

**RULES AND REGULATIONS  
FOR  
LAS VEGAS RANCH ESTATES  
PROPERTY OWNERS ASSOCIATION, INC.**



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PROPERTY OWNERS ASSOCIATION, INC.

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LAS VEGAS RANCH ESTATES PROPERTY OWNERS ASSOCIATION, INC.

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SECTION ONE

PREAMBLE

The Las Vegas Ranch Estates ("LVRE") Property Owners Association ("Association") is a nonprofit corporation incorporated under the laws of the State of Arizona.

The Declaration of Covenants, Conditions and Restrictions (CC&R's) for LVRE, delegate to the Association the powers of managing, maintaining and administering any Areas of Association Property within LVRE; administering and enforcing the CC&R's; collecting and disbursing funds in accordance with the established assessments and charges; and, performing other acts provided for in the CC&R's or which generally benefit its members, LVRE, and the owners of any interests therein.

As such, the Association is empowered to adopt, amend and repeal, as required, Rules and Regulations (R&Rs). It is not the intent of the Association to burden members with capricious or unnecessary rules. Rather, we consider the inclusion of new rules or the clarification of existing provisions of the CC&Rs based on key criteria that provide significant benefit to all members. These criteria include: the rule preserves or enhances parcel and home asset values; the rule preserves or enhances quality of life; or the rule minimizes unnecessary habitat destruction and mitigates environmental impacts.

SECTION TWO

- 1.1. Antennas and similar devices for the transmission or reception of signals or any other form of electromagnetic radiation are prohibited without the prior written consent of the Design Review Committee (DRC). Ham Radio antennas are strictly prohibited as they are not deemed to be in harmony with the general development plan of LVRE.
- 1.2. Use of resident-owned motorized recreational vehicles, including, but not limited to, All-Terrain Vehicles (ATV's), Trail and Mini Bikes are permitted on the resident's parcel (or split) during daylight hours. Operation shall be in a manner so as not to create a nuisance<sup>1</sup> or harm the environment or natural habitat of LVRE.

Further, such vehicles may not be operated on other LVRE private property without the consent of the property owner or at any time on Association common areas, easements, or other areas of Association responsibility.

- 1.3. Ingress to and egress from LVRE is restricted to the use of Las Vegas Road via the entrances/gates on Fair Oaks Road and Camp Wood Road (North and South). No other motor vehicle access is authorized including, but not limited to, parcels (or splits) contiguous to Camp Wood Road.

Alteration to and use of Association-owned perimeter fences for the purpose of ingress and egress is not permitted without the prior review and written consent of the Design Review Committee (DRC). If granted, use shall be solely limited to equestrian and pedestrian traffic. Any form of motorized vehicle is prohibited.

- 1.4. Unmanned/Remote Control Model Aircraft are permitted so long as the operation of such is restricted to the airspace above the owner's property (parcel or split). Operation of such aircraft shall not create a nuisance<sup>1</sup> and will be in a manner consistent with protecting the health, safety, welfare and privacy of other LVRE property owners. In addition, the operator must be familiar and in compliance with both State and Federal restrictions established for flying unmanned aircraft.

In the event a duly licensed Real Estate agent/broker desires access to the airspace above a parcel/split for the purpose of conducting aerial photography he/she shall contact a representative of the LVRE POA for approval.

The launching and recovery of model rockets are not permitted on LVRE.

- 1.5. On occasion, the Board must consider approval of requests to combine parcels. A written request from the Owner of Record must be provided to the Board of Directors prior to any parcel combination.

Parcel combinations will be considered for approval by the Board of Directors, based upon the following conditions being met:

- To be considered for combining of splits into a larger parcel all splits must be from the same original Developer's Parcel
- The combination of splits must comply with the rules and regulations of County and State Governments.

When splits are combined and the result of the combination is less than the full, original Developer's Parcel:

- An annual assessment will be levied against the newly created parcel and any remaining split/s will be treated as separate parcels and assessed as such
- Voting rights will be limited to that of a single split
- The new parcel may not be split at any future date

When splits are combined to complete the full, original Developer's Parcel:

- An annual assessment will be levied against the newly created parcel
- The parcel may be split per the CC&Rs
- Full voting rights will be restored

Combinations beyond the boundaries of the original Developer's Parcel will not be approved.

- 1.6. From time to time the outcome of a Board vote for motions brought forth in an Open or Executive meeting may result in a tie of 2 to 2.

If a motion is made and seconded and the resulting Board vote ends in a tie of 2 to 2, the deciding vote will be cast by the President of the Association. Only the Board President has the ability to break such a tie. In the event that the Board President is not present at a meeting in which a tie vote is taken, the action must be tabled for the next meeting where either the President is present, or all Directors are present.

- 1.7. The vote allocations for parcels and splits are designated as follows:

- Full, original, parcels will have three votes.
- Each split will be granted one vote and the original parcel will lose one vote for each split.

- 1.8. Due to the arbitrary nature of the original internal parcel boundaries at LV Ranch, it might be occasionally beneficial to owners to adjust these boundaries. A lot line adjustment requires both the LVRE POA Board approval and Yavapai county approval. The Board will consider requests for lot (parcel) line adjustments that meet these criteria:

1. Lot line adjustments do not increase or decrease the number of parcels.
2. Lot line adjustments do not affect the annual POA dues.
3. Lot line adjustments do not result in any original or

split parcel being less than 10A.

4. Lot line adjustments can occur between original and split parcels (or both).

5. Lot line adjustments do not affect the CC&R requirements that an original parcel can be split no more than 3 times or that an existing split parcel cannot be split again.

6. Lot line adjustments can occur between parcels owned by the same or different owners.

Here's the process for requesting and securing a lot line adjustment:

1. The owner (or owners) of the affected parcels submits a proposal to the Board describing the lot line adjustment and rationale.

2. The Architectural Review Committee (ARC) does a site visit and makes a recommendation to the Board.

3. The Board either rejects the proposal or provides preliminary approval. If the latter, the owner (or owners) can proceed with the county required survey.

4. The ARC compares the survey results with the initial proposal and if they are consistent, provides the final LVRE POA approval. At that point, the responsibility falls to the owner or owners of the affected parcels to seek county approval.

There is a \$200 fee to account for the ARC effort. Also, any lot line adjustment will most likely require the owner(s) of the affected parcels to reapply for agricultural tax status.

1.9. The approval process for expenditures is as follows:

- The funds of the POA shall be expended in accordance with the approved/amended annual budget.
- All requests for funds, checks or withdrawals outside of the approved budget and less than \$2,000 must be authorized by the Treasurer and approved by the President or Vice President. Funds, checks or withdrawals outside of the approved budget and over \$2,000 must be approved by both the Treasurer and the President, and notification sent to the remaining members of the board.
- No loans shall be contracted on behalf of the Association and no indebtedness shall be issued in its name unless authorized by resolution of the Board of Directors.
- A minimum of three vendor quotes must be obtained for expenditures over \$5,000 unless otherwise directed by

the board. All vendors must be licensed and insured.

**Footnote:**

1. A *nuisance* is defined as anything that interferes with a person's use and quiet enjoyment of his/her land.