

Mill Creek Estates Homeowners Association

∞ RULES, REGULATIONS ∞

The Mill Creek Estates Rules and Regulations are an extension of the CC&Rs and, as such, apply to all persons within the development. Each owner is responsible for the actions of their invitees, guests, and tenants to ensure that rules are complied with at all times.

These Rules and Regulations were adopted by the Board of Directors on:

The 20th day of May, 2010

- 1) **COMMERCIAL USE:** No part of a lot, residence or outbuilding shall be used or caused to be used in any way for any business, commercial, manufacturing, mercantile, storing, vending or any non-residential purpose.
- 2) **SIGNAGE:** No signs of any kind shall be displayed with the exception of one For Sale or one For Rent professionally made sign no larger than 30 inches by 30 inches posted in front of the unit only until rented or sold. Political signs may be displayed if the political sign is professionally made and not larger than 24 inches by 36 inches, and are within such physical portion of the common-interest community as that owner or occupant has a right to occupy and use exclusively.
- 3) **UNSIGHTLY ITEMS, GARBAGE REMOVAL:** No unsightly article shall be on any homesite which is visible from neighboring properties or private or public roadways. This is to include, debris, refuse, newspapers, unsightly or abandoned vehicles, oil stains on the driveway, noxious material, discarded personal effects, construction materials not for immediate use, garbage, compost material or similar matter.

Each owner shall maintain his lot in a neat, orderly and well-groomed manner, and he shall subscribe to a regularly scheduled commercial garbage collection service. Trash receptacles must be brought away from streets and kept behind front fences within 24 hours of trash collection day.
- 4) **NUISANCE:** No noxious, offensive or disturbing activity of any kind shall be permitted within any structure or upon any lot within the development which may be or become an annoyance to the neighborhood or which shall in any way interfere with the quiet enjoyment by each owner of his respective lot and residence, or which shall in any way increase the rate of the association's liability insurance. This section includes, but is not limited to, the discharge of firearms or fireworks, unmuffled motor vehicles, barking dogs, loudspeakers or any other source of noise.
- 5) **FIRE PREVENTION:** Owners are required to keep back yards free of combustible materials such as weeds and debris.

6) **EXTERIOR:** Any painting or alterations of the exterior of any residence or structure (including fences) will require approval by the Architectural Control Committee. Prior to painting homes or trim on homes, color samples must be submitted to the ACC or to the Board of Directors in the absence of such a committee. **NOTE: THIS MAY CONSTITUTE AN ONGOING FINE IF PAINTING OR STAINING IS DONE WITHOUT PRIOR APPROVAL AND THE COLOR SELECTION WOULD HAVE BEEN REJECTED BY THE BOARD AND/OR COMMITTEE. REFER TO APPLICABLE PROVISIONS IN THE MILL CREEK ESTATES CC&RS, PAGE 7, UNDER ARCHITECTURAL REVIEW.**

7). **FENCES:** The association is responsible for staining fencing which faces the common areas in a color prescribed by the association but is not responsible for any other maintenance or repairs to those or any other fencing within the development.

Fencing between individual homes facing exclusive use areas shall be maintained by individual property owners. Fencing shall not approach a state of structural or aesthetic deterioration.

8) **ANTENNAS, TRANSMITTERS, RECEIVERS & SATELLITE DISHES.** No radio transmitting and receiving antennas for short wave or ham radio installations shall be installed. Satellite dishes must be installed in the least obtrusive location but which will also allow for maximum reception.

9) **LIGHTING:** All outdoor lighting shall be subdued and shielded in such a way as to prevent illumination of and glare to adjacent or nearby properties.

10) **ANIMALS:** No animals or livestock other than a reasonable number of usual household pets, such as dogs and cats, shall be bred or kept upon any lot or residence. Notwithstanding the foregoing, no animals or fowl may be kept upon the property which result in annoyance or are obnoxious or dangerous to residents. Dogs must be on a leash while in the common area.

11) **ANIMAL WASTE:** Owners are required to "pick up" after their animals while in the common areas and to keep their front and back yards free of animal waste.

12) **LANDSCAPING:** All **landscaped areas** outside the fences facing the streets belong to the association. Only one tree is permitted in each front yard. Owners are prohibited from planting additional trees or shrubbery without prior written approval of the executive board. The board reserves the right to either remove such plantings without notice or to impose a fine if not removed by the property owner.

13) **IRRIGATION SYSTEM:** Residents must give landscape maintenance personnel reasonable access to garages and backyards, if needed, for timer and valve adjustments, repairs, and for seasonal turn on and shut off.

Owners must notify a board member or the community manager, as quickly as possible, in the event any component of the irrigation system in the front of individual homes is broken or malfunctions. Any owner, tenant, or invitee who, for any reason, causes damage to the irrigation system will be liable for repair costs in addition to a fine.

14) **VEHICLES:** No automobile or other motorized vehicle or equipment may be dismantled, rebuilt, repaired, serviced or repainted at a residence unless performed within an enclosed garage. Additionally, inoperative vehicles may not be parked in the streets, driveways, or visitor parking areas. Inoperative vehicles shall include vehicles which cannot be legally driven on Nevada roads. The foregoing restriction shall not be deemed to prevent temporary parking for loading or unloading or for washing and polishing vehicles.

15) **RECREATIONAL VEHICLES:** Recreational vehicles may be parked on streets a maximum of 72 hours for loading & unloading.

16) **VEHICLE FLUID LEAKAGE:** Vehicles that leak oil, transmission or power steering fluid may not at any time be parked on the streets or visitor parking areas. Leakage of any of these fluids on sidewalks or driveways must be cleaned and removed immediately.

17) **VISITOR PARKING AREAS:** Visitor parking areas are reserved for guests and are not to be used for parking by Mill Creek residents.

18) **STREET PARKING:** Garages and driveways should be used for resident parking. At no time may vehicles be parked in a manner which creates a safety hazard, impedes traffic, including ingress and egress of residents or rescue vehicles. It is preferred that vehicles not be parked on streets, however, a maximum of one vehicle per household is allowed to be parked on the street at one time.

19) **OBSTRUCTION OF STREETS & SIDEWALKS.** As the streets and sidewalks are privately owned by the association, no skateboard ramp, portable basketball stand, or other structure or object which impedes or blocks foot or automobile traffic may be placed or erected in these areas.

20) **BICYCLES, SKATEBOARDS, ETC.** Motorized or non-motorized modes of transportation such as bicycles, skateboards or scooters may not be left on sidewalks or in the streets or ridden in a way which poses a danger to motorists or pedestrians.

PROCEDURE FOR FILING COMPLAINTS - Owners and/or residents who witness any violation of the CC&Rs or these Rules & Regulations should report the violation to the Management Company in a signed written statement.

Notification should detail the facts of the situation and the CC&R or Rule that is being violated. Anonymity of persons filing a complaint shall be strictly maintained.

ENFORCEMENT OF RULES - The Association Members, Board of Directors, Association Manager, and all Committees of the Association shall vigorously enforce all Mill Creek Estates' Rules & Regulations and all rules set forth in the Governing Documents.

Enforcement shall be as follows:

The Association Manager or members of the Board of Directors will do a periodic inspection of the community and record violations.

1. A **Courtesy Letter** will be sent to any Owner found to be in violation of the governing documents with details of the violation.
2. A **First Violation Notice** will be sent to the Owner if the violation is not resolved with the date on which the violation must be cured and will include possible fines and/or sanctions.
3. A **Second Notice of Violation & Hearing Date** will be sent to the Owner if the violation remains unresolved with notice of the date, time and location of a hearing. The scheduled hearing will be held whether or not the Owner elects to attend.

At a hearing, after an opportunity for the Owner to plead his case, the Owner will be dismissed and the Board, behind closed doors, will determine if the violation is found to be with or without merit. The Owner will be notified of the Board's determination by letter. NRS 116.31031

PENALTIES/FINES: Penalties for violation of any provision in the Declaration or these Rules and Regulations, to be imposed by the Board are as follows: In accordance with state law (NRS 116. 31031) the maximum fine for a violations is \$100 and if deemed a continuing violation fines may accumulate to a maximum of \$1000. This fine policy has been adopted and implemented to protect property values and maintain a pleasant living environment.

Unpaid fines are collectible in the same manner as unpaid monthly assessments and may result in a lien on an Owner's unit.

AMENDMENT PROCEDURES: These Rules & Regulations may be amended, repealed, and adopted from time to time by the Board of Directors. NRS 116.3102 #1a and NRS 116.3102, #1t.

EFFECTIVE DATE: Rules & Regulations and any amendments shall become effective 30 days after publication to all homeowners.

This document was duly adopted at the Board of Directors meeting on:

May 20, 2010