

# *MacDonald Highlands Master Association*

## *Rules and Regulations*

*Amended and Adopted January 23, 2013*

The following Rules and Regulations have been adopted by the Board of Directors of the *MacDonald Highlands Master Association* and it is very important that you familiarize yourself with these polices. The Rules and Regulations are supplemental to the Covenants, Conditions and Restrictions and By-Laws of the Association. It is the property Owners' responsibility to inform tenants, guests and contractors of these Rules and Regulations. The property Owner will be liable for any fines and/or charges incurred by their guests, tenants, and/or themselves as a result of violations of the guidelines.

### *Rules and Regulation Enforcement:*

Regular inspections are conducted throughout the community and violations will be noted and addressed. If owners become aware of a violation of the Governing Documents, please submit the following information in writing:

- Time, date and location of the violation
- Nature of the violation
- Owner submitting the violation report must sign notice (Owners are always kept confidential)

Submit notice to:

### *MacDonald Highlands Master Association*

C/O RPMG, Inc.

P.O. Box 95606

Las Vegas, NV 89193-5606

Fax: (702)-933-7774

Email: [kapell@rpmginc.com](mailto:kapell@rpmginc.com)

### *I- Common Area/ Recreational Facilities:*

- A- Only homeowners and their invited guests are permitted to use the common areas and recreational facilities of the Association. Guests must be accompanied by the homeowners while using the facilities. Children under the age of 14 must be accompanied by an adult (eighteen years or older) at all times.
- B- No food or drinks are permitted in the sports court areas with the limitation of plastic water bottles. Sports courts are to be used for the purpose that they are intended only. No skateboarding, or additional activities are permitted in these areas.
- C- No bikes, scooters or such are permitted on sidewalks, walking paths or park areas. These areas are intended for walking and/or jogging purposes only.

- D- Skateboarding is prohibited within MacDonald Highlands.

### II- Community Tennis Court:

- A- Residents must accompany guests at all times.
- B- No organized or professional tennis instructions permitted without a resident present on the court at all times.
- C- Use of the courts is accepted on a first come, first served basis. The member must be in attendance at all times. The Board reserves the right to require reasonable security deposits.
- D- All players must wear tennis shoes.
- E- No bicycles, rollerblades, rollerskates or any other wheeled conveyances allowed on tennis courts.
- F- No food allowed on courts. Only sport bottles and re-sealable non-glass containers with water are allowed on the courts.
- G- Proper tennis court etiquette is to be observed at all times.
- H- Courts could be slippery when wet or dirty. DO NOT PLAY ON WET OR DAMP COURT.

### III- Open House Procedures

Open houses are permitted on **Saturdays and Sundays only** from 12:00 PM – 4:00 PM. Open house signs must be limited to one sign directly in front of the subject home or lot. No directional signage is allowed on MacDonald Highlands' entrance corners or throughout the community.

### IV- Process Servers

Per Nevada law all process servers are granted immediate access without consent of the Resident.

### V- Exterior Changes:

- A. All exterior changes must receive prior approval from the Architectural Review Committee. ARC applications can be obtained through management or on Management's website, [www.rpmginc.com](http://www.rpmginc.com) under The Foothills at MacDonald Highlands. The ARC normally meets on a monthly basis. Applications must be received at least ten (10) days prior to the scheduled meeting to be placed on the agenda for approval.

### VI- Golf Course:

- A. The golf course is reserved for the exclusive use of golf members and players only. Homeowners are not to enter the golf course unless authorized through DragonRidge County Club. Any homeowners entering the course unauthorized will be considered trespassing.

VII- Landscape Appearance:

- A. All landscaped areas must be kept in a neat and orderly fashion at all times. Weeds, trash and debris should not be allowed to accumulate in Owners' yards

VIII- Noise:

- A. Noise complaints will be addressed per the Henderson Municipal Code. Excessive noise after 10:00 PM on weeknights and 12:00 AM on weekends should be referred to security and/or the police department. In addition, owners should note specific details and forward to management in compliance with the above-mentioned complaint procedures.
- B. If owner disputes arise regarding noise, the complainant may be asked to have additional witnesses sign the noise complaint statements.
- C. Pet noise, such as dog barking, must be referred to Henderson Animal Control in addition to the Association.

IX- Pets:

- A. With the exception of private residence yards, all pets within MacDonald Highlands must be leashed and curbed at all times, no exceptions.
- B. Owner must immediately clean up and properly dispose of pet waste and debris. Failure to immediately clean and properly dispose of pet waste will result in an immediate Health and Safety violation, hearing, and fine.
- C. Pets are not allowed on the golf course at any time.

X- Parking:

- A. Owners parking may only be in authorized spaces on the lot. Parking must be done on hard surfaces only and is not permitted in landscaped areas at anytime.
- B. Due to City of Henderson Fire Code, on-street parking is limited to one side of the street only. The approved street parking for visitors or guests will be limited to the sidewalk side of the street. If there is not a sidewalk on that street, parking will be limited to the South or East side of the street only.
- C. Visitors and guests must have a pass displayed and visible in the vehicle window at all times.
- D. Owners' vehicles are not permitted to be parked in the street between the hours of 10 PM and 6 AM.
- E. Exterior parking of recreational vehicles including but not limited to: Motor homes, travel trailers, utility trailers, sea doos, jet skies, boats and conversion vans are permitted for immediate loading and unloading purposes only and are not to exceed overnight. Any of said vehicles parked on the streets or driveways are subject to fines and/or tow.

- F. All vehicles parked within the community must have current registration and insurance.
- G. Guest street parking will be limited at one week (6 nights and 7 days) per month after notification of such guest visit in writing to management or gate officers. If guests visit will be longer than one week, they will be required to park in approved parking areas or on the Owner's driveway.
- H. Any violation of the above-mentioned regulations is subject to forty-eight (48) hour tow or tire booting both at the owner's expense. Immediate tow or tire booting is permitted if parked in a handicap space, fire zone or parked in a red-zone.

XI- Speeding:

- A. Speed limit in the community is 20 MPH unless otherwise posted and will be strictly enforced.

XII- Vacant Lots:

- A. Vacant lots are private property and unauthorized use will be considered trespassing.
- B. No parking of construction vehicles is permitted on vacant lots at any time.
- C. No dumping is permitted on vacant lots or developer controlled land without written authorization. Any such actions will result in the offender being permanently banned from the property, as well as fines and cost recovery.
- D. Owners are responsible for maintaining the appearance of their lots. Trash and debris that accumulates on lots should be removed within a timely manor.

XIII- Miscellaneous:

- A. Garage doors shall be maintained in a closed position with the exception of ingress and egress.
- B. Trashcans may be placed curbside twelve (12) hours prior and must be removed no later than twelve (12) hours following trash collection. Cans must be stored out of site of common area at all other times.
- C. All debris must be placed in bags and secured in a trash receptacle with lid. No free standing trash bags are permitted to be placed curbside. In addition, all boxes and large items must be broken down and placed curbside in a neat and orderly fashion.
- D. Construction material placed in street must not exceed ten (10) feet from the curb and must be properly marked with cones immediately. All construction material must be removed within twenty-four (24) hours of delivery.
- E. Dumpsters must be placed on ¾" plywood and must not be placed in a location as to impede traffic or emergency vehicles.
- F. Moveable basketball hoops and other sport equipment must be stored out of site of common area when not in use.

- G. PODs and other storage units are permitted for a loading and unloading period of no more than 48 hours.
- H. Construction is permitted Monday through Friday, 6:00am to 6:00pm and Saturday, 9:00am to 5:00pm. No construction is allowed on Sundays or federal holidays which include: New Year's Day, Fourth of July, Memorial Day, Labor Day, Thanksgiving Day and Christmas Day. Vendors such as pool maintenance, maids, lawn service, etc. are allowed to work on Sundays.
- I. No ATV or any other types of off road motor vehicles, to include motorized scooters, are permitted within the community. Electric golf carts are only permitted to be used to and from residences, clubhouse or any other park; with the exception of community landscape maintenance vehicles. All golf carts must be operated by a licensed driver when on community common property and/or streets. Golf carts may be stored in a side yard if they are on a hard surface and screened from view of the streets and neighboring properties.
- J. Any vehicle cleaning services shall be performed on the resident's lot, and may not be done on the community streets.

XIV- Fine Policy:

- A. See MacDonald Highland's Compliance Fine Schedule

XV- Collection Policy:

- A. See MacDonald Highlands's Assessment Collection Policy

XVI- Speeding and Parking Policy:

- A. Any Owner who exceeds the speed limit will be stopped and issued a citation.
- B. All traffic signs must be obeyed. Any Owner who fails to yield or stop per the posted signs will be stopped and issued a citation.
- C. Any Owner who fails to follow the parking restrictions as set forth in Section X of these Rules will be issued a citation.
- D. As speeding, failing to obey traffic signs and parking violations are deemed Health/Safety violations, the Owner will be called immediately to hearing and a fine will be assessed. Fines will be applied as follows:
  - I. Unruly or Endangering Behavior with or without Vehicle - \$100 Fine
  - II. Non-Allowed Vehicle Parking (Blocking Sidewalk, etc.) - \$40.00 Fine
  - III. Fire Hydrant or Fire Lane Parking - \$25.00 Fine
  - IV. Unauthorized Overnight Parking - \$40.00 Fine
  - V. Speeding - \$25.00 Fine
  - VI. Trespassing/Tailgating - \$100.00 Fine
  - VII. Running Stop Sign - \$25.00 Fine

**Note:** The Board reserves the right to increase the amount of the fine in accordance with the seriousness of the violation.

E. Should a tenant, invitee or guest of the Owner be found speeding, failing to obey the posted traffic signs, or violating the parking restrictions as set forth in Section X of these Rules, the Owner will be given one warning and provided 30 days to address the violation. Following 30 days, if the same tenant, invitee or guest is found repeating the infraction, the Owner will be called immediately to hearing and assessed a fine. Fines will be applied as follows:

- I. Unruly or Endangering Behavior with or without Vehicle - \$100 Fine
- II. Non-Allowed Vehicle Parking (Blocking Sidewalk, etc.) - \$40.00 Fine
- III. Fire Hydrant or Fire Lane Parking - \$40.00 Fine
- IV. Unauthorized Overnight Parking - \$40.00 Fine
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