

**LAUGHLIN BAY VILLAGE
HOMEOWNERS ASSOCIATION**

**RULES
AND
REGULATIONS**

January 28, 2017

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COMMON AREA

- A. Ball games are prohibited anywhere within the complex.
- B. Riding bicycles, skateboards big wheels, wagons, roller/blade skates or similar devices are not permitted within the complex, except for a cyclist operating a bicycle between a unit or garage and the main gate for ingress or egress.
- C. Climbing over block walls, fences and gates is prohibited.
- D. Owners and tenants are responsible for any and all damage to the common area by their family, guests, or pets.
- E. Gate/pool keys are not to be loaned to anyone who is not an occupant or guest of a unit's owner.
- F. The posted speed limit within the complex is 10 miles per hour. Careless or reckless driving is not permitted.
- G. Use of firearms, BB guns, pellet guns, paint guns, bow and arrows, fireworks, firecrackers or any other explosive and incendiary devices is strictly forbidden in accordance with Nevada State law.
- H. Bicycles, wagons, riding toys and other similar items are to be stored inside your unit or garage and not left in any common area.
- I. Noise or language generated during the use of any common area must be controlled so as NOT to interfere with the quiet enjoyment of or become offensive to residents in adjoining living units or in the same vicinity of the common area. Conduct, including but not limited to the following actions, will be considered interference with the right to peaceful, quiet enjoyment.
 - Loud, profane, indecent, abusive, or offensive language, harassment or physical abuse of any person by another, or actions that compromise the safety of the other residents in any of the common areas.
 - Loud radios, televisions, stereos, musical instruments, party activities, vehicles and other noise producing sources at levels that are deemed to be a nuisance by the Board of Directors.

Notes:

- (1) Complaints may be reported by residents to the Police by dialing 311 and identifying yourself as a Laughlin resident.
- (2) Reference LBV CC&R Article II, 2.2 for a description of “Common Areas.” Also see CC&Rs Article IV, “Use Restrictions.”

Roofs

Only qualified (licensed) maintenance personnel are permitted on roofs. Contact the Association Manager whenever licensed personnel, such as satellite contractors, are scheduled to gain access to roofs. Any unauthorized person observed on any roof within the complex will be assessed a fine, plus the cost of any repairs resulting from this action.

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Gates

Any damage or other adverse action to the Association's gates, motorized or otherwise, will result in an automatic \$500.00 fine **plus the cost of all repairs** per LBV CC&R Article IV, 4.4. This includes, but is not limited to, unauthorized hanging of anything on gates or by a person forcing a gate open or closed.

Signage

Residents may display political signs on their units in accordance with NRS 116.325. Such signs are prohibited in the common areas.

Destruction of Property (Vandalism)

Residents caught damaging, defacing or stealing any Association property will be assessed a \$100.00 fine, **plus the cost of replacement or repair of each item.** Reference LBV CC&R Article IV, 4.4.

UNITS

- A. Each unit shall be used as a private single-family dwelling, and cannot be used for any other purpose. For example, no trade, business profession or other types of commercial activity may be conducted from the unit. Reference LBV CC&R Article IV, 4.1.
- B. In the event any owner leases his condominium unit, he shall submit a copy of the tenant rental application and lease agreement to the Board of Directors or the Association Manager. Reference LBV CC&R Article IV, 4.15.
- C. **Nothing is to be placed on, suspended from or attached to the balconies, decks, railings, or patios.** Reference LBV By-Laws VIII, 8.7.b.
- D. Decorations suspended from, but not attached to, balconies, decks or patios are permitted during the period beginning on **Thanksgiving weekend** until **January 10th of the new year.**
- E. Balconies, decks, patios and entrance ways are to be kept neat and clean at all times. These areas are not to be used as storage areas. Only outdoor furniture is to be used on balconies, patios and decks.
- F. Foil, newspaper, sheets, card board and other similar items are not permitted to cover windows and patio sliding doors. Reference LBV CC&R Article IV, 4.14.
- G. Homeowners can purchase, at their expense, window screens, solar screens and storm doors. Architectural approval is needed prior to installation by completing the *Architectural Form* found on LBV's Web site. The Association Manager must be informed when installation is completed so that moldings can be painted, if needed. Reference LBV Resolution 2001-9.
- H. Open flame barbecues (propane, charcoal or wood) are NOT permitted on balconies, decks or patios per Nevada Fire Code. Electric barbecues are permitted.
- I. No watering of grass or plants in common areas is permitted.

POOL AREAS

- A. The Association does not provide lifeguards in the pool areas. Swim at your own risk. Solo bathing is not recommended.
- B. Pool and spa hours are from 8:00 a.m. to 10:00 p.m.
- C. Appropriate swimwear must be worn while in the pools and spas. Skinny dipping is prohibited. Street clothes or other types of non-swimwear are not permitted in pools or spas per Nevada Administration Code (NAC) 444.280. No one is permitted in pools/spas who is not a resident, owner, or guest.
- D. Observe all posted pool/spa/barbecue rules within pool/spa/barbecue area.
- E. No rowdiness, loud noise or interference with other leisure swimmers is permitted. No large rafts, pop-up tents, umbrellas, bicycles, skateboards, or similar toys are permitted in pool/spa areas.
- F. Individuals under 14 years of age are not permitted in or around pool/spa areas unless supervised by an individual 18 years or older. No individuals under the age of 12 are permitted in the heated spa unless accompanied by an adult. The maximum recommended time for such individuals to use the spa is 10 minutes. Reference NAC 444.526.
- G. Diving from the pool deck or surrounding structures is strictly prohibited.
- H. No glass containers are permitted in the pool area. No shampoo, bubble bath, or other soaps and detergents are permitted in the pools or spas. Suntan lotion must be rinsed off before entering the pool or spa.
- I. No pets are permitted in the pool area per NAC 444.280 and Board of Health, Public Bathing Places Reg. Art. 39.

TOWING, VEHICLES, PARKING AND GARAGES

Towing of Vehicles

The Board or Association Manager may direct that any vehicle in the complex in violation of any provision of the CC&Rs, these Rules and Regulations or any other applicable governing document of the Association may be towed in accordance with the law, subject to the following:

- Prior to exercising the right to tow the vehicle the Association, or the Association Manager, shall post written notice on the violating vehicle forty-eight (48) hours prior to having it towed.
- The Notice shall state that the vehicle is in violation of the Association's parking regulations, the description of the violation, the date and time the violation is posted, the vehicle's license plate number, and the person documenting the violation. If the vehicle is not removed from the street and if it does not remain otherwise compliant with all parking regulations prior to the expiration of the

forty-eight hour notice, the vehicle may be towed.

- **ANY VEHICLE THAT IS BLOCKING A FIRE HYDRANT, DESIGNATED RED ZONE, FIRE LANE, OR POSES AN IMMINENT THREAT OF CAUSING A SUBSTANTIAL ADVERSE EFFECT ON THE HEALTH, SAFETY OR WELFARE OF OWNERS OR TENANTS, MAY BE IMMEDIATELY TOWED WITHOUT ANY NOTICE AND THE VEHICLE'S OWNER SHALL BE RESPONSIBLE FOR ALL EXPENSES INCURRED IN THE TOWING AND RETRIEVAL OF THE VEHICLE.**
- The forty-eight hour notice applies from the time the notice is posted on the vehicle. Should any vehicle receiving such a notice violate the same parking rule or regulation for which the notice was given within 30 days of that notice, no further notice will be necessary and the Association may remove such vehicle.
- The vehicle owner shall be responsible for all expenses incurred in the towing and retrieving of the vehicle.
- The right of the Association to have a violating vehicle towed shall not require any notices other than the forty-eight hour posting as described prior to the removal of the vehicle.

Vehicles

- A. Washing any vehicle with a hose is prohibited.
- B. All vehicles must be registered with LBV's management company and display a parking permit. No more than two parking permit stickers will be issued to any unit. When two parking permit stickers are issued, **ONE CAR MUST** be parked in the unit's garage and the other car is permitted to be parked in an available parking space. Reference LBV CC&R Article III, 3.1.d.
- C. All vehicles parked, including RV's, boats and trailers must be "street legal," have appropriate current vehicle registrations and a LBVHOA registration sticker/placard visibly attached to the vehicle. (Car stickers must be visible. Boat and trailer stickers must be visible when parked.) Vehicles must be in running order with tires inflated and no fluid leaks. **Vehicles not in compliance will be towed off the complex.** Owners of said vehicle will be responsible for towing of the vehicle and storage fees, etc. if not in compliance within 48 hours of the placement of a notification on the vehicle.
- D. Any guests staying longer than **72 hours (3 days) must register their vehicle with the Association's Manager and obtain a guest parking pass.**
- E. **Occupying (living in) vehicles, motor homes or travel-trailers within the complex is prohibited per Clark County Ordinance. RV's are not permitted to connect to power or water in the common area.**

Parking

- A. Parking at red curbs (fire lanes) is prohibited and subject to immediate towing at owner's expense.
- B. RV's, travel trailers, or fixed axles vehicles of any kind, must be parked only in designated RV parking spaces along the East and West wall of the complex. RV's, travel trailers, and/or fixed axle vehicles exceeding **twenty-six (26) feet in overall length** are not permitted to park in the

complex.

- C. **Trailer hitch stanchions must have a pavement protection plate to prevent damage to pavement. The area of the protection plate must be sufficient so as not to deform the pavement. All costs of repair or replacement of any pavement damage will be assessed to vehicle owner.**

Reference LBV By-Laws Article VIII, 8.7.c.

Garages

- A. All garage doors must remain tightly closed except when entering or leaving the garage, or in use.
- B. Any building, repair work, or restoration of vehicles, boats, or trailers must be done inside garages.

Reference LBV CC&R Article IV, 4.11.

BARBECUE AREAS

- A. The entire barbecue and surrounding area must be cleaned after each use.
- B. Barbecues must be attended when gas is lit. The gas and lights must be turned off after using the barbecues.

PETS

- A. Each owner is permitted to have one (1) common household pet. Pets must not weigh more than 35 pounds per CC&R Article IV, 4.6. Each resident must register their pet with the Association Manager. All pets must have a current license in accordance with local laws and ordinances. A photo of the pet must be on file with the Association Manager. An updated photograph shall be provided to the Association Manager every year.
- B. Pets must be on a leash at all times. Pet feces are to be picked up immediately per Clark County Ordinance 10.36.020.
- C. Pets are not permitted in barbecue, spa or pool areas per NAC 444.280.
- D. Pets shall not be tied to any portion of the common area, such as trees, stakes, sign posts, or exterior structures.
- E. Excessive barking, or excessive noise by household pets is not allowed.
- F. Pet owners are responsible for the actions of their pets. Any damage caused by pets may result in a special assessment to the pet owner to recover restoration expenses incurred by the Association to correct the damage.

FEEDING OF ANIMALS

Feeding of wild animals, such as road runners, pigeons, rabbits, feral cats and birds (except hummingbirds) **is not permitted** per Nevada Department of Wildlife. Hummingbird feeders are permitted, but cannot be attached or suspended from any building structure.

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LARGE ITEMS AND HAZARDOUS MATERIAL DISPOSAL

No large items, auto parts, hazardous materials, oils, chemicals or other items are permitted in dumpsters or inside the dumpster area. Anyone leaving furniture, mattresses, or any other item that the Association's service will not remove in a dumpster or in any other common area, will be assessed a fine of \$75.00 plus the cost of removal and lawful disposal of said item(s).

ARCHITECTURAL MODIFICATIONS

Owners must apply to the Association for permission to install satellite dishes and any window or door coverings on their unit, such as solar screens or door screens, by completing the *Architectural Form* found on LBV's Web site. The Association will review such applications. In the event that the Association approves such an application, the owner will be responsible for any and all damage to common areas that may result from these installations. Reference LBV CC&R Article IX and Satellite Dish Policy found on LBV's Web site.

CERTIFICATION AND APPROVAL

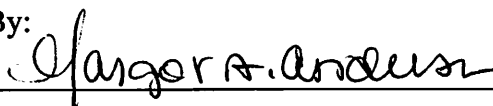
In order to ensure that Laughlin Bay Village (LBV) remains a pleasant place of enjoyment and residence for all of its owners, the Association has enacted these Rules and Regulations. These Rules and Regulations are in addition to LBV's Covenants, Conditions and Restrictions (CC&Rs) and By-Laws, as well as all local, state and federal laws. Any conflict between these Rules and Regulations, CC&Rs or laws, will be governed by the CC&Rs and applicable laws. These Rules have been adopted by the Board of Directors in accordance with their authority granted by the Bylaws and CC&Rs.

Anyone observing abuse of these Rules and Regulations is requested to report it in writing to the Association Manager by completing a *Member Concern Form*, found on LBV's Web site.

These rules and regulations were revised by the Rules and Regulations Committee and approved by the Board of Directors on **January 28, 2017** and mailed to all homeowners and posted on the Laughlin Bay Village Web site. They will become effective on **February 28, 2017** and will be enforced thereafter.

The undersigned hereby certify that these Rules and Regulations have been adopted and approved in accordance with NRS 116 and the Association's governing documents.

Signed By:  PRESIDENT 1/30/2017

Attested By:  SECRETARY 1/30/2017