

# Claridge Pointe Homeowners Association

## 2015 Revised Rules and Regulations

The referenced provisions from the CC&Rs are not the exclusive provisions that give rise to the Rule. All of the Governing Documents support and form the basis for the Rules and Regulations.

### **Rule 1: Owner's Responsibility**

#### **Rule 1.1: Individuals covered**

*Basis: NRS 116.31031; Governing Documents; CC&R Articles I, II, IV, V, VII*

*It is the responsibility of individual homeowners to see that all tenants, guests, and or persons inhabiting their home or who are visiting their home within Claridge Pointe on the Greens are in compliance with the Articles of Incorporation, By-Laws, CC&Rs, and Rules and Regulations which govern this Association.*

The Rules set forth below apply to owners, residents, guests and tenants of all Claridge Pointe on the Greens homes. Each homeowner shall be responsible for all of the actions of those, renters, occupants, and any or all guests who come to his or her home, except as provided in NRS 116.31031. It is the responsibility of each homeowner to make certain that the lessees and/or renters receive a copy of these Rules. **Failure to provide a tenant with a copy of the Rules is subject to a \$50.00 fine.**

#### **Rule 1.2 Homeowner Liability and Restitution**

*Basis: CC&R Articles 1.3, 1.12, 1.25, 2.1, 2.2, 4.2, 5.1.1, 5.1.6, 7.2 & 7.4*

Homeowners shall be liable for any damage to a building, landscaping or Common Area by direct actions or failure to control their guests, tenants, household members, occupants or pets and the Owner shall be liable to pay all restitution, including attorney's fees and costs.

#### **Rule 1.3 Real Property**

*Basis: CC&R Articles 1.1 & 1.7, 2005 CC&R Revision*

The 2005 CC&Rs require that all homes be converted to real property and shall not be personal property.

It is the owner's responsibility to convert their home to real property. There shall be no housing units that are not converted to real property allowed anywhere within the Claridge Pointe Subdivision. **A \$100.00 fine for each offense may be assessed for each violation.**

### **Rule 2: Streets and Parking**

#### **Rule 2.1: Street Use**

*Basis: CC&R Article 1.0, 1.3, 1.6, 5.1, 5.2.1, & 5.2.3*

All of the streets within Claridge Pointe are private streets subject to the exclusive control of the Board.

**Rule 2.2: Street Parking Restrictions**

*Basis: City of Reno Municipal Code 6.30.470 and CC&R 1.0, 1.3, 1.6, 2.1, 5.2.1 & 5.2.3*

All streets within Claridge Pointe on the Greens are considered Fire Lanes by the City of Reno, Reno Municipal Code 6.30.470 which states, **“No person shall park any vehicle in a fire apparatus access road or otherwise obstruct such road or public or private property, provided the fire apparatus access roads shall be identified by signs which state "No Parking Fire Lane" and if curbing exists it shall be painted red, or otherwise designated as a fire lane.”** Signs are posted at North and South Claridge Pointe entrances.

NO PARKING is allowed anywhere except the driveway, if the vehicle fits completely within the driveway, or the garage. Parking in fire lanes is strictly prohibited. Fire lanes MUST be kept clear at all times. If a vehicle is too long to fit in the driveway, it is prohibited to be parked in the driveway and the vehicle must be parked in the garage. No motor vehicle of any kind, trailer of any kind or any other wheeled device shall be parked on any sidewalk, common area, lawn, xeriscape area or any area other than a driveway or a garage. **A \$100.00 fine may be assessed for this violation. If the violation is for parking in fire lanes, it shall constitute a health, safety, welfare violation.**

**Rule 2.3: Guest Parking**

*Basis: CC&R Article 1.0, 2.1 & 5.2.1 and original plot plan approved by City of Reno.*

*Guest parking areas are maintained by the Association. There currently are eight designated guest parking areas and they are located:*

- *[1] in between 140 Platinum Pointe Way and South Claridge Mailboxes.*
- *[1] in between 7660 Diamond Pointe Way & South Claridge Mailboxes.*
- *[2] in between 7591 Diamond Pointe Way & 7601 Diamond Pointe Way.*
- *[2] in between 7550 Diamond Pointe Way & 7540 Diamond Pointe Way.*
- *[1] in between 7750 & 7740 North Claridge Pointe Parkway.*
- *[1] in between 7825 North Claridge Pointe Parkway and Mailboxes.*

*Note: There are two additional parking spaces on the original plot plan depicted between 7670 South Claridge Pointe Parkway and 7680 South Claridge Pointe Parkway. However, these spaces do not exist and are NOT available for guest parking. However, in the future, the Association reserves the right to develop additional guest parking, as designated on the original plot plan. For a detailed description of guest parking, visit our website: [www.claridgepointe.com/parking.html](http://www.claridgepointe.com/parking.html).*

Guest parking is allowed in individual driveways and in designated guest parking areas only. Parking in the designated guest parking spaces is limited to 24 hours. Homeowners are not allowed to park in the guest parking areas. Parking is NOT allowed in front of mailboxes. The nominal movement of a vehicle shall not constitute compliance. **A \$50.00 fine may be assessed for this violation.**

**Rule 2.4: Street Speed Limit**

*Basis: CC&R 1.0, 1.3, 1.6, 5.2.1 & 5.2.3*

The speed limit on all streets shall be a maximum of 10 miles per hour. All posted signs must be obeyed. Speed bumps may be installed at the sole discretion of the Board. **A \$100.00 fine may be assessed for this violation. A violation of this Rule 2.4 may constitute a health, safety, welfare violation.**

**Rule 2.5: Authorized Vehicles**

*Basis: CC&R 1.0, 1.3, 1.6, 5.2.1 & 5.2.3*

Streets are not to be used by unlicensed or uninsured motor vehicles of ANY KIND. This includes but is not limited to motorcycles or any motor operated vehicles, or by anyone not licensed to operate a motor vehicle on a public street. Streets shall not be used as a playground area or for use of skates, skateboards, scooters, wagons, or any other people powered or motorized vehicles other than registered, licensed, and insured motor vehicles. This rule exists for the health and safety of all individuals. Therefore a violation of this rule shall constitute a health, safety, welfare violation. **A \$100.00 fine may be assessed for this violation.**

**Rule 2.6: Motorcycle, motorized bicycles, go-carts & mopeds**

*Basis: CC&R 1.0, 1.3, 1.6, 5.2.1 & 5.2.3*

No vehicle of any type or kind, including, but not limited to, motorcycles, motorized bicycles, go-carts or mopeds, that are not equipped with appropriate muffling device shall be operated upon any portion of the project. **A \$100.00 fine may be assessed for this violation.**

**Rule 2.7: Vehicle driving restrictions**

*Basis: CC&R 1.0, 1.3, 1.6, 5.2.1 & 5.2.3*

The movement and operation of any or all vehicles is limited to the paved roadways and respective parking areas of Claridge Pointe Homeowners Association property. No vehicles of any kind shall enter upon any portion of the landscaped areas, sidewalks or any other non-parked area. **A \$50.00 fine may be assessed for this violation, as well as any additional charges necessary to make repairs.**

**Rule 2.8: Vehicle maintenance**

*Basis: CC&R 1.0, 1.3, 1.6, 5.2.1 & 5.2.3*

No repairs to ANY vehicle shall be allowed to be made on Claridge Pointe property at any time, except repairs may be made to a vehicle inside a garage. **A \$50.00 fine may be assessed for this violation.**

**Rule 2.9: Vehicle storage**

*Basis: CC&R 1.0, 1.3, 1.6, 5.2.1 & 5.2.3*

No inoperable, unregistered, unlicensed, uninsured or aesthetically offensive vehicle of any kind or type shall be parked in or on any visible area within Claridge Pointe. Such vehicles may only be parked in the homeowner's garage. **A \$50.00 fine may be assessed for this violation.**

**Rule 2.10: Recreational Vehicles - Board Approval**

*Basis: CC&R 1.0, 1.3, 1.6, 5.2.1 & 5.2.3*

Parking of recreational vehicles or equipment, including but not limited to: trailers, campers, trailer coaches, buses, house cars, camp cars, motor homes or any similar type of equipment or vehicle, must comply with the CC&Rs, Article 1, Section 1.6. Parking and storage of trailers, boats, recreational vehicles, commercial vehicles, machinery or similar type vehicles whether they are operable or inoperable, must be completely concealed or screened from public view by an enclosure or other partition. This does not prohibit operable vehicles or trucks of up to one [1] ton in capacity, which are routinely in use, from being parked in private driveways, if such vehicle fully fits on the driveway. Prior written Board approval is required. **A \$50.00 fine may be assessed for this violation.**

**Rule 2.11: Recreational Vehicle and Trailer Loading/Unloading**

*Basis: CC&R 1.0, 1.3, 1.6, 5.2.1 & 5.2.3*

As provided in Rule 2.10, no trailers, including but not limited to: house-trailers, utility-trailers, boat-trailers, horse-trailers, or any other type of trailer, motor homes, boats or pickup trucks with camper shells above cab level are to be parked on any street within Claridge Pointe or in any driveway, except for the purposes of loading and unloading. Loading and unloading shall be limited to six (6) hours and in no event shall such activity be allowed if it blocks any movement on the streets. No overnight, temporary, or permanent occupancy within any motor home, recreational vehicle, camper or trailer shall be allowed on any portion of Claridge Pointe. **A \$50.00 Fine may be assessed for this violation.**

**Rule 3: Control of Pets**

**Rule 3.1: Leash your pets**

*Basis: Washoe County Animal Control and CC&R Articles 1.3 & 1.11*

Domestic pets are regulated by Washoe County Animal Ordinances. No pet shall be permitted off the pet owner's property unless secured by a leash or otherwise suitably controlled or restrained. This means that the pet does NOT pose a threat to any individual outside of the owner's property. **A \$100.00 fine may be assessed for this violation. A violation of this Rule 3.1 may constitute a health, safety, welfare violation.**

**Rule 3.2: Pet Waste Disposal**

*Basis: Washoe County Animal Control and CC&R Articles 1.3 & 1.11*

Any person owning or having control or custody of any pet shall not permit the animal to defecate upon the private property of another homeowner or the Common Area unless the person immediately removes the animal waste and properly disposes of the waste. However, this Rule 3.2 shall not authorize any such person to enter upon the private property of another without permission. No person shall walk a pet on private property of others without carrying at all times a suitable container or other suitable instrument for removal or disposal of animal waste. **A \$100.00 fine may be assessed for this violation. A violation of this Rule 3.2 may constitute a health, safety, welfare violation.**

**Rule 3.3: Pet Noise**

*Basis: Washoe County Animal Control and CC&R Articles 1.3 & 1.11*

No person shall keep or own any animal in Claridge Pointe which in any way causes annoyance to other homeowners or occupants within Claridge Pointe. **A \$50.00 fine may be assessed for this violation.**

**Rule 3.4: Liability for Damage done by pets**

*Basis: Washoe County Animal Control and CC&R Articles 1.3 & 1.11*

The owner of the unit where a pet resides shall be liable for all damages to any building, common area, landscaping, or other property, brought about by the activity of such pet. **A \$50.00 fine may be assessed for this violation.**

## **Rule 4: General**

### **Rule 4.1: Landscape**

*Basis: CC&R Articles 1.24 & 1.25*

It is the responsibility of individual homeowners to properly maintain and care for the front and side yard around their home. This means that if there is grass, it shall be kept **green** and **mowed**. No grass shall be allowed to die or to discolor, and the height of the grass during the mowing season shall not exceed 8 inches. Homeowners are responsible for removing ALL weeds from ANY area in front of or on the side of their home; this includes their driveway, walkway and sidewalks. For examples of appropriate landscaping and inappropriate landscaping, please visit our website. Any change to landscaping shall require an application submitted pursuant to Article III and no changes shall be allowed unless prior written approval is given. **A \$50.00 fine may be assessed for this violation.** [www.claridgepointe.com/xeriscapegroundcover.html](http://www.claridgepointe.com/xeriscapegroundcover.html).

### **Rule 4.2: Definition of Weeds**

*Basis: CC&R Articles 1.24 & 1.25*

Weeds will be defined as any vegetation which is not visibly contained within a formal flower bed. Since Claridge Pointe encourages xeriscaping, ground cover plants will be allowed between houses. Rule 4.4 defines “ground cover”. For examples of appropriate landscaping and inappropriate landscaping please visit our website. **A \$50.00 fine may be assessed for this violation.**

[www.claridgepointe.com/xeriscapegroundcover.html](http://www.claridgepointe.com/xeriscapegroundcover.html).

### **Rule 4.3: Definition of Flower Beds**

*Basis: CC&R Articles 1.24 & 1.25*

A formal flower bed will be defined as any area defined by a stone border, masonry boarder, or other clearly defined physical barrier created for the specific purpose of containing and holding top soil or planting soil. Any plant not contained within a flower bed or meeting the official definition of “ground cover” will be designated as a weed. **A \$50.00 fine may be assessed for this violation.**

### **Rule 4.4: Definition of Ground Cover**

*Basis: CC&R Articles 1.24 & 1.25*

Ground cover will be defined by the Colorado State University paper: “Xeriscaping: Ground Cover Plants no. 7.230.” Any vegetation outside of this definition will be defined as a weed. This publication can be found on our website. **A \$50.00 fine may be assessed for this violation.**

[www.claridgepointe.com/xeriscapegroundcover.html](http://www.claridgepointe.com/xeriscapegroundcover.html).

### **Rule 4.5: Climbing within Claridge Pointe**

*Basis: CC&R Articles 1.3, 2.3, & 5.2.1*

No one is permitted to climb onto or jump off of any fences including but not limited to: wooden, chain link or wrought iron, or gates. In addition, no one is permitted to climb onto or jump off of any roof areas, gazebo, benches, tables, light poles, security poles or any other object located about the ground within Claridge Pointe. **A \$50.00 fine may be assessed for this violation.**

**Rule 4.6: Playthings within Claridge Pointe**

*Basis: CC&R Articles 1.3, 2.3, & 5.2.1*

Large toys, bicycles, and other playthings such as gym sets and, portable swimming pools are not to be placed, used or left on any Common Area. Large toys, bicycles, and other playthings such as gym sets, portable swimming pools are not to be left in the front of any home over night. **A \$50.00 fine may be assessed for this violation.**

**Rule 4.7: General Behavior within Claridge Pointe**

*Basis: CC&R Articles 1.3, 2.3, & 5.2.1*

Any inappropriate or offensive behavior towards any other resident, owner or vendors of Claridge Pointe shall be prohibited. **A \$50.00 fine may be assessed for this violation.**

**Rule 4.8: Trash Removal**

*Basis: CC&R Articles 1.3, 1.16 & 1.25*

No garbage, refuse, discards, or noxious or offensive materials shall be permitted to accumulate on any portion of the subject property, and the homeowner thereof shall cause all garbage and other like materials including Christmas trees to be disposed of by, and in accordance with, accepted sanitary practice. **A \$100.00 fine may be assessed for this violation. A violation of this Rule 4.8 may constitute a health, safety, welfare violation.**

**Rule 4.9: Trash Container Storage**

*Basis: CC&R Articles 1.3, 1.16 & 1.25*

It is the owner's responsibility to see that the trash container is moved to the street for pickup. Garbage and/or trash cans must not be put out more than 24 hours before pickup and must be stored out of sight within 24 hours after pickup. Garbage and or trash cans must be stored out of sight at all other times. **A \$50.00 fine may be assessed for this violation.**

**Rule 4.10: Littering**

*Basis: CC&R Articles 1.3, 1.16 & 1.25*

No littering of the streets, Common Area or any other section of Claridge Pointe by any homeowner, occupant, or guest will be tolerated. Trash, ash trays or any garbage shall not be emptied into the driveways, streets, Common Areas or any other section of Claridge Pointe by any homeowner, occupant, or guest at any time, including but not limited to, when cleaning out vehicles. **A \$100.00 fine may be assessed for this violation. A violation of this Rule 4.11 may constitute a health, safety, welfare violation.**

**Rule 4.11: Use of dumpsters**

*Basis: CC&R Articles 1.3, 1.16 & 1.25*

Use of any dumpster, larger than normal containers provided by the local sanitation company for regular use, is limited to use for remodeling, construction or major landscaping alterations and shall require prior written Board approval. **A \$50.00 fine may be assessed for this violation.**

**Rule 4.12: Firewood**

*Basis: CC&R Articles 1.3, 1.16 & 1.25*

Firewood is not allowed to be stored in any area visible from the street of any home within Claridge Pointe. **A \$50.00 fine may be assessed for this violation.**

**Rule 4.13: Window Screens**

*Basis: CC&R Articles 1.3, 1.16 & 1.25, Article III*

Window screens are allowed as long as they are maintained with no rips or tears. Window screens which are bent, ripped, torn or in any way aesthetically displeasing are prohibited and shall be replaced immediately. **A \$50.00 fine may be assessed for this violation.**

**Rule 4.14: Window Coverings**

*Basis: CC&R Articles 1.3, 1.16 & 1.25, Article III*

All interior windows must have drapes, curtains, blinds or other type of covering which is aesthetically pleasing. No unattractive coverings such as paper, aluminum foil, bed sheets, or other type of aesthetically unattractive coverings are allowed. Security bars are permitted provided that they match the trim or house color, and have been approved by the Architectural Committee. **\$50.00 fine may be assessed for this violation.**

**Rule 4.15: Clotheslines/ Public Drying**

*Basis: CC&R Articles 1.17, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

No clotheslines shall be constructed or erected which would be visible from any Claridge Pointe street or that may be visible from any Claridge Pointe Common Area. However, homeowners may construct a clothesline on their property if the clothesline is hidden from view from any Claridge Pointe street or any Claridge Pointe Common Area. Further, public drying of all laundry or clothes items is prohibited in any part of Claridge Pointe, including but not limited to a dwelling unit, or visible from Common Area. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove the clothesline.**

**Rule 4.16: Signs**

*Basis: NRS 116.325 and CC&R Articles 1.3, 1.16, 1.19, & 1.25*

The only signs that are allowed shall be for the sale of the Unit and/or political signs. Only free-standing standard-sized signs shall be permitted. All signs must be placed in the center of the yard and set three [3] feet back from the sidewalk and six feet from the back of the curb. No sign may exceed 24" x 36" in size. **A \$50.00 fine may be assessed for this violation.**

**Rule 4.17: Holiday Decorations**

*Basis: CC&R Articles 1.3, 1.16, 1.19, & 1.25*

Holiday lighting and decorations are allowed. All holiday decorations may be put up thirty (30) days before the holiday and must be removed twenty [20] days after the holiday. **A \$50.00 fine may be assessed for this violation.**

**Rule 4.18: Basketball Hoops**

*Basis: CC&R Articles 1.3, 1.16, 1.19, & 1.25, Article III*

The homeowner must obtain prior written approval from the Architectural Committee before installing a new hoop. Basketball hoops must be bolted to the unit over the garage door. An exception shall be made if the roofline of the unit does not permit the backboard to be attached over the garage. In this case and with Architectural Committee approval, the homeowner may use a free-standing, portable basketball hoop in the driveway. Under no circumstances may a basketball hoop be bolted to the ground. If a homeowner already has a portable hoop as of the date of this Rule 4.20, it will be allowed; however, when not in use, the hoop shall be stored out of sight in the back yard. If any homeowner wishes to exercise the right for this variance, a written request must be submitted within thirty (30) days of the date these Rules are mailed. In all cases, the basketball hoop and the backboard must be kept in good condition. A portable basketball hoop must be moved to the back yard at the end of the day or when not in use. No use of the basketball hoop shall be allowed after 10:00 p.m. or before 7:00 a.m. **A \$50.00 fine may be assessed for this violation.**

**Rule 4.19: Video Antennas**

*Basis: FCC Rule 47 C.F.R. Section 1.4 and CC&R Articles 1.3, 1.21, & 1.22*

Video reception devices shall not be greater than one meter in diameter. Only devices that are active may be installed or maintained more than five feet above the ridge line of the roof is allowed. No other antennas or devices are allowed. **A \$50.00 fine may be assessed for this violation.**

**Rule 4.20: Painting**

*Basis: CC&R Article III, Articles 1.3, 1.25, & 3.2*

Homeowners must comply with rules and color palette approved in 2003. There are no exceptions. If a homeowner paints their house a color that is not approved, he or she will be required to repaint the house in an approved color at his or her sole cost and expense. Homeowners are required to maintain the quality of the paint color on their homes. For additional information, please visit our website. **A \$50.00 fine may be assessed for this violation.**

[www.claridgepointe.com/paintingrules.html](http://www.claridgepointe.com/paintingrules.html)

**Rule 4.21: Garage Light**

*Basis: City of Reno Code. CC&R Article 1.25*

Garage lights will be on from dusk to dawn. Garage lights will produce NO LESS THAN 800 lumens. For purposes of economy, it is strongly recommended that homeowners use LED bulbs which produce 800 lumens. These bulbs only consume between 8 and 9.5 watts. Homeowners may use fluorescent, compact fluorescent, incandescent, LED or any other type of light bulb which will produce at a minimum, 800 lumens. It is the responsibility of each individual homeowner to own and maintain a garage light containing a light bulb which may be a fluorescent, compact fluorescent, LED, incandescent or any other light producing bulb which has an output equal to a standard 60 watt incandescent bulb emitting a minimum of 800 lumens. This light MUST be on during any period of darkness by whatever means the homeowner chooses. There is no exception to this rule. **A \$50.00 fine may be assessed for this violation. A violation of this Rule 4.21 may constitute a health, safety, welfare violation.**



**Rule 4.22: Solar Energy**

*Basis: NRS 111.239, 111.2395, & NRS 278.0208, CC&R Articles 3.2, 3.3, 3.5, & 3.6*

The Architectural Committee will not prohibit the installation of solar panels; however the Architectural Committee will maintain its right to enforce CC & R 1.21 Building Height Restriction. Claridge Pointe homes are built under federal and state regulations for Manufactured Housing. Roof trusses were NOT designed to support the weight of a solar panel as they now are constructed. Therefore, prior to issuing approval for the installation of solar panels, the homeowner MUST submit engineering details approved by the **State of Nevada Department of Business and Industrial Manufactured Housing Division** to the Architectural Committee. NO homeowners will be allowed to install solar panels without Nevada Manufactured Housing Division approval. **A \$100.00 fine may be assessed for this violation. A violation of this Rule 4.22 may constitute a health, safety, welfare violation.**

**Rule 4.23: Wind Energy**

*Basis: NRS 116.2111*

A system that uses wind energy is prohibited on any property that is less than 2 acres. **A \$100.00 fine may be assessed for this violation.**

**Rule 4.24: Failed Insulated Glass**

*Basis: CC&R Articles 1.3, 1.16 & 1.25, Article III*

All windows must have clear glass which is aesthetically pleasing. This means that any condensation or fogging contained within insulated glass will require that the glass be replaced. **A \$50.00 fine may be assessed for this violation.**

**Rule 4.25: House Number**

*Basis: City of Reno Municipal Code Chapter 14.28 Numbering of Residences*

All houses within Claridge Pointe must have clearly marked house numbers. **A \$50.00 fine may be assessed for this violation. A violation of this Rule 4.25 may constitute a health, safety, welfare violation.**

**Rule 4.26: Garage Door**

*Basis: CC&R Articles 1.3, 1.16 & 1.25, Article III*

All garage doors must be clean and free of dents. Panels which are dented or bent out of shape MUST be replaced. All garage doors must be painted white or the color of the siding of the house provided that the siding is in compliance with approved paint colors. For more information concerning our painting rules please visit our website. **A \$50.00 fine may be assessed for this violation.** [www.claridgepointe.com/paintingrules.html](http://www.claridgepointe.com/paintingrules.html)

**Rule 4.27: Retaining and Decorative Walls**

*Basis: CC&R Articles 1.10, Article III, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

Any type of wall construction, whether it is block construction, or rock wall construction must obtain prior Architectural Committee written approval and the application must include a professional engineer's specification. If the wall is to be used as a retaining wall, it must have proper drainage system due to the existing ground water issues at Claridge Pointe. All exposed facing of a wall, whether retaining or decorative, must use a decorative rock and the decorative rock will require prior Architectural Committee written approval. For more information concerning the architectural review process, please visit our website. **A \$50.00 fine may be assessed for this violation.** [www.claridgepointe.com/architecturalreview.html](http://www.claridgepointe.com/architecturalreview.html)

**Rule 4.28: Front yard conversion to parking**

*Basis: CC&R Article 1.0. 1.3, Article III, 5.1, 5.2.1, & 5.2.3*

Rule 2.2 strictly prohibits parking of any kind in any area other than a driveway or a garage. Since parking is a severe problem within Claridge Pointe, homeowners who wish to convert their front yard into a parking area will be permitted to do so provided that they obtain prior Architectural Committee written approval. The Committee will approve concrete parking areas and driveway pavers. However either type of construction **MUST** comply with all City of Reno, County of Washoe and State of Nevada building codes and law. Finally, either type of installation **MUST** be done in a professional fashion following the guidelines as established by nationally reputable construction standards for the industry. Failure to follow these requirements will result in both a fine and requirement to correct an improper installation, or may require removal of the parking area. For more information concerning the Architectural Committee approval, please visit our website. **A \$50.00 fine may be assessed for this violation.**

[www.claridgepointe.com/architecturalreview.html](http://www.claridgepointe.com/architecturalreview.html)

**Rule 4.29: Tree pruning**

*Basis: CC&R Articles 1.24 & 1.25*

As our community ages, our trees and bushes grow bigger and may become a nuisance. Therefore the Board recommends proper tree pruning be instituted within Claridge Pointe. Proper tree pruning will be defined as following the guidelines as established by nationally reputable arborist. Tree “topping” is strictly prohibited as it has been clearly established that this practice harms the tree and creates an eye sore. An explanation of why is provided at this website: <http://www.treesaregood.com/treecare/topping.aspx>. **A \$50.00 fine may be assessed for this violation.**

**Rule 5: Prohibition of Nuisance**

**Rule 5.1: Definition of Nuisance**

*Basis: CC&R Articles 1.3*

The Board shall, at its sole discretion, determine what constitutes a nuisance and give notices for the abatement of nuisances and levy fines against homeowners who refuse to comply. The Board has determined that a nuisance is defined as any activity, condition or thing, which causes trouble, excessive noise, annoyance, or inconvenience and disturbs the privacy and quiet enjoyment of the community. No homeowner, occupant, lessee, or guest of a homeowner or lessee shall maintain any nuisance in or about the complex. Homeowners shall be responsible for violations. **A \$50.00 fine for each offense may be assessed for each violation. A violation of this Rule 5.1 may constitute a health, safety, welfare violation.**

**Rule 5.2: Excessive Noise**

*Basis: CC&R Articles 1.3*

**Explanation:** *Excessive noise is defined as 90 decibels. Ninety decibels is the OSHA standard for maximum allowed noise levels for eight hours at work.*

No noise level exceeding 90 decibels as set by OSHA standard for maximum noise levels shall be tolerated within Claridge Pointe between the hours of 10:00 PM and 7:00 AM. Excessive noise is also defined as any noise that can be heard at a distance of two houses. **A \$50.00 fine for each offense may be assessed for each violation.** In addition, Claridge Pointe residents are strongly urged to report excessively loud neighbors to the Reno Police Department. For more information please see:

[http://www.osha.gov/pls/oshaweb/owadisp.show\\_document?p\\_table=standards&p\\_id=9735](http://www.osha.gov/pls/oshaweb/owadisp.show_document?p_table=standards&p_id=9735)

**Rule 5.3: Business within Claridge Pointe**

*Basis: NRS 116.340, CC&R Articles 1.2 & 1.3*

“Commercial Use” of any dwelling unit is prohibited. Commercial use shall include but not limited to, car repairs, child care, manufacturing, or any form of business that has commercial deliveries within Claridge Pointe or invites clients to enter into Claridge Pointe. Transient commercial use, which is the rental of any Unit for less than 30 days, is prohibited. This rule **excludes** a home office which does **NOT** involve things such as car repairs, child care, manufacturing, or any form of business that has commercial deliveries within Claridge Pointe or invites clients to enter into Claridge Pointe from the term “Commercial Use.” **A \$50.00 fine for each offense may be assessed for each violation.**

**Rule 6: Common Area Rules**

**Rule 6.1 Vandalism**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

**Vandalism is prohibited.** If you witness vandalism, you are encouraged to contact appropriate law enforcement. Effort will be made to determine the perpetrator or perpetrators and if the vandal resides within Claridge Pointe, then not only will repair costs be assessed against that Unit, but ALL occupants of that address may be barred for an entire year from all recreational facilities and **a \$50.00 fine may be assessed. A violation of this Rule 6.1 may constitute a health, safety, welfare violation.**

**Rule 6.2 Surveillance**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

There are surveillance cameras. The video from these cameras shall be used to provide information to appropriate law enforcement for prosecution to the full extent of the law any person who damages Claridge Pointe property. Video surveillance cameras are also installed to monitor the Recreational Area.

Claridge Pointe will use these cameras to take appropriate action against anyone who causes damage to ANY Common Area or personal property owned by Claridge Pointe. **A \$100.00 fine may be assessed for any violation and in addition the violator will be required to pay in full for the repairs. Claridge Pointe will fully cooperate with appropriate law enforcement for the prosecution under the laws of the State of Nevada.** For information concerning our surveillance camera policy, please visit our website.

<http://www.claridgepointe.com/surveillancecamerapolicy.html>

### **Rule 6.3 Perimeter Fencing**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

The perimeter fencing is wholly owned by the Association, and is not intended to be impervious to ingress and egress. Furthermore, the construction and type of fencing material used will be at the sole discretion of the Board and CC & R 1.17 is not applicable on the type of materials which may be used to construct the perimeter fence. The Board may, at its sole discretion, install **PrivacyLink®** or other type fencing similar to the fencing installed in 2005 on the West hill above Diamond Pointe Way.

The perimeter fence may NOT be used as a landscape barrier. Homeowners may NOT attach anything to the perimeter fence without prior Architectural Committee written approval. **A \$100.00 fine may be assessed for any violation of this rule and the violator will be required to pay in full for necessary repairs, and may be subject to prosecution under the laws of the State of Nevada.** For more information on perimeter fencing, please visit our website. <http://www.claridgepointe.com/perimeterfencing.html>

### **Rule 6.4 Pedestrian Gates**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

The walk gates are designed to present a decorative look to the community and in the wrought iron motif of the vehicle gates. The pedestrian gates represent a substantial investment to the Association. Standing, swinging, climbing on or abusing these gates in any way is strictly prohibited. **A \$50.00 fine may be assessed for this violation and in addition the violator will be required to pay in full for any necessary repairs.**

### **Rule 6.5 Electronic Vehicle Gates**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

Electronic vehicle gates were installed to provide for a “gated” community. These gates will remain closed at all times. The only exception will be for police or fire emergencies, snow emergencies, electronic or mechanical failure, street refinishing or resurfacing, or at the specific action of the Board.

Damaging these gates, either with a vehicle or other destructive tools is prohibited. The homeowner will be responsible for any damage by an occupant, lessee, or guest. **A \$100.00 fine may be assessed for any violation and in addition the violator will be required to pay in full for the repairs, and subject to prosecution under the laws of the State of Nevada.**

### **Rule 6.6 Non Electronic Vehicle Fire Gates**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

These gates will remain closed at all times. The only exception will be for police emergencies, fire emergencies, snow emergencies, street refinishing or resurfacing, or at the specific action of the Board.

Damaging these gates, either with a vehicle or other destructive tools is prohibited. The homeowner will be responsible for any damage by an occupant, lessee, or guest. **A \$100.00 fine may be assessed for any violation and in addition the violator will be required to pay in full for the repairs, and subject to prosecution under the laws of the State of Nevada.**

### **Rule 6.7 Common Area Snow Removal**

*Basis: CC&R Articles 1.3, 1.25, & 5.2.3*

The Association provides snow plowing and snow removal for Claridge Pointe on the Greens. This includes snow removal from the sidewalks within Claridge Pointe and removing as much snow as possible from Claridge Pointe. However, due to the fact that there is very limited space within Claridge Pointe, snow plowing will necessarily plow snow onto individual properties and is unavoidable. For more information, please visit our website. <http://www.claridgepointe.com/snowremoval.html>

Shoveling snow on to an already plowed street within Claridge Pointe is prohibited. The homeowner will be responsible for any damage by an occupant, lessee or guest. **A \$100.00 fine may be assessed for any violation and in addition the expense for the removal of this snow will be assessed to the homeowner.**

### **Rule 6.8 Recreational Area**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

<http://www.claridgepointe.com/recreationalarea.html>

The Association maintains the quality and good condition of the Recreational Area, which is a portion of the Common Area. Damaging the Recreational Area is prohibited. The homeowner will be responsible for any damage by an occupant, lessee or guest. **A \$100.00 fine may be assessed for any violation and in addition, the cost of repairs will be assessed, and be subject to prosecution under the laws of the State of Nevada.**

### **Rule 6.9 Recreational Area Common Courtesy**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

Any behavior by any person within the Recreational Area, directed against another person within the Recreational Area, which is in any way physically or emotional harmful is prohibited. **A \$50.00 fine may be assessed for this violation.**

### **Rule 6.10 Recreational Area No Harmful Activity**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

Climbing on fences, tables, gazebo, trees or any other object within the Recreational Area is prohibited. Any activity which is possibly harmful or damaging to any person or to any building, landscaping or the Common Areas, including, but not limited to bicycling or skateboarding, is prohibited within the Recreational Area. **A \$50.00 fine may be assessed for this violation.**

### **Rule 6.11 Recreational Area Wheeled Vehicles**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

No wheeled vehicles of any kind, with the exception of wheelchairs or maintenance equipment, are allowed on ANY lawn areas, artificial grass, xeriscape areas, or any part of the Recreational Area. **A \$50.00 fine may be assessed for this violation and costs for repairs to anything damaged may be assessed.**

### **Rule 6.12 No Personal Property in Recreational Area**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

All toys, sporting equipment, etc., shall not be left in the Recreational Area after use. Should anything be left it shall deemed abandoned and, it will be collected by an employee or agent of the Association. A storage and or removal charge may be applied. **A \$50.00 fine may be assessed for this violation.**

**Rule 6.13 No Playing, Wading, or Swimming in the water within Recreational Area**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

There is absolutely NO wading or swimming or touching of any kind by any person or by any pets allowed in the ponds. **A \$50.00 fine may be assessed for this violation.**

**Rule 6.14 No Harassment of Animals Within Recreational Area**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

There is absolutely NO harassment of any animals living in or around the ponds. **A \$50.00 fine may be assessed for this violation.**

**Rule 6.15 No Adding of Fish or any other Living Creature Within Recreational Area**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

There is absolutely NO adding of fish or any other living creature to the ponds or any other part of the Recreational Area. **A \$50.00 fine may be assessed for this violation.**

**Rule 6.16 No Adding of Wild Flowers or other Vegetation Within Recreational Area**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

Adding landscaping such as wild flowers or any other type of vegetation is not permitted without the prior written approval of the Board. **A \$50.00 fine may be assessed for this violation.**

**Rule 6.17 Hours Within Recreational Area**

*Basis: CC&R Article 1.0, 1.3, & 5.2.1*

The Recreational Area is open to homeowners and their guests from the hours of 8:00 AM though 9:00 PM. A curfew is place for all other hours unless prior written approval is granted by the Board. **A \$50.00 fine may be assessed for this violation.**

**Rule 7: Failure to Obtain Approval for Architectural Changes**

**Rule 7.1 Committee Members**

*Basis: CC&R Article 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

The Board acts in the capacity of the Architectural Committee.

**Rule 7.2 Submission Process**

*Basis: CC&R Article 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

Except as provided below, when a homeowner desires to make an architectural change, improvement, construction or modification of any kind to his or her property such as any physical change to the property which is clearly visible, that homeowner must obtain approval from the Architectural Committee. The homeowner must submit an application by using an Architectural Review Form. Please visit the website for a copy of this form. <http://www.claridgepointe.com/paintingrules.html>

All applications properly prepared and completed shall be submitted to the community management company at least one week prior to a Board meeting. The correct information concerning the community management company may be found at: <http://www.claridgepointe.com/management.html>.

If a homeowner wishes to paint his or her home, he or she is NOT required to submit an Architectural Review Form provided that the paint color is selected from the approved color chart which is on file at the community management company. The rules concerning painting and paint colors may be downloaded from our Community Web site. <http://www.claridgepointe.com/paintingrules.html>

**Rule 7.3 Submission Timeline**

*Basis: CC&R Article 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

For properly submitted and complete Architectural forms, the Board will disapprove or approve within 30 days of such application.

**Rule 7.4 Architectural Committee Approval/Disapproval**

*Basis: CC&R Articles 1.3, 1.25, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

All improvements, changes, modifications, and construction must be approved before any work is commenced. Any homeowner who fails to obtain Architectural Committee written approval by proper submission of Architectural Review Form or by following the paint guidelines or whose application was disapproved will be required to stop any project and obtain Architectural Committee approval. If the proposed improvement is disapproved, such improvement must be removed and the property returned to its original condition. Upon receipt of notification that there is no written approval for any improvement the Board shall conduct a hearing unless the homeowner notifies Management in writing, within thirty [30] days that the violation has been corrected, or respond in writing to Management within thirty [30] days that the deficiency has been acknowledged and providing a commitment date showing or explaining when the violation will be corrected.

**Failure of the homeowner to respond in one of the above described options may result in assessment of a fine at the hearing in an amount up to \$100 being included in the billing statement mailed out for the month following the expiration of the thirty [30] days' notice. An additional fine in an amount up to \$100 will be included on the monthly billing statement each month until the deficiency is corrected.**

**A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove all construction, improvements, changes or modifications.**

**Rule 7.5 Outbuilding Construction**

*Basis: CC&R Articles 1.10, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

All homeowners are required to file an Architectural Review Form for the construction of a garage or any other type of outbuilding. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to undo the project.**

**Rule 7.6 Adverse Effects on Adjoining Property**

*Basis: CC&R Articles 1.12, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

Homeowners are prohibited from the use of any lot or structure within Claridge Pointe on the Greens that shall adversely affect the use, value, occupation, and enjoyment of any adjoining property or the general neighborhood, within the sole discretion of the Architectural Committee. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove any such condition and restore the property to its original condition.**

**Rule 7.7 Excavations**

*Basis: CC&R Articles 1.13, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

No excavation or drilling for mineral, stone, gravel, petroleum or earth shall be made upon any lot or parcel other than excavations necessary for construction purposes relating to main dwelling unit, garage, outbuildings, utilities, drainage, concrete work and/or pool, and for the purpose of contouring, shaping, fencing, landscaping and generally improving any lot or parcel as may be determined by the Architectural Committee. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove any such condition and restore the property to its original condition.**

**Rule 7.8 Fences**

*Basis: CC&R Articles 1.15, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

Before construction, all homeowner fencing, no matter the size, height, or material type, must receive approval by the Architectural Committee. All homeowner fencing, no matter the size, height, or material type, shall comply with the harmony guidelines and height restrictions as may be determined by Architectural Committee. Masonry or cinder block walls **MUST** be faced with a stone veneer or other aesthetically pleasing finish which shall comply with the harmony guidelines and height restrictions as may be determined by the Architectural Committee. The perimeter fence owned and maintained by the Association is not subject to this Rule 7.8. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove the non-conforming fence.**

**Rule 7.9 Utilities**

*Basis: CC&R Articles 1.18, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

All utility connections and service lines to each individual lot, dwelling unit, garage or outbuilding will be installed underground, including electric service, irrigation piping, water service, gas service, sewer, cable TV, and telephone cable, in accordance with accepted construction and utility standards. Any utility connection and service line which is not in compliance will be subject to a fine. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove the non-conforming utilities.**

**Rule 7.10 Building Height Restrictions**

*Basis: CC&R Articles 1.21, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

No building, residence, garage, or outbuilding structure of any kind will have more than a single level, except fireplace chimneys and flues which may extend up to five [5] feet above the ridge line of the roof. No coolers shall be installed on or through the roof or the front side of the home or any side of the home that may be visible from the street. In the event that these rules pose a hardship, the Architectural Committee, at its sole discretion, may allow minor variations in these restrictions. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove the non-conforming improvement.**



## **Rule 7.11 Construction Standards**

*Basis: CC&R Articles 1.23, 3.1, 3.2, 3.3, 3.4, 3.5, & 3.6*

Homeowners are prohibited from installing any siding, roofing, window coverings, or any other visually obvious change to their home without the specific prior written approval of the Architectural Committee. Except for patio covers and window coverings specifically allowed in the sole discretion of the Architectural Committee, metal roofing, corrugated metal roofing, plastic roofing, industrial type metal roofing and metal siding are prohibited. Siding construction material which is “hung” as a method of installation is prohibited. **A \$100.00 fine may be assessed for this violation and the homeowner will be required to remove the non-conforming roofing or siding.**

## **Rule 8: Enforcement**

### **Rule 8.1 Filing Complaints**

All complaints of whatever nature shall be made in writing to the Board and submitted to the community management company. A complaint must be signed by the complainant and should identify the alleged violator, the nature and date of the alleged violation and description of factual basis of the complaint. Upon receipt of a written complaint, the Board, through the management company, shall follow the violation process outlined below. The Board or the Community Manger may act as a complainant.

### **Rule 8.3 Violation of Law**

In addition to any remedy allowed by the governing documents and Nevada law, any violation of Rules that are also violations of applicable Reno Municipal Ordinances of Nevada State Statutes may be reported to the Reno Police Department.

### **Rule 8.4 Hearing Procedure**

Upon and after a hearing on the complaint, the Board shall determine if the Rules, CC&Rs or other governing documents of the Association have been violated. Notification of the determination will be sent to the offending homeowner.

### **Rule 8.5 Penalties - First Offense**

First Offense: The Board shall issue a written notification of violation requiring that the offense be corrected in ten [10] days. The homeowner must respond to the board **IN WRITING** within ten [10] days. Should the homeowner fail to respond in writing in the allotted time, the Board may proceed with steps as outlined in the second offense.

### **Rule 8.6 Penalties - Second Offense**

Second offense: The Board of Directors shall schedule a hearing and, at that hearing, may authorize an assessment, otherwise known as a fine, for the violation and non-compliance of the homeowner and or occupant with respect to the Rules and Regulations, CC&R’s and By-Laws.

### **Rule 8.7 Penalties All Subsequent Offenses**

All subsequent offenses: If the violation persists, the Board of Directors will authorize an additional assessment, otherwise known as a fine, if not corrected within fourteen [14] days of the original assessment.

### **Rule 8.8 Penalties Further Violations**

Should there be further violations or if the violation is not rectified within the fourteen [14] days, then additional assessments, otherwise known as a fine, shall be assessed every seven [7] days until the violation is remedied.

### **Rule 8.9 Penalties Legal Remedies**

Alternatively, or cumulatively, the Board may prosecute all legal remedies it has to enjoin the homeowner's wrongful conduct and to obtain damages caused by such wrongful conduct, including attorney's fees, whether an action is commenced or not, and court costs. Assessment of fines properly levied must be paid within thirty [30] days of assessment, and when not paid may result in a notice of delinquent assessment and claim of lien being placed against the property.

## **Rule 9: Severability**

Invalidity of any of the above Rules and Regulations by court judgement or decree shall in no way affect any of the other provisions hereof, and such other provisions shall remain in full force and effect. All complaints of whatever nature shall be made in writing to the Board of Directors and mailed or delivered to:

**Our Current Management Company  
General information can be found at our website:**

**<http://www.claridgepointe.com>**

**Address, phone number and Community Manager information can be found at this web address:**

**<http://www.claridgepointe.com/management.html>**

**The amount of the fine must be commensurate with the severity of the violation, but must not exceed \$100 for each violation. If a fine is imposed and the violation is not cured within fourteen [14] days (or a longer period established by the board) the violation shall be deemed a continuing violation. Thereafter, the Board may impose an additional fine for the violation for each seven [7] day period or portion thereof that the violation is not cured. This additional fine may be imposed without notice and without an opportunity to be heard as per NRS 116.31031. This does not apply on health, safety welfare issues where such fines may be the basis of a non-judicial foreclosure. Per NRS, health, safety, welfare and continuing fines have no maximum cap.**