

TOP 15 VIOLATIONS

A Reminder from Your Covenants Committee Pertaining to our Community's Rules and Regulations

When you purchased your home in Rhodes Ranch you agreed to and became bound to the community's rules & regulations under Nevada's Community Association Uniform Act, NRS - 16.

Failure to abide by the community's Covenants, Conditions and Restrictions can lead to fines and in extreme situations the loss of your property through the state's lien process.

Each resident is encouraged to read and become familiar with our community's rules & regulations for their personal benefit and the good of the community. Following are "15" frequently violated CC&R rules:

1. Parking of commercial vehicles, golf carts, boats or other watercraft, mobile homes, trailers, stored or inoperable vehicles in places other than an enclosed garage is prohibited.
2. Parking overnight on the community's street without a permit from security is prohibited. Restricted hours are from 12 midnight until 6:00 AM.
3. Use of motorized bicycles, scooters, tricycles, go-carts, or similar motorized vehicles on community streets is prohibited. Cruising through and around the community is prohibited. (Motorized wheelchairs are not restricted)
4. Accumulation of rubbish, trash or garbage except for regularly scheduled garbage pick ups and only in approved containers is prohibited. *Except for garbage pick up on scheduled days garbage cans and containers (empty or full) should not be visible from the front of a residence.
5. Walking dogs "without being securely leashed" or permitting dogs to roam free within the community. (strictly prohibited)
6. Unsightly conditions are strictly prohibited. The construction or placement of anything permanent or temporary on the outside portion of the unit (i.e., the outside of the home and seen from the front of the residence or viewed from an adjacent property) that detracts from the beauty of the community is prohibited. This shall include, without limitation, signs, basketball hoops, swing sets and similar sports and play equipment, motorcycles, clotheslines, garbage cans, woodpiles, docks, piers and small structures, hedges, unapproved walls, dog runs, animal and pet fences and any type of satellite dish that is installed "without proper screening".
7. Front lawns, desert landscaping, trees and shrub are to be maintained, cut, trimmed and weeded in accordance with community standards. Shrubs and trees must also be of the variety listed in the community's architectural guidelines. Units that are leased are the responsibility of the property's owner.

7. Residents are prohibited from playing loud music or generating or creating unreasonably loud noise or commotion that disrupts the peace of their neighbors. This standard also applies to "barking dogs".
8. All front yard landscaping must be in accordance with community standards as outlined in the architectural guidelines.
9. Landscaping Reminders:

9 a. Residents are required to submit project plans for changes to the Home Owners Association for concurrence and approval prior to implementing changes to their property. Upon project approval the homeowner will be issued an ARC Approval Notice. This notice must be posted in a place conspicuous from the front of the residence before and while work is in progress.

9 - b. Landscaping rock and gravel must be of a natural color & variety, and in accordance with neighborhood specific color pallets and size requirement. (No dyed landscaping rocks, clay or colored earth is permitted)

9 - c. Grass, shrubs and plants must be of an approved variety

10. Any activity that violates local, state or federal laws or regulations is prohibited.
11. No garage sales, moving sales, flea markets or other types of fund raising events or activities shall be conducted within the community.
12. Displaying or flying any flag other than the American flag or United States Military flag is prohibited within the community. Seasonal flags and banners are not allowed.
13. Tying balloons or securing signs or banners to community streetlights, sign posts or trees and plants for directional or advertising purposes is strictly prohibited.
14. Holiday lights and decorations:
Halloween lights & decorations are permitted from Oct 10th through Nov. 10th Christmas lights & decorations are permitted from Nov. 20th through Jan. 10th Other Holidays: may be installed two weeks prior to a holiday and only remain in place for fourteen days after the conclusion of the respective holiday
15. Automotive repairs and work are not permitted on driveways or in the street in front of a residence.

SPECIAL GATE & FENCE REMINDER: Fences & gates must be fabricated from tubular steel or wrought iron. Wood & vinyl are strictly prohibited. Paint color must match one of the colors used on the outside of the residence or the color of the view fencing used within your specific neighborhood. GATE "opening" may not exceed 60 inches or be higher than 6 ft, 6 in. (78 inches) Please contact the ARC if you have any questions'