

# Las Brisas Apartment Homes Association

3100 W Sahara Ave Ste 112 Las Vegas, NV 89102  
Phone: 702-368-3700 Fax: 702-463-8785

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The Las Brisas Apartment Homes Association is governed by the Board of Directors, elected by the members. The CC&R's and General Rules & Regulations are needed to use as a guideline to govern the association properly. The Board of Directors have revised and approved this set of rules and regulations for the community as of August 1, 2011. The purpose is to give owners and tenants a single source of rules that amplifies the CC&R's and by-laws for everyday use. The rules and regulations will be updated periodically by the Board of Directors. The CC&R's clearly state that the Board has the right to make any rule they deem necessary to manage and maintain the integrity of the Association.

Please keep these rules in a convenient location for easy reference and if you have any questions, call Management. Remember it is your community and these rules were made to benefit everyone. If you don't agree with the governing rules then vote to change them, don't be in violation of them.

Management Company: AMS Management Group, LLC  
Manager: Michael S Skahill  
Customer Service: 702-368-3700

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## General Rules and Regulations

### 1. Enforcement of Rules:

The procedures below have been adopted and authorized by the Board of Directors and will be used for the purpose of maintaining and managing the Association. All residents whether owner, tenant, or guest will be required to follow these rules and regulations while in the common areas of the community; this is in accordance with the CC&R's. Management has been instructed by the Board of Directors to follow these guidelines when receiving written complaints, observing violations during a visit of the area and at any Board Members request.

- a. All homeowners complaints **MUST** be in writing, signed and mailed to the Association or they will not be processed and all complaints Management receive are confidential, so if you receive a notice the Management company cannot tell you who filed the complaint.
- b. One warning will be issued for any violation and must be corrected within the allotted time given. Once you have been warned for a violation it will be logged and kept as a permanent record for future reference.
- c. If any violation is not corrected within the allotted time of notification, an initial fine will be imposed and additional fines will be imposed weekly if the violation is not corrected.
- d. The Board of Directors reserves the right to adjust the fines according to the severity of the violations. If you have been fined, you may request a hearing before the Board of Directors. All fines imposed after due process, must be paid in full within 90 days or a lien may be placed on your property. Remember the homeowner is responsible for the actions of his or her tenants. Owners and tenants will be fined if a violation of the rules occurs.
- e. Every homeowner is responsible to keep a current registration form on file with Management. Any change in information must be updated within ten (10) days. Failure to comply will result in a fine being imposed. This information is for emergency purposes **ONLY** and will not be given out to anyone.
- f. The Association will suspend the voting rights and the use of recreational facilities of any owner who is delinquent with his or hers association fees or any infraction of the published rules and regulations.
- g. Owners and or Landlords are responsible for the actions of all occupants and guests at their unit. Violations of the rules and regulations or vandalism caused by an occupant will be assessed to the owner. Landlord owners are responsible to insure that each renter has a copy of the rules and regulations and that they abide by them. If an occupant violates the rules, the owner will be fined and assessed for damages.

If a homeowner / resident receives a fine for violation of the rules and regulations and disagrees with the violation the reserve the right to request a hearing within THIRTY (30) days before the Board of Directors or make an appeal to the State Real Estate Mediation Board.

**2. Excessive Noise:**

Anything generating excessive noise, such as a television, radios, parties, slamming doors, loud voices, etc., is not permitted during the hours of 9:00 pm and 6:00 am.

**3. Skateboards, Bicycles, and Roller Skating:**

Not permitted on sidewalks, parking lot, lawn areas or anywhere on the premises.

**4. Toys, Bicycles, Mopeds, and Motorcycles:**

These items are not to be left on the balconies, lawn or sidewalks at anytime.

**5. Balconies, Railings, and Front Walkway Areas:**

Hanging clothes, rugs, clotheslines, etc., on the balcony railing or patio walls is prohibited. There shall be nothing placed by front doors. Balconies and / or patios must be kept in a neat, clean manner and are not to be used as storage areas. You must not allow anything to fall from your patio or balconies to your neighbor below.

**6. Barbecue Grills:**

Barbecue grills are **NOT** permitted **ANYWHERE** on the property, that includes patios, balconies and the pool area.

**7. Neighbor Disputes:**

The Association always encourages neighbors to be friendly and courteous towards one another. When there is a problem between neighbors, this can often be worked out between yourselves. As a rule the Association or Management company will not be involved in disputes between neighbors. If a dispute arises that cannot be worked out then you can contact the **Clark County Neighborhood Justice Center at 702-455-3898.**

**8. Owner Responsibilities:**

Owners are responsible for all interior surfaces in their living units, all plumbing, electrical and heating systems from the point that they begin to exclusively service your unit. An owner is responsible for all collateral damage and repairs to the exclusive water line, no matter where the repair is made, I.E.; common use area, exclusive use areas, etc. The owner is also responsible for the upkeep and repair of their exclusive use area to include patios, balconies, windows, screens, all doors and the interior surfaces of the walls enclosing their exclusive use area.

**9. Exterior Changes:**

No external changes shall be made on any unit without prior written approval from the architectural committee. This includes, Fences, ornamental screens, awnings, screen doors, patio doors, sun-shades, security bars, etc. There shall be no exterior painting of units, including patios. No repairing or replacing of original roofs. No planting of shrubs or trees in the common areas. No planting of trees of any kind in the patio area.

**10. Pest Control:**

Association will provide pest control for the coverage of common areas only. The interior pest control is the homeowners Responsibility.

**11. Insurance:**

Insurance will be provided on all the structures and grounds in the complex. The policy with American Family Insurance Company has replacement cost coverage with a \$5000.00 deductible per occurrence. To report a claim, or if you have any other questions, please call management. This does not include homeowners insurance or tenant's personal property. Homeowners should consult their insurance agent to assure they have adequate coverage.

**12. Laundry Room:**

All common areas, including the laundry rooms, are the responsibility of the users and are to be cleaned of all litter after each use. Remember the Laundry Room is a convenience for owners and or tenants so please clean up after yourselves. Please do not use POWDERED SOAP. Hours of operation are 6:00 am till 9:00 pm.

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## 13. Animals

- a. Members are responsible for any and all damage to the association property caused by their pets or the pets of their family, friends, tenants, guests, and visitors.
- b. Members and their family, friends, tenants, guests or invitees must properly and immediately remove and dispose of all pet litter caused by their pets. Owners should carry pick-up waste containers and scoops when walking dogs.
- c. No member shall, nor permit any person to, keep, harbor, or possess any animal which by loud or frequent habitual barking, yelping, brazing, or other noise, causes annoyance to the neighborhood or any member or tenant.
- d. Animals must be on a leash at all times when outside individual patio enclosures and living quarters.
- e. Pets are not permitted to be tied to trees, stakes or other exterior building structures within the project common areas.
- f. No pets are allowed in the pool area.
- g. No animals of any kind may be bred or maintained for any commercial purpose.
- h. Only the shrubbery areas along the perimeter walls of the parking areas may be used by pets to "relieve" themselves.
- i. Cat owners must keep cats inside their units. Cats are not permitted to roam freely throughout the complex. The lease law pertains to cats also. In addition to fines, cats may be picked up by animal control.
- j. The number of pets is limited to one (1) per unit, and shall not exceed the weight limit of twenty-five (25) pounds.
- k. No pet is allowed to be leashed to fencing and left outside the unit.

## 14. Leasing / Renting:

Each owner shall have the right to lease or rent his lot, provided that any lease or rental agreement shall be in writing, and Any tenant shall abide by and be subject to all provisions of the CC&R's, By-laws, and these rules and regulations. Any lease or rental agreement must specify that failure to abide by such provisions shall be a default under the lease or rental agreement.

Owners must provide copies of these rules and regulations to their tenant, and a copy of the signed lease must be supplied to the management company with a new registration form.

## 15. Windows:

All windows and sliding doors must be covered with curtains, blinds, drapes or shutters and must be maintained in good repair. No aluminum foil, cardboard or other material is allowed. If there is a need for complete darkness during the day, blackout Drapes or blackout shades are recommended. Solar film is permitted only when prior written approval is given by the architectural committee. Solar film may not be mirrored on the exterior side and must be installed professionally.

## 16. Washing Machines:

No washing machines and / or dryers are to be used in individual units. This may result in a back up in the sewer lines and You may be held responsible for all plumbing costs attributed to the use of the washing machines. A laundry room is provided on site for your convenience.

## Parking Regulations

### Enforcement:

1. Each legal owner of an individual unit is responsible for the actions of any resident, tenant, or guest of that unit and shall bear full responsibility for their actions. If any resident, tenant, or guest of a unit is in violation of the parking rules and regulations, the owner of that unit is responsible for paying any fine assessed. The owner is responsible for furnishing tenants a copy of the parking rules.
  2. In accordance with the NRS-314, any vehicle in violation of the rules while driving or parking in the common area will receive a written warning notice of violation. Any vehicle in violation of the rules a second time will be subject to tow with no further warnings given.
  3. A \$100.00 fine may also be assessed for continued violation rules. All fines assessed must be paid to the association within thirty (30) days of receipt to avoid additional late fees. Fines not paid within ninety (90) days will be subject to collection in accordance with NRS-313
  4. Any owner who receives a notice of violation or has a fine imposed may request a hearing before the Board of Directors to discuss the matter. All requests for a hearing must be in writing and signed by the homeowner. The hearing will be set at a convenient time for all concerned; scheduled hearings will be held whether the homeowner is present or not. If an issue is not resolved after the hearing, then the homeowner retains the right to appeal to the Real Estate Division Mediation Board.
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### General Vehicle and Parking Rules:

1. The speed limit within the community is 5 miles per hour.
2. No commercial vehicle, trailer, boat camper, mobile home or like vehicle shall be permitted to be parked on any portion of any common area.
3. All vehicles must be head in parked; backing in to a parking spot is strictly prohibited.
4. Parking is prohibited in fire lanes. Fire lanes must be kept clear for everyone's safety. All vehicles parked in the Fire lanes will be towed at the owners expense without warning.
5. Everyone must park in his or hers assigned parking space (s) provided;
  - a. The vehicles do not create a safety hazard or a dangerous condition;
  - b. The parking of the vehicles does not violate any public law, code, or ordinance;
  - c. The vehicles do not hamper egress/ingress to the complex, other vehicles, mail boxes, other parking spaces or any other right of way;
  - d. Unlicensed and / or inoperative vehicles will be towed at the owners expense after a forty-eight hour notice.
6. Any vehicle parked in the same parking space for a period of seven days shall be considered as stored, abandoned or inoperable. Such vehicles parked for more than seven days will be issued a notice to move the vehicle within 48 hours or the vehicle will be towed. If you are going to be out of town for more than 7 days, please call management and inform them.
7. Residents and/ or guests must keep vehicles free from dripping or leaking fluids onto the asphalt.. There shall be no dumping of oil, battery acid, or other vehicular fluids anywhere in the common area
8. There shall be no vehicular repairs of any kind undertaken on the property; this includes changing of oil and other fluids.
9. All vehicles must be in acceptable condition while parked in the common area. Unacceptable vehicles include but are not limited to, vehicles left up on blocks or jacks, vehicles with flat tires, vehicles with missing car parts, such as hoods, fenders, windows, and doors. Unacceptable vehicles will be determined by a panel of at least three Board members.
10. Objectionable noise from the racing of engines, the spinning of tires, or loud stereos is prohibited.
11. Washing of vehicles anywhere within the community is prohibited.

**All vehicles owners and or tenants MUST be registered with the association and assigned a space # designated on the registration form.**

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## Pool Rules

1. The pool is for the exclusive use of residents and their guests. If you suspect someone using the facilities that does not live in the community, ask to see their pool key. If they do not have one, then ask them to leave or call the police. A resident must accompany all guests and is the responsible for their conduct.
2. The Association does not provide lifeguards. Life saving equipment is available in the pool area and may only be used for its intended purpose. All persons using the pool area do so at their own risk. The Association does not assume any liability in this regard. All state and local laws pertaining to the use and operation of the pool will be strictly enforced.
3. An adult homeowner or adult tenant must accompany their guests while using the pool at all times. Guests are limited to two (2) per unit at a time.
4. A pool key will be issued to all homeowners; it will be the responsibility of the homeowner to provide a key to your tenants. extra pool keys can be purchased from the management company at a cost of \$25.00 per key. This key must be used to enter and exit the pool area. The pool gates must be fully closed in the locked position upon entering and exiting the pool area. Pool keys may not be duplicated or given to non-residents. Residents must not open gates for non-residents or strangers.
5. **Pool Hours:** The pool is open from 8:00 am till 9:00 pm during the summer; it is a violation to be in the pool after 9:00 pm
6. **Behavior:** No running, rough play, cannon balling, excessive constant splashing, or throwing objects is permitted. Smoking is permitted on the deck only. Materials must be disposed of properly. Rafts and other flotation devices may be used unless it interferes with others using the pool. Please use good judgment and be considerate of others during busy times when the pool is crowded. Radios, tape players and CD players are permitted as long as the volume is kept low. If requested by others, the volume must be lowered so others are not disturbed.
7. **Equipment:** The pool furniture, if any, belongs to the Association and should be respected. None of the furniture is to be removed from the pool area. Pool furniture will be used for the purpose of lounging only. Tables and chairs are not to be used to prop the gates open. The gates are to be kept closed at all times.
8. **Glass:** No glassware or other breakable items are permitted in the pool area. Violators will be assessed the full cost to drain and clean the pool in addition to any fines being imposed. **NO FOOD IS ALLOWED IN THE POOL AREA.**
9. **Parties:** The pool and pool area may not be used for private parties or large social events. The only exception to this rule is a Party or social event sponsored by the Homeowners Association.
10. **Care of the Pool:** Residents must be mindful of their responsibility to keep the pool in a safe, functioning, clean, condition. Therefore, no cut-offs, T-shirts, no street clothes of any kind, no Styrofoam, no children wearing diapers are allowed, only proper swimwear is permitted.
11. **Clean Up:** Deposit litter into provided containers. Litter should be taken home and disposed of properly if the trash containers are full. Users of the pool are responsible for insuring that they remove all articles brought with them.
12. **NO PETS ARE ALLOWED IN THE POOL ENCLOSURE.**
13. No personal property may be left in the common area.
14. Nude sunbathing and swimming at anytime is prohibited.
15. It is recommended that children under the age of 14 be accompanied by an adult swimmer at all times.
16. Climbing on, over, under the gates is strictly prohibited.
17. Parents will be held accountable for the actions of their children within the common area.
18. The swimming pool is operated primarily for the use and enjoyment of homeowners, and tenants. The use of this facility by guests is a privilege. The rules governing homeowners and tenants also apply to their guests. The homeowner or tenant will be held responsible, both financially, personally, and may lose all pool privileges, for any damage or misconduct attributed to his or hers guest.

**Remember the pool is for your enjoyment. If we all take care of it and follow the rules, the pool can be enjoyed by all. Please review these rules with all family members and guests using the pool.**