

**University Ridge Homeowners Association**  
**Rules and Regulations**  
**Adopted July 6, 2006**  
**Revised 2.23.2010**  
**Revised 7.12.2010**  
**Revised 10.13.2011**  
**Revised 6.25.2013**  
**Revised 10.10.2019**  
**Revised 11.19.2019**

**PART I: AUTHORITY**

1. Per the Nevada Revised Statutes Chapter 116 which governs homeowners associations, and the Covenants, Codes, and Restrictions (CC&Rs) of the Association, the Board of Directors is authorized to establish Rules and Regulations (R&Rs) and to take all action reasonably necessary for the implementation and enforcement of them as part of the governing documents of the Association.

**PART II: REQUIREMENTS FOR APPROVAL OF PROJECTS**

1. **BEFORE BEGINNING A PROJECT** All owners must submit an Architectural Review Form and have received a signed approval before beginning any project on the exterior of their home or landscaping of a lot. Any project begun before receiving Architectural Review Committee (ARC) approval will be subject to a fine (see Fine Schedule, attached.)
2. **RECEIPT OF ARC APPROVAL DOES NOT EXEMPT OWNERS FROM ALSO GETTING ANY REQUIRED CITY PERMITS AND FOR CHECKING WHETHER ANY PORTION OF THEIR LOT IS SUBJECT TO ANY EASEMENTS.**
3. **SPECIFICS OF CONSTRUCTION AND LANDSCAPING**
  - a. **New Construction:** All new dwelling units, garages, outbuildings, fences, walls, retaining walls or any type of construction, including grading, filling and/or removal of natural cover, must be applied for and be accompanied by two sets of plans, including front, side and rear elevations, floor plans, and external color schemes, plot plans indicating topography and exact location. Special consideration shall be made to ensure proper drainage is not disrupted. All construction shall be completed within twelve (12) months from the date of issuance of the building permit. Requests for extensions will be considered on an individual basis.
  - b. **Grading and filling:** No grading or filling, including piling dirt in preparation for grading or filling, shall be commenced without prior written approval from the ARC.

- c. **Exterior Re-Painting, Alterations and Remodeling:** All exterior painting, except for minor maintenance, must receive prior written approval. Exterior house colors shall generally be limited to light or medium shades of gray, brown, cream, tan, muted green, and muted yellow hues. No overly bright or fluorescent colors, in the sole judgment of the ARC, will be permitted. Before submitting colors to the ARC, you must contact the community manager for palette samples. When choosing a color, use the palette assigned for the immediate neighborhood. If the alteration includes any construction, the requirements for new construction apply. *Reminder to homeowners to reference the guidelines contained in the URHOA Color Palette Book and Guidelines to Making External Changes." (Revised 10.10.2019)*
  
- d. **Landscaping:** Within six (6) months of completion of the main dwelling, the front, side, and back yard shall be landscaped in a manner suitable to the character and quality of the project. Special consideration shall be given to preserving the views of neighboring lots. ARC approval is required for all new landscaping with the exception of bedding plants. Requests for extensions will be considered on an individual basis.
  - i. **Artificial Grass:** When applying to install Artificial Grass the grass must be of professional grade and quality with a warranty of no less than 15 years.
  
- e. **Appearance Continually Maintained:** At no time shall the exterior of a dwelling or outbuilding or the landscaping of a property be allowed to approach a state of aesthetic deterioration such that they become a visual nuisance to the neighborhood.
  
- f. **Fencing and Walls:** All fencings and walls of inert material or living plants must be approved before installation, and must be maintained so as not to become a visual nuisance to the neighborhood.
  
- g. V-ditches must be maintained intact and free of debris at all times by the owners over whose property they cross.
  
- h. **Maintenance of Slopes:** In the event any slopes located on a lot have been mechanically stabilized or planted to comply with FHA, VA, or municipality requirements for stabilization of said slope, the owner shall adequately water and continuously maintain said slope or slopes.

### **PART III: RULES OF USE AND ENJOYMENT**

- 1. **Owners Responsible for Their Tenants and Guests.** Owners must ensure that their tenants and guests also comply with all the Rules and Regulations. We recommend that all leases contain a provision that the tenants receive and

comply with the R&Rs. Any compliance issues resulting from tenant or guest behavior are the responsibility of the owner.

2. **Commercial Use Prohibited:** No business or commercial enterprise shall be performed or conducted on any lot if such activity involves the use or display of more than one vehicle or any materials outside of an owner's home. Home offices are permitted; provided, however, that such offices do not alter the outside appearance of the owner's home or cause unreasonable increases in vehicle traffic in the development.

3. **Temporary Structures Prohibited:** No structure, motor home, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used as a dwelling or residence, or for other use, either temporarily or permanently, except temporary non-residence structures used by contractors during the course of construction which shall be removed forthwith upon completion of the construction work.

4. **Vehicle Parking Restrictions**

a. No trucks over one ton in size shall be parked on any lot. *No commercial vehicles such as ice cream trucks, lunch trucks or moving vans/trucks shall be permitted at any time unless approved by the Board of Directors.*

b. Parking on dirt or non-hard surfaces shall not be allowed in the front yard. Vehicles must be parked on paved or solid driveways and proper curb cuts for ingress and egress need to be properly done. (Revised 7.12.2010)

c. No campers, recreation vehicles, motor homes, trailers, watercraft, unlicensed vehicles, or equipment shall be kept or parked on the street or on any portion of a lot between the street and the side yard wing fences of the dwelling, except Class B recreation vehicles and pop-up campers while on the truck may be parked in the driveway. All others must be kept in a garage or screened by an ARC-approved solid six foot fence or other approved screen. Storage of 'vehicles' behind an ARC approved solid six-foot fence or another approved screen is defined as 30 days or more and requires prior ARC approval. (Revised 10.10.2019) However RVs may be parked on the street or in the driveway for up to 48 hours, or a total of 5 days in a 30 day period, for purposes of preparing the vehicle for travel or storage.

i. "Equipment" shall be defined as any construction and/or commercial equipment such as backhoes, tractors, bobcats and any other similar vehicles. Such vehicles will only be allowed on the property when performing Architectural Committee or Board approved projects.

ii. Allowed "vehicles" shall be defined as Boats up to 27 feet long, RVs up to 40 (Revised 11.19.2019) feet long and Trailers up to 27 feet long. Any recreational vehicle larger than what is specified will need Board Approval. *In order to make measurement requirements of different vehicle types standardized, the size of the vehicle will be determined based on that vehicle manufacturer's specifications. (Revised 10.10.2019)*

1. *Recreational Vehicle (RV) is defined as a motor vehicle or trailer, which includes living quarters designed for accommodation. This includes but is not limited to a travel*

*trailer (bumper-pull), motorhome, 5th Wheel, pop-up trailer, etc.  
(Revised 10.10.2019)*

2. *Utility Trailer is defined as a small non-motorized vehicle, which is generally pulled by a motorized vehicle and is used for the hauling of light loads. This can be an enclosed or open top utility trailer that does not contain any living quarters. (Revised 10.10.2019)*

iii. The number of approved/allowed vehicles under this restriction on any one lot shall be no more than three at any time unless approved by the Board of Directors. (Revised 10.13.2011)

d. No inoperable or unregistered vehicle may be kept on a property except within a garage.

e. Not all lots are adequate or suitable for vehicle and recreational vehicle storage.

5. **No Automotive Repair:** No automotive or recreational vehicle repair or maintenance shall be performed on any lot except within the confines of a garage.

6. No Motorcycles or Off-Road Vehicles may be driven on any lot except for purposes of ingress and egress from the person's property.

7. **Nuisances:** No garbage, refuse, equipment, or noxious offensive material shall be stored or placed on any lot, nor shall any loud noise, bothersome activity, noxious or offensive trade or harmful activity be carried on upon any lot or any area of the Project, nor shall anything be done which may be or may become an annoyance or nuisance to the community, or which shall in any way interfere with the quiet enjoyment of each of the members' property.

#### **8. Holiday Decorations** *(revised 2.23.2010)*

Holiday decorations are permitted however, decorations may be put up only 30 days prior to the holiday and the decorations must be taken down within 30 days after the holiday.

#### **9. Antennas**

a. **Video antennas:** Any satellite dish, antenna, or other video programming service that falls within the scope of federal and state law shall be placed such that it is least visible from the street or neighbors. (Note: installers generally want to place the antenna at the closest wire entry point, but can be told to place them in a less conspicuous location.)

b. **Other antennas:** Any antenna that does not fall within the scope of federal and state law, including radio antennas, shall not be allowed if they are visible from the exterior of the house.

#### **10. Outdoor Items Require Screening**

a. **Trash, garbage and recycle containers:** All receptacles for yard waste, ashes, trash, rubbish, recycle or garbage shall be kept indoors or shall be placed so as not to be visible from the street except within 24 hours of

normal garbage and recycling pickup. All waste or refuse must be placed in closed containers or sealed bags, and containers should be adequately secured to prevent spillage during high winds, and owners must make every effort to collect refuse that does spill due to weather or animals.

- b. **Clothes lines:** No clothes lines shall be allowed that are visible from the street, common area, or any other lot.
- c. **Basketball Hoops and other Recreational Items** (added 2.23.2010)  
Basketball hoops and other recreational items are permissible during use but must be placed behind the fence or in the garage when not in use.

**11. Signs:** No billboards, signs or advertising of any kind shall be erected or maintained on any lot or common area without the prior written approval of the Association except:

- a. **Sale and Rent/Lease:** Any member may erect solely on their own property for a reasonable time, one legitimate and professionally lettered real estate sign advertising their property for sale or rent/lease providing the sign is of commercial quality and does not exceed 24 inches by 36 inches. Such signs may not be posted in the common areas or landscape maintenance areas.
- b. Political signs up to 24 inches by 36 inches that express support for or opposition to a candidate, political party or ballot question may be erected on private property but not on common areas, and must be removed within 10 days after the election.
- c. Security signs Standard commercial signs indicating a residence is protected by a security company, or by a dog may be discreetly posted.
- d. Special event signs such as open house and garage sale must be removed within 24 hours of the end of the event.

## **12. Animals**

- a. **Number:** A reasonable number of usual and customary household pets may be kept. A reasonable number ordinarily means three (3), except for fish.
- b. **No Commercial Use No animals** of any kind shall be maintained, kept or bred for commercial purposes, or in violation any local ordinance.
- c. **Under Control** All pets shall be leashed when not in an enclosed portion of the owner's lot.

- d. **Animal Waste** It is the absolute responsibility of the owner to remove any solid animal waste immediately after the animal has used any portion of the Association not owned exclusively by the owner, and to remove any solid animal waste within seven days of the animal having used any portion of the owner's property.
- e. **Noise or Nuisance** No pet may be kept in the Association if it makes excessive noise or is deemed a nuisance by the Board. The Board may give notice to the owner to resolve the offending problem within seventy-two (72) hours, and if the problem is not resolved within that time, order the removal of the pet.

**13. No Burning:** The burning of trash, yard debris, garbage or other refuse is not allowed on any lot or the common area.

**14. Sidewalks** must be kept open to pedestrians at all times. This includes keeping sidewalks clear of: parked vehicles, garbage containers, trees and bushes, snow, debris or any impediment to foot traffic.

**15. Exterior Lights** must be aimed downward, so as not to shine in the eyes of passers-by or onto neighbors' property.

### **16. Vehicle Operation**

- a. No motorized vehicle may be driven on private property or common areas except for ingress and egress or landscape maintenance.
- b. No vehicles except for authorized landscape company vehicles may be driven on common or landscape maintenance areas, except for the Cloud View Private street.

**17. Common Areas** No plant, irrigation system element or other improvement on common areas shall be damaged, defaced, or removed.

**18. Transfer of Ownership** The Association must be informed by either the transferring owner or the acquiring owner of transfer of title of any lot, including name, address, and phone number of the new owner.

### **Article 3. (CC&Rs)**

**3.22 Rental Restriction.** Leasing a lot shall not be considered a violation of this single family residential restriction. However, no more than 15% of the lots may be leased or rented at any time. This provision restriction the rental or leasing of a Lot shall have prospective application only. Accordingly, this restriction shall not apply to any owner that is renting or leasing his lot prior to recordation of this Declaration.

However, this restriction shall apply to all owners acquiring title to a lot after recordation of this Declaration and to all owners that acquired title to a lot and have not entered into a rental or lease agreement before recordation of this Declaration.