

Desert Highlands Homeowners Association

Rules and Regulations

Article 8, Residence and Use Restrictions Summary

Does not include all details of rules and regulations.

If a conflict arises between the Summary and the text of the CC&Rs, the CC&Rs shall prevail.

If a conflict arises between the CC&Rs and NRS116 or NRS116A, Nevada Revised Statutes shall prevail.

- 8.1 Single Family Residences.** All homes are single family. An owner may rent to a single family only. Home may not be rented more than 3 times during any calendar year. Owner remains liable for tenant's failure to abide by the CC&Rs.
- 8.2 Temporary Structures.** No one is allowed to use a temporary living space such as a shed, trailer, tent, detached garage or other outbuilding.
- 8.3 Lavatories and Toilets.** No outside lavatories or toilets allowed.
- 8.4 Automobiles & Recreational Vehicles.** Vehicles used for every-day type transportation may be parked on driveway. No junk or inoperable vehicles can be stored or repaired between house and front property line of lot. A boat, trailer, motor home or RV may be parked between the house and front property line (in driveway) for 24 hours. A boat, trailer, motor home or RV may be parked on the street for 48 hours to actively load and unload only. Boat, trailer, motor home or RV can be stored in garage or in the side yard behind the fence on garage side only.
- 8.5 Nuisances.** No rubbish or debris of any kind permitted to accumulate on Lot, no odor that causes the property to be unsanitary, unsightly, or offensive. No noise or other nuisance that is offensive or detrimental to any other lot or to its occupants.
- 8.6 Signs.** 'For Sale' and 'For Rent' sign (1) permitted. Political signs & American Flags per Federal Law.
- 8.7 Antennae.** This article subject to FCC Act of 1996.
- 8.8 Rooftop Structures and Appliances.** Nothing allowed on roof without ARC approval. Swamp coolers or air conditioning units may be attached to exterior wall that are behind fence; provided not visible from the street or neighboring lots.
- 8.9 Unightly Articles.** Trash and recycle containers allowed in view of neighboring lots only 12 hours before and after scheduled trash collection. Other unsightly articles must be stored out of sight.
- 8.10 Oil and Mining Operations.** Not allowed.
- 8.11 Maintenance of Improvements and Structures.** The whole property must be kept in good condition. Exterior paint colors must be approved by ARC unless you use same, original colors.
- 8.12 Maintenance of Lots.** Rubbish, weeds, brush, undergrowth and debris must be removed. Trees, shrubs and lawns must be adequately watered, maintained and mowed. Xeriscaping is allowed with A.R.C. approval.
- 8.13 Animals.** Two pets per household. No animals, fowls, reptiles, poultry, fish or insects of any kind shall be raised, bred or kept within the property for commercial purposes. Owners are liable, to the extent provided by law, for any unreasonable noise or damage to person or property caused by any animals brought or kept upon the owner's property. Owner has duty to clean up after animals.
- 8.14 Business or Commercial Activity.** Not allowed. Exception: if business is not observable from outside the lot and does not increase the liability or casualty insurance of the Association, and Conditions (a) through (e) (listed in CC&Rs) are met.
- 8.15 No Further Subdivision.** Lot may not be further subdivided w/o prior written approval of Board. However, an Owner can sell, transfer, lease or rent, subject to the Restrictions.
- 8.16 Drainage.** Alteration of existing (established at time of sale) drainage, or addition of rain guttering and downspouts which impact existing drainage, requires ARC approval. Maintenance of proper drainage, per the CC&Rs, is required.
- 8.17 Fences.** Wood, except where originally wrought iron. Six feet maximum height. Fences not to extend beyond front of residence. No fence may be painted; natural, wood colored stain allowed. Backyard dog runs are allowed and interior fences within the enclosed backyard area not to exceed six feet in height. Fences must be maintained.
- 8.18 Site distance at intersections.** Cannot obstruct site lines at elevations between 2 and 6 feet above roadways on corner lots. Trees must be trimmed to a sufficient foliage height to comply.
- 8.19 Tanks.** Not allowed above ground
- 8.20 Exterior Lighting.** Must not disturb adjacent or nearby property. Intensity must be controlled.
- 8.21 Landscaping.** Rear yards must be sufficiently landscaped to preserve drainage and control erosion. Weeds and debris must not be allowed to accumulate.