

**SOUTHWEST VISTAS  
HOMEOWNERS  
ASSOCIATION**

**RULES**

## Introduction to SWV Rules

As with the Architectural and Landscape Guidelines these "SWV Rules" are intended to augment the CC&Rs and clarify their intent. We are reminded, therefore, that the guiding principle from the CC&Rs remains:

No use of any **Lot** or structure within the Project shall annoy or adversely affect the use, value, occupation and enjoyment of adjoining property or the general neighborhood. Final determination within these bounds shall be left to the discretion of the Association.

Your Board of Directors' objective is to apply and interpret the CC&Rs of our Homeowner Association and these Rules so as to ensure peaceful enjoyment of our homes while attempting to maintain and enhance the value of our community.

### SWV RULES

- 1. Agent for the Association.** Owners, as defined by The Southwest Vistas Bylaws, shall contact the Association and the Executive Board of Directors via the Association's official agent, which is its management company.
- 2. Interpretation**  
The Board of Directors of the Southwest Vistas Homeowners Association ("Board") and, where delegated by the Board or within the intention of their charter, the Architectural Control Committee ("ACC") shall exercise its discretion to interpret these rules and regulations to the best interest of all concerned and in accordance with applicable law.
- 3. Landscaping Maintenance**  
Lawns, yards and landscaping shall be maintained in a neat, orderly and well-groomed manner. Each Owner shall keep his or her Lot free of trash, debris, weeds, and dying or dead shrubs, lawns and trees. Homeowners must ensure that natural vegetation, shrubs, grasses, etc. be kept away from the roadway and curb areas of all Lots, whether improved upon or not; and they must comply with prudent practices to avoid fire hazard. Each Owner shall keep his or her fences, fixtures, outbuildings and residence repaired, cleaned, stained, replaced, and/or (re) painted as needed in order to maintain these structures in as close to original condition as reasonably possible.
- 4. Vehicle Maintenance**  
No repair or maintenance work to vehicles will be permitted on any street or driveway in the Community except for minor repairs in emergency situations. Vehicles or Unusual Vehicles needing extensive repairs or maintenance which cannot be done in the garage must be towed to an outside facility.

5. **Common Area and Sidewalks**

- a. Except as otherwise authorized by the Association or its Governing Documents, no boulders, trees, shrubs, flowers, or Association improvements shall be defaced or removed from the Common Area; and, no one shall disturb or encroach upon the Common Area, streets or sidewalks. Examples of encroachment without limitation are given as follows: storage, planting of shrubbery, slope changes, walls, walkways, stairways, or drainage from a lot which results in visible change to the Common Area.
- b. Owners are responsible for keeping sidewalks which adjoin their Lots free and unobstructed at all times. As examples, the Owner must remove or curtail bushes, trash and any impediment to foot traffic, irrespective of its source.

6. **Non-Owner Occupancy**

Owners must keep the Association apprised of the name and phone number of the tenants or other occupants of the dwelling if not occupied by the Owner. If the Owner does not live in the dwelling, the Owner must keep the Association informed of his or her current address and phone number.

7. **Compliance with Applicable Laws and Statutes**

Owners must comply with the Architectural and Landscape Guidelines as well as all applicable statutes and ordinances with respect to their behavior within the confines of Southwest Vistas, including but not limited to, those governing traffic and pets. Owners' violation of such Architectural and Landscape Guidelines or governmental rules constitutes a violation of the Association's governing documents.

8. **Record of Members' Comments at Meetings**

The Board will limit the Members' Comments section of the meeting minutes to the general topics addressed by each Owner during a meeting, and in consideration of time, may limit each speaker to three minutes.

Unless the matter discussed and any action requested in the comments is an emergency as defined in NRS 116 or is already included on the agenda, the Board will not take any action, but will consider taking action at a future meeting, if in the best interest of the Association as a whole.

A one page (front and back) typewritten document may be submitted at a speaker's request to be attached to the minutes, unless the document includes libelous, obscene, defamatory or profane content. Obscene is defined as offensive under contemporary community standards or by the average person applying contemporary community standards.

A majority of the full Board of Directors will determine what is defined as offensive in this community as determined by the average person.