

## Summerfield Village Homeowner

c/o Assured Real Estate inc  
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Henderson NV 89053  
702-868-0900  
[www.svhoa.info](http://www.svhoa.info)

Dear Summerfield Village Homeowner:

Please be advised that at the Board Meeting held on **July 22, 2025** the Board adopted the enclosed new Rules and Regulations.

Rules and Regulations – The Rules and Regulations is an outline of the governing documents. This document provides a clearer outline of the community's CC&R's.

Please review this document thoroughly and keep it in your files to be transferred to any future new owner upon the sale of the home. The information will become effective **September 1<sup>st</sup>, 2025**

Thank you for your time and cooperation. If you have any questions, please contact management at 702-868-0900

Sincerely,  
Board of Directors  
Summerfield Village Homeowners Association

SUMMERFIELD VILLAGE HOMEOWNERS ASSOCIATION RULES AND REGULATIONS  
**REVISED 7/22/2025**

The following Rules and Regulations have been adopted by the Board of Directors of the Summerfield Village Homeowners Association. IT IS VERY IMPORTANT THAT YOU READ AND UNDERSTAND THEM. These rules and regulations are supplemental to the governing documents and do not supersede them. It is the owner's responsibility to inform guests and/or tenants of these rules and regulations. The owner is also responsible for the actions of their occupants, guests, tenants and tenant's guests, and are subject to enforcement action due to their violations of any rule or regulation. (Article XI Section 3(c))

Homeowners reporting a violation of these rules should do so in writing, fax or email with the following information – unit number – date- time- specific information on the violation. Per NRS 116.31031 (4) (b) (II) and violation related to a physical condition should include a photo of the alleged violation.

Common Area as defined by Section 4 of the CC & R's shall mean all property owned by the Association for the common use and enjoyment of the Owners. These areas shall include all areas of the complex other than owners private use area.

1. COMMON AREA VIOLATIONS

- A. Activities are not permitted which would damage or deface the grounds, walkways, and improvements in the common areas. Individuals who are responsible for any such damage to the Association property will be expected to fully reimburse the Association for all expenses incurred in the replacement and/or restoration of damaged items. Homeowners will be held responsible for the actions of their guests and/or tenants and may be fined for violations. (Art. X Sec. 4)

**Fine Amount \$100.00**

- B. No activity is allowed in the Common Area landscape other than the park grass area. Sidewalks must be used for ingress and egress purposes. No activity of any kind in the carport or driveway areas is permitted due to safety reasons. Streets, driveways and parking spaces shall be used for ingress, egress, and parking purposes only.
1. No motorized vehicles, horses, bicycles, skateboards, scooters, roller skates/roller blades, wheeled toys, or the like are allowed on the sidewalks, lawns, rock area, carports/driveways.
  2. Skate boards are not allowed in any area of the complex including the street.
  3. No motorcycles, ATV's bikes, etc. are to be raced on the street at any time.
  4. No ball playing of any kind is allowed in the common areas, the street, and carports/driveways. The only exception is the grass area of the Association designated as the park.
  5. Bicycles are not to be ridden in the carport/driveway areas for safety reasons to both the rider and the vehicles coming in and out of the carport/driveway area.

6. Use of sidewalk chalk is prohibited in any common area, carport or driveway area  
**Fine Amount \$100.00**

- C. All trash must be deposited in appropriate containers and must be bagged and tied.
1. No loose garbage shall be placed in or around dumpsters. All boxes must be broken down.
  2. NOTHING IS TO BE PLACED IN THE TRASH CAN AREA – EITHER PLACE ITEM IN TRASH CAN OR HAUL IT AWAY – violators will be fined and pay for the cost of hauling the item (s) away.
  3. Overloading of dumpster is not permitted. Any overloading charges will be assessed to the owner.

**Fine Amount \$100.00**

- D. Standard and customary “For Rent” or “For Sale” signs only may be posted in windows or hung on balconies and are not permitted in the grass, bush, rock or common areas. No other signs are permitted. (Art. XI Sec. 7) Political signs are allowed on patios and windows during campaign time only (per NRS).

**Fine Amount \$50.00**

- E. Clothes, towels, rugs, tarps, bikes, toys, tools, etc. are not allowed to be hung on railings, fences, or any exterior surfaces. (Art. XI Sec. 8)

**Fine Amount \$25.00**

- F. Units are to remain single-family units as described in the CC &R’s ( XII section 10). Leases shall be in writing and for a period not less than 30 days. No business activity is permitted in the community. Owners are responsible for maintaining a current/valid lease and tenant contact information up to date in their owner portal.

**Fine Amount \$50.00**

- G. Windows and window coverings shall be neat in appearance.

1. Foil, plywood, blankets, cardboard, sheets, etc. are not acceptable. Solar screens are permitted with Board approval.
2. Window coverings should be lateral or vertical blinds and/or curtains and are to be maintained so as not to detract from the appearance of the complex.
3. Window coverings should be neutral in color. Colors should be white, off-white or natural wood tone. Sliding glass door coverings must be lateral or vertical blinds or solar screens . They must be white, off-white, beige or a neutral wood tone shade.

**Fine Amount \$25.00**

- H. Any exterior change must be approved by the Board and are to be maintained by the owner so as not to detract from the appearance of the complex.

**Fine Amount \$50.00**

- I. No pools, water hoses, water spraying toys, water misters, washing of patios or carports are permitted.

**Fine Amount \$100.00**

- J. Lighting fixtures on patios should be jelly jars, dome lights, small lanterns, and small solar light fixtures. **See Addendum items for pictures and where these items can be purchased.**

**Fine Amount \$25.00**

## 2. LIMITED USE AREAS

- A. Patios and Balconies **MUST** be kept neat and clean.

- 1. No boxes, household furniture, storage, appliances, trash bags, trash cans, tires, mops and buckets, ladders, shelves, motorcycles, building and/or auto supplies, dog/cat food bowl or pet supplies, etc.
- 2. Items left in the common areas and carport/driveway areas can be removed and disposed of at the homeowner's expense.
- 3. The only furniture allowed on patios is patio furniture.
- 4. Plants are permitted on patios, but must be kept in pot or other devices designed for planting material (no buckets, trashcans, or other vessels). Plants must be maintained on the patio and not exceed the height of the block walls.
- 5. Up to two (2) bikes are allowed on patios.
- 6. One authorized storage container which will be only permitted on back patios and considered patio furniture. (See addendum for specific type and where is can be purchased)
- 7. All screens and sun shades must be approved in writing by the ARC Committee on an individual basis

**Fine Amount \$50.00**

- B. No storage of flammable items (paint, propane, cleaning materials, chemicals wood, etc.) on patios or balconies or in patio storage closets is permitted.

**Fine Amount \$100.00**

- C. **ONLY ELECTRIC BARBEQUES ARE PERMITTED WITHIN THE COMMUNITY.** Barbecuing (electric barbecues) is only permitted on Private Use Areas of lower patio. **NO GAS BARBEQUES ARE ALLOWED ON THE PREMISES.** Electric barbeques must be neatly stored on patio when not in use.

**HEALTH AND SAFETY Fine Amount \$500.00**

## 3. PARKING

- A. Current registration tags MUST be displayed on any vehicle parked in the covered parking spaces, common area and/or street.
1. All vehicles parked anywhere in the complex must be operable.
  2. Owners that have a vehicle tagged may also be subject to a fine. (NRS 482.205 & NRS 485.185)
  3. Vehicles appearing to be inoperable or unregistered may be towed per code.

**Fine Amount \$25.00**

- B. Each unit has two parking spaces.
1. DO NOT park in any other unit's covered parking space for any reason.
  2. Park straight into your space and do not cross over the painted line.
  3. DO NOT park in the trash can areas.
  4. NO NOT park behind any other vehicles in the driveways.
  5. Vehicles wrongfully parked/stored in an unauthorized or undesignated location will be towed away at the violator's expense after 48 hours. (ART XI Sec. 14)

**Fine Amount \$100.00**

- C. Do not park trailers, campers, camper-trucks house trailers, and boats in any unit's parking spaces or on the street. Your parking spaces are not for storage. Any vehicle parked in a covered space must not exceed the 18 foot space.

**Fine Amount \$50.00**

- D. Vehicles parked along a red curb, in a trash can area, blocking a fire hydrant, driveway, or carport may be immediately towed.

**HEALTH AND SAFETY - Fine Amount \$500.00**

- E. No vehicle repair of any kind (except minor repair, i.e. change of battery or tire) will be carried out on any of the common areas or any parking space. Any oil, grease or the like materials dropped on any surface shall be treated with an absorbent agent and removed immediately. (Art. II Sec. 3/Art. X Sec. 4/ Art./ XI Sec. 3 (b)).

**Fine Amount \$100.00**

- F. No washing of any vehicle is allowed in the complex due to City of Henderson Water Dept. Codes.

**Fine Amount \$100.00**

- G. No commercial or over-sized vehicles are to be parked along the street or within the community. The only commercial vehicles that can park on the street are for temporary workers doing business in the complex.

**Fine Amount \$100.00**

4. PETS

- A. No resident is allowed to have more than three (3) pets on the premises at any time (fish and birds excluded) (Hend. Mun. Code 7.04.085)

**Fine Amount \$100.00**

- B. All dogs and cats MUST be controlled by a leash at all times when outside of the patio of living quarters.

**Fine Amount \$250.00**

- C. Residents are not allowed to keep or have any animal that has a dangerous propensity within the area of the Summerfield Village HOA. Any pet deemed dangerous by the board must be removed from the complex. Any animal (including cats) found running at large will be turned over to the Henderson Animal Control Dept.

**Fine Amount \$500.00 - Health and Safety**

- D. Any litter deposited by pets must be removed immediately.

1. Owners observed not cleaning up after their pet, may be fined for a Health & Safety violation.
2. Pets cannot be left on patios or balconies unattended.
3. Balconies and patios must be cleaned immediately with some type of deodorizer to eliminate any health hazard should the animal utilize the balconies and/or patios to relieve themselves.
4. **Do not spray off the patio or balcony areas to clean up after your pet**

**Fine Amount \$250.00 - Health and Safety**

- E. Animals are not to be tied to trees, stakes, or any exterior building structures or tied in any way to allow it to be in the common area. Pet noise or activity that interferes with the peace and quiet of another association member is not allowed. Any damage done to grass, trees, rocks, shrubs, etc. by animals must be replaced by the owner or the Association will repair and charge back costs to the owner.

**Fine Amount \$100.00**

## 5.OWNERS RESPONSIBILITY

- A. A crisscross lattice fence may be placed on the back patio and front balcony railing without Board approval but must be wooden or white in color, can be wood or plastic, must be to the top of the railing and must go all the way down to the concrete on the bottom of the railing and all the way across the railing to include the gate.
- B. All antennae (including satellite dishes) shall be installed inside the patio either on a free-standing pole or attached to the inside of the cinder block wall only. They must not extend into common area or other units' patio areas. Cable cords, phone cords, etc. must be placed where they are not seen by other units and must be the color of the building. Phone or

cable cords must not run across the common across the common areas including sidewalks, fences, eaves, roofs, or up and down or across the stucco of any building. (Art. XI Sec. 7)

- C. All owners shall provide to the Board of Directors their current mailing address (if different than the property address) and their phone number and an emergency number. If their unit is rented, then the name, phone number and a signed statement from their tenant that they have read, understand, and will abide by the governing documents of the Association must be submitted. (Art. XIII Sec. 9-10)

**Fine Amount \$100.00**

#### 6. GENERAL

A. No sound-producing instrument may be operated inside or outside of dwellings that produces enough sound to be heard or felt in surrounding units. Voices outside your unit, on patios and balconies should not be above normal conversational levels as per City of Henderson ordinance.

B. Common area quiet times are 10pm to 7am – other times should not be above normal conversational levels. Congregating in the common area, including carport/driveway areas, should be limited and noise levels should not exceed normal conversation levels. (Hend. Mun. Code 8.84.0304B4)

C. No firecrackers, fireworks, guns, or alcoholic beverages are permitted outside your unit. Licensed permit holders are excluded from the carry exclusion. (Hend. Mun. Code 8.40.010 & NRS 473.090)

**Fine Amount \$100.00**

**Addendum**

All items below have been pre-approved by the Board of Directors and does not require an ARC Application to be submitted.

**Light fixtures**



<https://www.lowes.com/pd/Portfolio-7-5-in-H-Matte-Black-Outdoor-Wall-Light/1215319>



<https://www.lowes.com/pd/Globe-Electric-Melrose-10-in-H-Glossy-Black-Medium-Base-E-26-Outdoor-Wall-Light/1000500869>



<https://www.lowes.com/pd/Portfolio-8-25-in-H-Black-Outdoor-Wall-Light/50153494>



<https://www.lowes.com/pd/Volume-International-Globe-8-5-in-H-Black-Medium-Base-E-26-Outdoor-Wall-Light/4609996>

### **Storage Bins**



<https://www.lowes.com/pd/Rubbermaid-46-in-L-x-28-5-in-W-93-Gallon-Dark-Basketweave-Deck-Box/50214503>



<https://www.lowes.com/pd/Rubbermaid-28-5-in-L-x-28-5-in-W-56-Gallon-Dark-Teak-Resin-Deck-Box/50187895>

### **Vinyl Fencing**

#### **Guidelines for vinyl fencing**

- Fence may not be higher than the block wall
- Iron railing must be removed
- Owner is responsible to maintain the fencing
- Fence design must have lattice at the top
- Fence must be white in color
- If owner removes vinyl fencing, owner will need to restore fence to original state.

