

**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.

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

- First offense, less than 10 MPH over the posted speed limit:
\$100.00
- Second and subsequent offenses, less than 10 MPH over posted speed limit:
\$250.00
- Any offense more than 10 MPH over, deemed health, safety, welfare violation, subject to \$500.00 fine and potential legal action, including foreclosure.
- 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.

15. 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.

16. **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 22nd day of January, 2015.

ATTEST:

Kathy Braband 02/23/15
Secretary Date

File:
Book of Minutes – 2015