



# KELLER N' JĀDD TENANT RULES AND REGULATIONS

## I. PREAMBLE

The basic purpose of the Rules and Regulations is to establish the basic standards of conduct required of all residents of the Keller N' Jādd program in order that every resident may enjoy to the fullest his/her individual rights, while respecting the rights of others to the quiet and peaceful occupancy of their home and the use of any common area and facilities.

- A. These Rules and Regulations may be amended at any time with a thirty (30) day written notice.
- B. A copy of the Rules and Regulations shall be maintained at the office of Keller N' Jādd for inspection during regular office hours and are available upon request.
- C. The conduct of residents, their minor children, and their invited guests is governed by the Rules and Regulations herein set forth. Additionally each resident is liable to the landlord for the conduct of their minor children and their guests, while upon or using the common area and facilities.
- D. All complaints must be in writing and directed to our office.

## II. EXTERIOR MAINTENANCE AND REPAIR

- A. At no time shall any portion of the property or residence fall into disrepair due to lack of maintenance or deliberate neglect.
- B. All landscaping must be maintained in a neat and orderly condition. Please note your local water company publishes a brochure on watering time and amounts per season. Any fine assessed due to noncompliance with the Las Vegas Water District watering schedule will be your responsibility. No rubbish, weeds or debris shall be placed or allowed to accumulate on the property.
- C. All rubbish, trash and garbage cans, etc. shall be regularly removed from the property and shall not be allowed to accumulate thereon.
- D. No household furniture, patio furniture or appliances shall be used or stored unless such is completely obscured from view.

### III. HAZARDOUS MATERIAL

- A. No hazardous or illegal materials, such as uncovered paint cans or any uncovered flammable or inflammable substances, that may create an explosion, fire or any noxious odor, or risk to the property or another resident's safety, shall be stored on the property at any time.

### IV. HOLIDAY DECORATIONS

- B. All holiday decorations or lights will be removed within two (2) weeks following the holiday. Any decorations left up beyond this time will result in a fine.

### V. LANDSCAPING

- C. All landscaping improvements on those portions of the front and side yards which are visible from public view must not be allowed to fall into disrepair due to lack of maintenance.
- D. All requested landscaping improvements or changes must be submitted in writing and approved.

### VI. NUISANCE/EXCESSIVE NOISE

- A. No noxious or offensive activity shall be carried on, in or upon any lot or common area property, nor shall anything be done therein which is an unreasonable annoyance or a nuisance to any other resident. Without limiting the generality of the foregoing provision, no loud noises or noxious odors, horns, whistles, bells or other sound devices (other than security devices used exclusively for security), noisy or smokey vehicles, large power equipment or large power tools, unlicensed off-road vehicles, recreational vehicles, or items which may unreasonably interfere with television or radio reception of any resident in the properties, shall be located, used or placed on any portion of the property or exposed to the view of any other residents without the prior written consent of the landlord. The landlord shall have the right to determine if any noise, odor, or interference or activity constitutes a nuisance.

### VII. PARKING

- B. Any vehicle that could be considered construction equipment such as: dump trucks, bobcats, front loaders, backhoes, equipment trailers, mortar mixers, cement mixers, etc., shall not be permitted to park on or near any property.
- C. Recreational vehicles (RV's) such as motor homes, campers, boats, etc., shall be permitted to park in designated concrete recreational vehicles areas only. Horse trailers may be parked on the rear portion of lots considered horse properties if there is not a designated concrete RV parking area.

- D. All vehicles must be parked in the driveway, garage or street, or as per Association CC&Rs. Do not park on any part of the property that could be considered landscaping, including grass, rocks and/or dirt.
- E. Inoperable and/or unlicensed vehicles with expired license plates shall not be permitted to remain on the property.
- F. Vehicle repairs, other than emergencies, are prohibited in driveways and streets.

## VII. PETS

- A. No animals other than pre-approved household/domestic pets such as certain dogs and cats may be kept on the properties not even on a temporary basis. No more than two per household shall be allowed. No pets may be bred or maintained for commercial purposes.
- B. Pets must be controlled by a leash at all times when in the common or public area. Pets are not to be walked on other resident's property.
- C. Pet owners shall be responsible for immediately picking up and disposing of any animal feces in the common or public area.
- D. No pet is to be left unattended in any common or public area.
- E. No animal shall cause or create a nuisance or unreasonable disturbance.

## IX. SIGNS

- A. Commercial signs are not permitted on the property or common or public areas except for lease signs, so long as they are permitted by Association CC&Rs.

## X. TRASH

- B. Trash shall not be taken out to the street more than twelve (12) hours prior to pick-up day. Trash is only to be placed on the tenant's property for collection. Trash must be either properly tied in a suitable heavy-duty garbage bag or put in closed garbage container. Empty garbage containers must be stored from sight no later than twelve (12) hours after pickup.
- C. Trash containers must be concealed from view when not out for pickup either by enclosures or be kept in the resident's garage.

## XI. UNSIGHTLY ARTICLES

- A. No unsightly articles shall be visible from any public or private street or from any other lot including, but not limited to, clothesline, trash containers or refuse.

## XII. USE OF PROPERTY

- B. The property shall be used exclusively as a private single-family residence by person(s) named on the Lease.

## XIII. MISCELLANEOUS

- C. Failure to adhere to these Rules and Regulations could result in termination of your rental agreement.
- D. Transfers to another Keller N' Jädd property will not be granted to a tenant who has been evicted from a property.