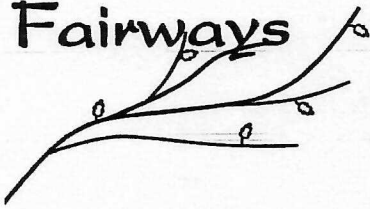


Fairways



**The Fairways at Fieldcreek Ranch**  
Homeowners Association, Inc.

[www.fairwaysatfieldcreek.com](http://www.fairwaysatfieldcreek.com)

*Professionally Managed by:*

Kenyon & Associates  
645 Sierra Rose Dr., Suite 104  
Reno, NV 89511-4025

775-674-8000 (office)  
775-674-8010 (fax)

July 26, 2024

Dear Homeowners

Please see enclosed Rules and Regulations Related to the Streets, that was adopted by the Board of Directors at a noticed meeting on July 24, 2024 and signed the Secretary. The attached Rules and Regulations to the Streets will go into effect September 1, 2024.

If you have any questions please contact management at Kenyon and Associates, Jeannie Redinger, Community Manager at 775-674-8000 or [jeannir@kenyonandassociates.com](mailto:jeannir@kenyonandassociates.com)

Thank

The Fairways at Fieldcreek Ranch  
Board of Directors

**RESOLUTION OF THE BOARD OF DIRECTORS  
THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION  
ADOPTING RULES AND REGULATIONS RELATED TO THE STREETS**

A. The Fairways at Fieldcreek Ranch ("Association") owns the private streets of the community, including Silver Wolf Road and Springer Court (collectively "Streets").

B. The Declaration of Protective Covenants Fieldcreek Unit 12A and 12B ("Declaration") provides the Association shall maintain and operate the common areas and roadways of the Association.

C. The Board has the power to adopt rules and regulations in accordance with the Declaration, Article V(E) and NRS 116.3102(1)(a) and NRS 116.31065.

**NOW THEREFORE, BE IT RESOLVED**, that the Association hereby adopts, as rules and regulations, the following:

1. These rules and regulations apply to all vehicles including, but not limited to, member/resident/Owner and commercial vehicles, trucks, golf carts, RVs, passenger cars, motorcycles or any other moving vehicle, collectively referred to as Vehicles.

2. All Vehicles must be registered and insured if on the Streets.

3. All traffic signs posted on all of the Streets must be obeyed.

4. The speed limit on the Streets shall be 25 m.p.h. as posted.

5. No Vehicle may block a fire hydrant or fire lane.

6. No Vehicle may block delivery access to mailboxes or pick up for trash or recycling containers.

7. Members/residents/Owners must instruct vendors, contractors, invitees, guests or others visiting the member/resident/Owner of all Rules and Regulations.

8. Members/residents/Owners must comply with the Gate Operating Instructions, a copy of which is attached as Exhibit A. The Gate Operating Instructions may be changed, and subsequent versions will be published on the Fairways website at <https://www.fairwaysatfieldcreek.com/>.

9. All vendor/contractor access must be approved by the member/resident/Owner via the Telephone Entry System, use of an HOA-supplied vendor code or use of a remote control.

10. Gate codes assigned to each address are to be used by the members/residents/Owners of that address. Gate codes may be provided to a regular vendor or frequent guest of the Owner or resident. Gate codes shall not be provided to infrequent vendors or

guests. Gate codes shall also not be provided to widely shared vendors or delivery companies such as UPS, as they are issued their own codes by the Association.

11. Infrequent guests or companies such as Uber, Lyft, DoorDash or Uber Eats shall gain entry by use of the Telephone Entry System only.

12. At no time shall any Owner, member, resident, or guest use the gate code of another Owner, member or resident or use any gate code that was not specifically authorized to permit themselves or their guests access to the Association. Because access would still be available through the Telephone Entry System or remote-control access, de-activation of any gate code may be done without notice and hearing in the discretion of the Board. De-activation may be in addition to any sanctions imposed or assessed after notice and hearing.

13. No member, resident, Owner or their guests may proceed, or attempt to proceed, through the exit or outbound gate as a means of entry into the Association.

14. No member, resident, Owner or their guests may attempt to circumvent the Telephone Entry System, remote control access, or gate code system to gain entry to the Association by attempting to climb, or climbing, over or around the gate or adjacent fencing.

15. No member, resident, Owner or their guests may attempt to circumvent the Telephone Entry System, remote control access, or gate code system to gain entry to the Association by any means whatsoever.

16. No member, resident, Owner or their guests may attempt to circumvent the speed monitoring equipment by driving on the wrong side of the road.

17. No member, resident, Owner or their guests may ignore or fail to comply with any sign, instruction or directive regarding use of the roads.

18. No member, resident, Owner or their guests may circumvent barriers, in any manner, either by driving over, around, or through, which were placed on the road for any reason, including but not limited to slurry, maintenance, or other repairs. Any damage caused by a member, resident, Owner or their guests as a result of circumventing such barriers shall be repaired and the costs of the same assessed to the Owner.

19. Any violation of the Declaration and/or these Rules and Regulations may be subject to:

- fine,
- assessment of all damages that may be incurred,
- assessment of any expenses incurred by the Association,
- assessment of attorney's fees and costs, and/or
- towing or other appropriate sanction determined by the Board.

20. Certain violations of these Rules and Regulations may pose an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the Owners or residents of the community.

21. After notice and hearing, the following sanctions shall apply:

- Offenses of less than 10 MPH over the posted speed limit will be fined \$100 per occurrence.
- First offense, less than 10 MPH over the posted speed limit: \$100
- Continuing violation offenses within a year of the initial hearing, less than 10 MPH over posted speed limit: \$100
- Any offense more than 10 MPH over, poses an imminent threat of causing a substantial adverse effect on the health, safety, or welfare (“HSW”) of the Owners or residents of the community, and shall be deemed a HSW violation, subject to a fine commensurate with the severity of the violation and potential legal action, including non-judicial foreclosure, commencement of a claim under NRS Chapter 38 and/or commencement of a lawsuit. The fine will be a minimum of \$500 per occurrence, but may be assessed in a greater amount as determined by the Board based on the severity of the violation.
- Continuing violation offenses more than 10 MPH over within a year of the initial hearing shall be assessed a fine in the amount of the original HSW fine.
- Any violation of any other rule listed above may be subject to a fine of up to \$100 per occurrence and if the violation constitutes an imminent threat of causing a substantial adverse effect on the health, safety, or welfare of any Owner or other resident, then a fine commensurate with the severity of the violation.
- Assessment of all damages that may be incurred, assessment of any expenses incurred by the Association, assessment of attorney’s fees and costs, towing or other appropriate sanction.
- Any fine assessed for HSW violation may be subject to a non-judicial foreclosure.

If any provision of these Rules and Regulations is ruled invalid by a court, then any valid intent of that provision and the remaining provisions of these Rules and Regulations shall remain in full force and effect.

**RESOLVED FURTHER**, that the Board of the Association is hereby authorized to take any and all necessary steps to disseminate this new rule to the members of the Association prior to the commencement of the enforcement thereof.

Dated this 24<sup>th</sup> day of JULY, 2024.

ATTEST:

Secretary

Date

The Fairways at Fieldcreek Ranch Homeowners Association, Inc.  
645 Sierra Rose Dr.  
Suite 104  
Reno, NV 89511

Jeffrey D Houston  
12840 Silver Wolf Road  
Reno, NV 89511

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JUL 26 2024

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