

THE VISTAS HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
Adopted January, 24 2002
Revised January 24, 2008, April 28, 2011 & January 23, 2014

These Rules and Regulations are adopted for the benefit of the owners of The Vistas Homeowners Association. They are intended as an addendum to the CC&Rs and to contribute to preserving the clean, attractive, natural environment and assuring the peaceful enjoyment of the association. They are intended to maintain, protect and enhance the value of the owner's property and are not designed to unduly interfere, restrict or burden the use of the property.

All residents of The Vistas Homeowners Association, owners, tenants, guests, lessees and visitors are required to abide by these Rules and Regulations. Owners are responsible for all acts of their tenants, guests, lessees and visitors; and any penalties authorized hereunder may be assessed against the responsible owner.

1. **PARKING.** No travel trailer, motor home (R.V.), utility trailers (including, but not limited to, motorcycle trailers, snowmobile trailers, car trailers, boat trailers, flatbed trailers), or boat trailer shall be parked on any street or garage approach area for more than twenty-four (24) consecutive hours nor for more than five (5) days in a thirty (30) day consecutive period unless kept within a fully enclosed roofed garage or behind six foot (6') side yard fence on garage side only. The intent of this paragraph is to allow only for loading and unloading such vehicles within the development unless kept in a garage or behind the side yard fence as aforesaid. *(CC&Rs Section III M-effective 07/01/02)*

2. **MAINTENANCE OF LOTS.** All lots and parcels, whether vacant or improved, occupied or unoccupied, any improvements placed thereon shall at all times be maintained in such a manner as to prevent their becoming unsightly, unsanitary or a hazard to health. The Board is deciding factor as to the interpretation of this rule. If lot is not maintained, the Association shall give 30-day notice to rectify, if not cured the Association will rectify the problem on the lot at the owner's sole expense. It is incumbent upon all property owners to maintain their lots and yards in a neat, orderly and well groomed manner whether said lots are vacant or improved. *(CC&Rs Section III D and G)*

Evaporative/swamp coolers and air conditioning units shall not be permanently installed without express permission of the association on any lot unless screened from public view. Evaporative/swamp coolers and window air conditioning units, if installed in a window, are considered a temporary use of the unit. These temporary units are only permitted to be in a window from April 15th to October 15th of each year. Only two evaporative/swamp cooler or window air conditioning units are allowed on each lot. *(Revised 1/24/08, 1/23/14)*

3. **FENCES.** No fence shall extend from the front of the dwelling to the street. There shall be no fences or walls over six (6') feet in height. All fences shall be approved by the Association before installation. *(CC&Rs Section III F)*

Alternative fencing policy allows fences to be of:

- Redwood or Cedar sealed with clear coating
- Trex,
- Composite Redwood *(Resolution 4/26/07)*

Approved fencing Stains for The Vistas shall be transparent and of natural wood tones. No solid or semi-transparent stains are acceptable. *(Resolution 7/26/07)*

All fencing materials, location and design specifications shall be subject to review and approval by the Architectural Review Board in the same manner as any other improvement being constructed within The Vistas. *(Resolution April 26, 2007 amended July 26, 2007)*

4. **NUISANCES.** No noxious or offensive activities shall be permitted on any lot or parcel within the community. No refuse, unsightly or abandoned vehicles, debris, noxious material, disregarded personal effects, construction material, compost materials or similar matter shall be permitted on any lot. Any vehicle not in running condition and left unattended for more than twenty-four (24) hours will be towed from the Common Area at the expense of the registered owner. *(CC&Rs Section III G)*
5. **SIGNS.** Other than during construction of a house, no sign, billboards or advertising structures of any kind may be displayed. One sign, identifying or advertising a home for sale, is permitted, provided it is single sided, tan in color with black or green lettering, with a maximum area of 800 square inches and the longest dimension not greater than 36 inches. The sign is to be placed on its own post no higher than 42 inches from prevailing ground plain. ...Unapproved signs will be picked up and held for 14 days in the association office to be claimed by owner, after 14 days the signs will be disposed of. *(CC&Rs Section III H)*
6. **ANIMALS.** No animals shall be kept or maintained on any lot except the usual household pets and not kept for commercial purposes (breeding) and shall be confined as to not become a nuisance. There shall be no more than four household pets per household. Any animal not on a leash or leaving waste on common area shall be subject to a fine. *(CC&Rs Section III I)*
7. **CONCEALMENT OF TRASH RECEPTACLES.** There shall be no exterior burning of trash, garbage or other likewise refuse. All garbage cans must be kept behind a fenced enclosure, so as to not be visible from any street, lake, lot, parcel or common area and brought out no more than 24 hours before garbage pickup and brought in no more than 12 hours after garbage pickup. *(CC&Rs Section III J & K)*

Abandoned or inoperable vehicles that pose a health/safety risk associated with leaking fluids and chemicals. Inoperable vehicles visible on any lot or parcel are defined as those which the engine, wheels or other parts that have been removed, altered, damaged or allowed to deteriorate so that the vehicle cannot be moved, driven or licensed by the State of Nevada. This also includes but not limited to, missing tires, vehicle on blocks, front windshield missing, no engine, and steering wheel missing or disassembled in any manner. (*Resolution October 25, 2007*)

8. **ANTENNAS.** Television antennas, satellite dishes, etc. will not be installed on any lot or parcel without express permission of the Association. Satellite dish shall not be installed without express permission of the association on any lot unless screened from public view. Express written permission from the Architectural Control Committee is required for a homeowner to have more than one satellite dish on their lot. Satellite dishes not in use must be removed. (*CC&Rs Section III L)(Revised 01/23/14*)
9. **COMMERCIAL ENTERPRISE.** Nothing herein shall prohibit commercial usage on any lot if such commercial usage is duly permitted by all applicable governmental and other authorities. (*CC&Rs Section III S - Amended May 24, 1990*)
10. **TEMPORARY STRUCTURES.** No temporary structure of any form or type shall be permitted on any lot or parcels except during construction. (*CC&Rs Section III T*)
11. **PEACEFUL ENJOYMENT.** No use of any lot or structure within the development shall annoy or adversely affect the use, value, occupation and enjoyment of adjoining property or the general neighborhood. (*CC&Rs Section III U*)
12. **LANDSCAPING.** Within eight (8) months of completion of the dwelling unit, each lot or parcel shall be completely landscaped in the front yard consistent with the approved landscape plans. (*CC&Rs Section III X*)

Artificial Turf – Installation of artificial turf on any lot shall be by a licensed professional and must be approved by the Architectural Control Committee prior to installation unless approval is received from the Architectural Control Committee to install it without a licensed professional. If installing without a licensed professional the artificial turf must be installed according to the manufacturer’s installation instructions. A sample of artificial turf and the installation guidelines must be submitted to the Architectural Control Committee before approval will be granted. Artificial turf must be maintained and/or replaced so it does not become unsightly.

13. **CLOTHESLINES.** No clotheslines are allowed which are visible from any street, common area or other lot. (*CC&Rs Section III W*)
14. **WALLS, TRIMS, DOORS AND WINDOW COVERINGS.** All paint colors must be approved in writing before commencement of paint of exterior surfaces. All draperies and window coverings should also be of materials and colors which harmonize with the surroundings and should be chosen with consideration to neighbors and neighboring

views. All aluminum windows, door frames solar panels and skylights must be bronzed anodized. Steel window and doorframes must be painted to match or blend with surrounding materials. *(CC&Rs Section III BB)*

Walls, Trims, Doors and Window Coverings material guideline amended to include:

- Vinyl
- Fiberglass
- Aluminum-glazed
- Wood

All exterior walls, trims, window materials and colors, and design specifications shall be subject to review and approval by the Architectural Control Committee Board in the same manner as any other improvement being constructed within The Vistas. *(Resolution July 24, 2008)*

Garage door windows shall be clear, frosted or translucent; opaque, tinted or colored materials shall be subject to review and approval by the Association. *(Resolution January 27, 2011)*

15. **COMPLAINTS.** Complaints of violations of these Rules and Regulations should be made in writing to The Vistas Homeowners Association. Complaints will not be taken over the telephone and only those received in writing will be given attention. The association cannot follow-up on anonymous complaints. If the complaining owner is not satisfied with the results of such complaint, he or she should forward a copy of the written complaint to the Board of Directors for further action. If the Board feels the complaint is justified, it will take whatever action it deems necessary.
16. **FINES.** Violation of these Rules will result in procedures as directed by The Vistas Homeowners Fine and Penalty Policy.
17. **APPEAL PROCESS.** Owners who wish to appeal a fine may do so by providing written notice of their intent to appeal to the Board or Committee. Said notice of appeal shall be filed within thirty (30) days following receipt of notice of the Board or Committees determination to fine. The appeal shall be presented to the Board at the next regularly scheduled meeting of the Executive Board.