



At Fieldcreek Ranch Homeowners Association  
[www.fairwaysatfieldcreek.com](http://www.fairwaysatfieldcreek.com)

Date: February 20, 2015  
To: All Homeowners  
From: The Board of Directors  
Subject: Speeding Resolution & Bullying Resolution

Dear Homeowner,

Your Board of Directors wants to update you on a very important issue in our Community that we have been trying to resolve over the past few years. We have had some success, unfortunately speeding continues in our Community.

A speed study resulted in data that reflected we have a lot of speeders in the Community. Since that study, there have been several attempts to reduce speeding, from letters to each of you, stopping and asking individuals to slow down, to adding speed limit signs that show the actual speed of your vehicle. We are pleased to report we have noted a reduction in speeding with the addition of these signs. They seem to be a friendly reminder for all of us that become preoccupied and don't notice our speed as we enter or leave the Community.

Now, for those of you that don't speed and those that have reduced their speed to 25mph, the Board and all the families with children would like to thank you!

Unfortunately for those that seem to ignore our pleas for a safe Community where our residents and especially our children's safety is at risk, your Board, after advice from our Legal Counsel, voted at our January 2015 meeting to pass a speeding ordinance that includes fines for speeding.

It is unfortunate that we need to take this drastic step to stop speeding in our Community, but the health and safety of all residents is very important to us. Attached is the new speeding ordinance.

So please join all of us who drive the posted 25mph, it is safer for all of us, including you and will not result in fines being levied against you.

Also enclosed with this notice is the Anti-Bullying Resolution that was also adopted by the Board of Directors at their January 22, 2015 Board Meeting.

Enforcement of these Resolutions is effective 30 days after publication.

Thank you!

Your Board of Directors  
The Fairways at Fieldcreek Ranch Homeowners Association

*Professionally Managed By:*  
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**RESOLUTION OF THE BOARD OF DIRECTORS**  
**of**  
**THE FAIRWAYS AT FIELD CREEK RANCH HOMEOWNERS ASSOCIATION**

1. The Nevada Legislature enacted NRS 116.31184 which provides in pertinent part:

“The Association’s community manager, an agent or employee of the community manager, a member of the executive board, an officer, employee or agent of the Association, a unit’s owner or a guest or tenant of a unit’s owner shall not willfully and without legal authority threaten, harass, or otherwise engage in a course of conduct against any other person who is the community manager of the Association or agent or employee of the community manager, member of the executive board of the Association, an officer, employee or agent of the Association, another unit’s owner in his or her common interest community or guest or tenant of a unit’s owner in the Association which:

(a) causes harm or serious emotional stress or the reasonable apprehension thereof, to that person; or

(b) creates a hostile environment for that person.”

2. It is the opinion of the Board of Directors of the Association that it would be in the best interest of the Association to adopt the language of NRS 116.31184 into a rule of the Association.

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

**NOW THEREFORE, BE IT RESOLVED**, that the Association hereby adopts, as a rule, the following:

1. The Association’s community manager, an agent or employee of the community manager, a member of the executive board, an officer, employee or agent of the Association, a unit’s owner or a guest or tenant of a unit’s owner shall not willfully and without legal authority threaten, harass, or otherwise engage in a course of conduct against any other person who is the community manager of the Association or agent or employee of the community manager, member of the executive board of the Association, an officer, employee or agent of the Association, another unit’s owner in his or her common interest community or guest or tenant of a unit’s owner in the Association which:

(a) causes harm or serious emotional stress or the reasonable apprehension thereof, to that person; or

(b) creates a hostile environment for that person.

2. Any person who violates the above-referenced rule shall be subject to a fine, assessment of attorney's fees and costs and management fees and costs under the Association's enforcement policy and NRS 116.31031, after proper notice and hearing. In addition, the Association may bring an action for declaratory relief.

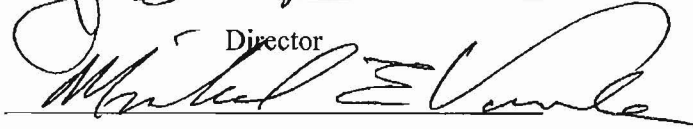
3. If any provision of this Resolution is ruled invalid by a court, then any valid intent of that provision and the remaining provisions of this Resolution shall remain in full force and effect.

4. **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.

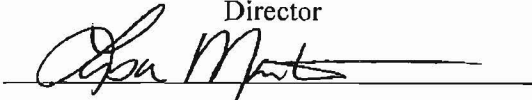
Dated this 22 day of JANUARY, 2015



Director



Director



Director

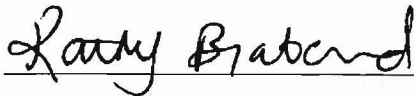
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Director

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Director

ATTEST:



Secretary

01/22/15

Date

File:

Book of Minutes - 2015

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

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

2. 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.

3. 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, 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 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 hydrant.

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

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

8. All vendor/contractor access must be approved by the member/resident.

9. 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, towing or other appropriate sanction determined by the Board.

13. Certain violations of this provision may constitute a violation threatening the health, safety and welfare of the residents of the community.





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