstone Homeowners Association on Dec 10, 2006. 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 affect 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, building, exterior or interior walls and/or any other common area or any improvements within the complex. (CCR&R's Sect. 12.11)

Passage is not allowed in the common areas where flowers & shrubs or roof areas are located.

No littering allowed. Items left in the common area will be removed at the homeowner's expense. (CC&R's Sect 12.03 – Henderson Mun. Code 5.04.020)

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

Curfew is set at 10pm-7am. (CC&R's Sect. 4.06f – Henderson Mun. Code 8.40.010)

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

Satellite dishes and/or antanettes must be placed on the roof only and MUST not be able to be seen from the common area. Cords MUST be placed so as to not detract from the appearance of the complex.

II. Vehicles and Parking Lots

All vehicles parking in the lot MUST display current registered and be insured (the board reserve the right to request a copy of such registration and insurance.) (NRS 482.205 and NRS 485.185)

Each unit has 1 covered park space deeded to their unit. Extra, uncovered spaces can be used by another vehicle registered to a unit but **ONLY** 1 other space. More than two cars per unit parking in the complex is prohibited. Parking is for residents and visitors should be asked to use the street for parking.

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 1st tag with the same problem or is moved to another part of the complex – said vehicle will be towed immediately without a 2nd tag.

No motor homes, camper, trailer or boat or any vehicles which does not fit under the carports are allowed in the complex CC&R's Sect 12.01 and 12.10

No vehicle repairs (except minor maintenance) and no repairs where fluids drip from the vehicle are allowed CC&R's Sect. 12.10

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

Nothing may not be stored in the covered parking spots or parking lot.

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. (CC&R's Sect. 12.07)

No hanging of items from balconies or patio walls. (CC&R's Sect. 12.06)

No clothes, sheets, blankets, towels, rugs, tarps, bikes, toys, tools or laundry of any kind shall be hung out or exposed on any unit or in the common area. (CC&R's Sect. 12.07)

Barbecuing is allowed on 10 (ten) feet from any building, balcony, opening or overhang. (Henderson Mun. Code 1102.6)

Nothing is to be left in the common areas, walkways, front entries or in stairways. (CC&R's 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.

Professional, commercial and industrial operations in any unit is prohibited. Each living unit is to be used for residential purposes, one family only and not for transient or less than 6 month leases. (CC&R's 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. Exception would be temporary storage of wood for fireplace during the winter months only. (CC&R's Sect. 12.03)

Windows and window coverings shall be neat in appearance. Drapes and mini 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 above the City of Henderson noise ordinance. (Henderson Mun. Code 8.84.030)

No firecrackers or fireworks permitted within the complex. (NRS 473.090)

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

IV Pets (Pets are defined as dogs and cats)

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 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 pets **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 & 7.04.150)

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.

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 on the premises 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 the City of Henderson Animal Control at 564-2033 and then followed up with a letter to the Board for corrective action (CC&R's Sect. 6.04)

V Architectural Control

No changes or additions to the exterior are permitted without prior written permission from the Board. Any addition made without prior approval will be removed at the cost to the owner. Any damage done to the common area by these additions are the responsibility of the unit owner to repair. (CC&R's Sect. 6.04)

Repair of interior damage and deductible if an insurance claim is made, is the owner's responsibility.

VI Fines & Assessment Collection Policy

Following is the fine schedule for the above violation:

- 1st Violation – Courtesy letter
- 2nd Violation – Fine letter with hearing
- 3rd Violation – Continue fine

Health and Safety fines are assessed at the time of the violation and are not subject to a warning first. Unpaid Health and Safety fines are collectable via the lien and foreclosure process as described by law.

The annual assessment (which is paid monthly) is due by the 15th of the month with a \$10 late fee + 15% interest with the full assessment due once 45 days delinquent.

Returned checks are charged a \$55.00 fee.

After 45 days delinquent – a lien notices will be processed for \$55.00.

All payments received will first be applied to charges, fines, late fees and then the balance toward the assessment. (CC&R's Sect. 5.11)

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 rented, then the name, phone number and a signed statement from their tenant they have read, understand and will abide by the governing documents of the association must be submitted. This will be accomplished by a Registration form. This registration form 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. A fine of \$25.00 will be assessed for each month said registration form is not completed and returned to the mgmt company after the 1st request.

In case of excessive noise or health and safety problems critical in nature, contact the Henderson Police Department & 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 ABOVE ADDRESS AND PHONE NUMBER.