



Pineae Village Town Homes

Community Rules and Regulations

Monthly Dues

Monthly dues are \$165.00 and are due on the 1st of each month. Payments received after the 10th will be considered late and subject to a \$15.00 late fee. Any assessments not paid within 10 days of the due date will be considered delinquent and may incur additional late fees as established by the Board, as well as interest at a rate of 18% per annum on the outstanding balance.

Owners who wish to send checks or utilize bank bill pay options should direct their bank or credit union to send dues payments to: Pineae Town Homes Association INC. PO Box 93983 Las Vegas, NV 89193

Owner Responsibilities

The following components of each home are the responsibility of each owner to repair and/or maintain:

Sheetrock, drywall or plaster, windows and window frames, doors, stairwells, appliances, mechanical equipment and appurtenances located within any one unit or located outside said unit, but designated and designed to serve only that unit: plumbing, including all pipes, wires, conduits, or other public utility lines or installations constituting a part of the unit and serving only that unit including sewer, water main that enters the property and pipes within the home; electrical receptacles and outlets, air conditioning and compressors and other air cooling apparatus, boilers, water heaters and water softeners; cabinets, fixtures, lighting, sinks, tubs, counters, countertops and islands, hardware; all decorated interiors and surfaces of interior structural walls, floor coverings, ceilings and trim, consisting of wall paper, paint, wood floors, carpeting and tile; patio, porch or deck, along with any covering of said patio, porch or deck; interior of garage, storage and any other areas which shall pass with the title to the Lot or Unit with which it is associated and any limited common area facilities that are reserved for the use of the individual Lot or Unit.

Violations

All violations of the CC&Rs and/or the Community Rules and Regulations will be handled according to the Board-approved Fine Resolution as follows:

- All owners will be given a written notice of violation describing the violation and stating a time to cure the violation prior to a fine being levied.
- All owners will be given a minimum of forty-eight (48) hours to cure a violation before a fine will be levied. The Board, in its discretion, may grant a cure period exceeding forty-eight (48) hours if the Board determines a longer cure time is reasonable.
- If a fine is levied, the offending Owner shall have the right to request an informal hearing with the Board of Directors to protest or dispute the fine. A request for hearing must be made in writing within fourteen (14) days from the date the fine is levied. If a request for hearing is not received by the Board of Directors, or their designated agent, within seventeen (17) days from the date the fine is levied, the fine shall be deemed to be uncontested and the Owners forfeit their right to hearing. A request for hearing shall be delivered to Utah HOA Management, PO Box 520064 Salt Lake City, UT 84152 or emailed to utahoa@utahoa.com
- Schedule of Fines:
 - 1st Violation: \$25.00
 - 2nd Violation of failure to cure 15 days after 1st violation: \$50.00
 - 3rd Violation or failure to cure 15 days after 2nd violation: \$100.00
 - 4th violation or failure to cure 15 days after 3rd violation or subsequent violations: \$200.00 per month additional fines or legal action

Enforcement remedies are cumulative. Accordingly, the Board of Directors reserves its right to pursue any enforcement action authorized by law or the Declaration at any time during the fining process. Maximum Fines are \$500.00 per month

Snow Removal

The HOA is responsible for removing snow from common sidewalks, driveways and visitor parking after 2 inches of accumulation.

Parking and Vehicle Rules

1. Residents may only park their motor vehicles within the designated parking areas, including driveways.
2. No resident shall repair or restore any vehicle of any kind in or about the driveway, any limited common areas or common areas except for emergency repairs, and then only to the extent necessary to enable movement to a proper repair facility.
3. Storing vehicles in the limited common area or common area parking areas is prohibited. All vehicles that are parked for periods longer than 2 days are considered to be stored and in violation of the Community Rules and are subject to towing and/or fines. Vehicles with expired plates or in an obvious state of disrepair are not allowed to be parked in driveways or other limited common areas or common area parking.
4. No Trailers, recreational vehicles, or similar are to be stored or parked on driveways or in the community common area parking.
5. Each owner is responsible for any leaking, stains or damage caused on driveways, the limited common areas or common area parking.
6. Driving motor-powered vehicles including, but not limited to cars, minibikes, motorcycles, and go-carts on sidewalks or landscaped areas is prohibited. All drivers of motorized vehicles must have a valid driver's license.

Nuisance

It is the responsibility of each owner and resident to prevent the creation or continuation of a nuisance, in, on, or about the community. The following are considered nuisances and are prohibited:

1. Any unclean, unhealthy, unsightly, unsafe or unkempt condition at each home visible from the street or neighboring properties, including balconies and front porches.
2. The storage of any item, property or substance that will emit any foul or noxious odors or that will cause any noise or safety issue or disrupt the enjoyment of the community by other residents.
3. All owners are entitled to the right of enjoyment of their property. Owners, Residents and/or their guests should make sure they respect that right of neighbors near them.
4. Centerville City Noise Ordinances must be followed. Music, parties, or any other loud noises must not be audible by neighbors between 10pm and 7am.
5. Excessive traffic in, on, or about any unit or common areas.
6. Garbage and Debris-all rubbish, trash, refuse; waste, dust, debris and garbage shall be regularly removed from the home and shall not be allowed to accumulate thereon or to be stored in such a manner that it is visible from the street. Garbage cans may be set out the evening before garbage pickup day, but must be stored away, out of sight, on the same day as the scheduled garbage pickup day.
7. Business Use-No commercial trade or business may be conducted in or from any home unless the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the residence. The business activity must not allow for excessive traffic in and out of the community. Door to door soliciting is not allowed.
8. Satellite Systems-No antennae or satellite dishes shall be erected or installed or caused to be installed or erected by homeowners. Antennae or satellite dishes must be installed professionally. All exterior cabling must be professionally installed and must be as inconspicuous as possible from the street or neighboring properties.
9. Window Coverings-No aluminum foil, newspapers, reflective film coatings or similar materials may be used to cover the exterior windows of any home.
10. Structural Alterations. No structural alterations to the exterior of any building, common area or facilities are allowed without written consent from the Board of Directors. This includes attaching anything to the building that is visible from the street or neighboring properties
11. No owner shall get on the roof at any time for any reason.
12. No more than four solar or electricity-powered walkway lights may be placed in front of a townhome and only to provide light to sidewalks and porch entrances. Lights are not allowed down the sides of end unit townhomes. Lights must be functioning and may be placed in landscaped beds, but not grass. No other item may be placed in the landscape beds. Any damage to pathway lights is an owner responsibility. Requests to install lights must be made by application and submitted to the Board of Directors by email at utahoa@utahoa.com.
13. No signs or banners are allowed without written consent from the Board of Directors. Standard size real estate signs are allowed.
14. Decorations during the Christmas holidays, including lights, must be removed by the 10th of January. Decorations from any other holiday or event must be removed within 10 days of the holiday or event.
15. Smoking. Those owners, residents and their guests who smoke, including e-cigarettes or similar devices, must ensure that smoke of any kind does not drift into neighboring homes or neighboring patio areas.

Pet Rules

1. No more than two pets may be kept within one home. Owners are responsible for all damage to any limited common or common areas caused by their pet.
2. All dogs and cats must have current vaccinations and be legally registered with local government agencies.

3. Dogs and cats must not be allowed to wander unattended and unleashed in the community at any time.
4. Pets may not make any noise that disturbs neighbors.
5. Owners are responsible for cleaning up waste immediately from common areas or fenced or unfenced back yards.
6. All pets that may pose a threat or create an unreasonable risk of harm to anyone in the community are not allowed. Only dogs, cats, birds or other traditional household pets are permitted.
7. No animal shall be kept or bred for commercial purposes.
8. Owners with pets must keep their homes in a sanitary condition at all times.

January 2025