



Los Prados Community Association, Inc.

Hello and Welcome to Los Prados, Your Community Association

Whether you are a new homeowner or a new tenant, this letter contains some important information.

Los Prados is a planned unit development comprised of villages that are governed by a Master Homeowners' Association with Sub-Associations contained within the community. Los Prados is one of the few Associations in Nevada where its members own and manage their own golf course and restaurant. The Association is responsible for maintenance of common areas and facilities and for carrying out other duties and responsibilities as provided in the Declaration of Covenants, Conditions and Restrictions (CC&R's). With the purchase of a home here you automatically become a member of the Association, and as a member certain responsibilities are required.

The Los Prados Community Association is managed by a professional manager. You may contact our accounting department at 645-1379 with questions regarding your account status. Please feel free to call the Administration office at 645-4523 with any questions you may have about the Association in general.

As a member of the Association you are assessed a ***\$170.00 per month (effective 3/1/13)*** Association fee which is for the upkeep of the common areas and facilities. ***HOMEOWNERS ARE NOT SENT AN INVOICE FOR THE ASSESSMENT.*** Checks are due on the 1st of the month for that month and a \$10.00 late charge will be levied on the outstanding balance on the 11th of the month. There is a box at the front desk in the clubhouse for deposit. You may also mail your assessment to: Los Prados Community Association, 5150 Los Prados Circle, Las Vegas, NV 89130, Attention: Accounting Department.

New Owner: You should have received the following important documents from the seller prior to the escrow closing process. These are:

- 1) The Articles of Incorporation.
- 2) The Bylaws.
- 3) The CC&R's (these are the guidelines by which the Association is administered).
- 4) The Rules and Regulations (These are the everyday guidelines adopted by the Board of Directors and a copy is enclosed. It is important to be familiar with them).
- 5) Current Balance Sheet, Income Statement and Budget Comparison.
- 6) Copy of approved Board Meeting Minutes from the last Board of Directors meeting
- 7) Disclosure of any pending legal actions
- 8) Current Operating and Reserve Budget.
- 9) Statement of Expected Fees

If you did not receive any of these documents, contact the Title Company or your realtor who handled escrow and ask for them. They are to be available to you prior to closing.

Also, upon registering at the Administration office, you will receive additional information in a Homeowner's Package.

New Tenant: Your landlord should have notified you that you would be living in a development governed by a Homeowner's Association and that you would be obligated to abide by its CC&R's and rules and regulations and you should have been given a copy of them. You will be given a copy of the Rules and Regulations at the time of registration if you do not already have one.

It is not intended that this letter be unduly legalistic or technical. It is just that many people do not know or understand the organization, definitions – and yes, the obligations – of buying or living in a common interest community like Los Prados.

Now let's get on with some less technical items.

Restaurant and Bar. The hours are posted and there are special homeowner functions from time to time.

Golf Course. The golf course is open to Los Prados homeowners as well as to the golfing public. Homeowner round fees are posted in the Pro Shop. Homeowner golfers who own their own golf carts are required to pay a trail fee each year in order to use the golf cart on the golf course. Additional information can be obtained by contacting the Pro Shop or the Front Desk.

Clubhouse Office. The hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, Friday 8:30 a.m. to 4:00 p.m. The Clubhouse rooms are available for rent at reduced rates for homeowners' private functions. There is a library, and a large gathering room where one can relax.

Pools. There are two (2) pools: one for adults and one for families. Open April 1 thru Oct.31.

Tennis Courts. There are two (2) tennis courts. The key can be signed out from the front desk in the Clubhouse.

The Board of Directors. The Association is managed and operated by a seven-member Board of Directors who are volunteers and are elected once every two (2) years at the annual meeting via a secret ballot of all the homeowners. The Board sets the policy and the General Manager implements it. The time of Board meetings and agendas are published in the monthly newsletter.

Architectural Control Committee. The ACC meets on the first and third Thursday of each month at 7:00 p.m. in the Clubhouse. As a reminder, before any landscaping is done or any structural changes are made to your home, PRIOR APPROVAL must be obtained from the Architectural Control Committee. Please **leave your plans** with the Administrative Office **one week before the meeting.**

Guests: If you are expecting contractors or guests, please contact the main gate at 645-8360. This will eliminate delays and congestion. You will be provided a Homeowner Guest List form which you can complete and turn in to the desk at the Clubhouse. You are allowed 10 names on this list (people that come to see you on a regular basis) as well as employees that come to your home on a regular basis. These names will be put on the computer at the front/back gate so you will not have to call to say that these guests will be visiting.

Recreational Vehicles.

RV Lot space – price per month:

9x18	\$27.50	10x20	\$31.25
10x25	\$34.37	10x30	\$40.00
11x30	\$45.00	11x35	\$51.25
11x40	\$56.25		

Registration/Re-Registration Fee: \$45.00

RULES AND REGULATIONS SUMMARY

CLUBHOUSE

- 1) The Clubhouse Office will be open from 8:30 a.m. to 4:30 p.m., Monday through Thursday, Friday 8:30 a.m. to 4:00 p.m.
- 2) Members of the public may rent the Clubhouse for private events.
- 3) Smoking is NOT permitted in any area of the Clubhouse. the Library, Cypress Room, and the Inverness Room are open only to members and their guests.
- 4) Guests are permitted to enjoy all the facilities of the club.
- 5) Spiked shoes are not permitted in the Caliche Room, the Cypress Room, the Inverness Room, or the Library.
- 6) Bathing attire is not permitted in the Clubhouse. If wearing a bathing suit, it must be covered (top and bottom).
- 7) Footwear and shirts must be worn in the Clubhouse.
- 8) No subscription, petition, or notice not concerning club affairs shall be distributed or posted in the Clubhouse without written approval of the Manager.
- 9) No property or furniture of the club shall be moved from the room in which it is placed without the approval of the Manager. No article belonging to the club shall be removed from the premises without approval of the Manager.
- 10) Animals are not permitted in the Clubhouse, at the swimming pool, or on the tennis courts or golf course.
- 11) The cost of replacing any property of the club, broken or damaged by a member, a guest of a member, or any member of their families, shall be charged to the member concerned.
- 12) No glassware shall leave the clubhouse without the approval of the Manager.
- 13) All decorations for private parties, other than table centerpieces, must have approval of the Manager.
- 14) No entertainment, music, food, or beverage shall be brought into the club without the express approval of the Manager.
- 15) All comments, suggestions, and complaints relating to the club's facilities, service, or staff shall be made in writing to the Manager within 24 hours of the occurrence.
- 16) No employee of the club may be sent from the premises on any personal errand for any member.
- 17) No member or guest shall reprimand or discipline any employee.
- 18) All accidents, no matter how minor, shall be reported to the Manager immediately.
- 19) These rules may be changed from time to time with the approval of the Board of Directors.

ANIMALS

- 1) It is unlawful to allow a pet to occupy or move over any property other than the fenced in property of the owner, unless the pet is on a leash. This includes all pets.
- 2) Pet owners will carry a scoop and a bag when walking their pet (s). Owners will clean up after the pet when the pet is being walked over the Association or private property.
- 3) Pets must not make objectionable noises or otherwise constitute a nuisance or inconvenience to any other of the residents of adjacent properties.

SWIMMING POOLS

- 1) The pools will be open from 7:00 a.m. to 10:00 p.m. during the summer months.
- 2) Persons in bathing suits must restrict their presence to the pool area.
- 3) No one who is ill, has recently been injured, or has a sore or skin disease may go in the pool.
- 4) Running, rough playing, and personal conduct endangering safety of self and others are prohibited.
- 5) No china, glass, or glass containers are permitted in the pool area at any time. This applies to lotions, creams, etc. in containers of glass or shattered plastic.
- 6) Patio furniture and sun chairs are available on a first come first served basis.
- 7) No pets of any kind shall be permitted in the pool area.
- 8) All accidents, no matter how minor, shall be reported to the Manager immediately.
- 9) There will be no wading or swimming in the ponds, detention basins, or creeks inside Los Prados.

TRAFFIC & PARKING VIOLATIONS

- 1) It is unlawful to park a vehicle on the streets of Los Prados between the hours of 10:00 p.m. and 4:00 a.m. A special permit for guest parking may be obtained from the front gate.
- 2) Parking on the vacant lots is not permitted.
- 3) Parking in the Clubhouse parking lot is not permitted unless using the appropriate facilities.
- 4) Parking for the Clubhouse is only in designated parking areas. Parking on the road or under the Porte Cochere is not permitted except for deliveries or golf bag drop area for a maximum 5 minute period.
- 5) Speed limit on Loop Road is 25 miles per hour. Speed limit in the Villages is 15 miles per hour.
- 6) All vehicles coming to a stop sign must come to a complete stop before entering the intersection or driving by the guard shack.
- 7) Homeowners will use a gate access tag (available for \$25.00 at the Clubhouse) to open barrier arms, except in unusual circumstances such as a vehicle towing a trailer. EVERY VEHICLE must stop and open the gate. Therefore to prevent damage to your vehicle and the gate, DO NOT TAILGATE.
- 8) Basic rules and regulations concerning motor vehicle operation for the City of Las Vegas and the State of Nevada will be enforced on the private streets of Los Prados.

TRASH

- 1) No garbage, refuse, lawn cuttings, etc. will be deposited on any Lots, Units, or Parcels unless placed in a suitable container solely for the purpose of garbage pick up.
- 2) Containers will not be maintained in exposed manner except they will be placed next

to the street for pickup.

- 3) Containers will not be put outside for pickup before the night preceding the pick up and will be put away the day the garbage is picked up.
- 4) Pick up days are Monday and Thursday.

We hope you will enjoy living in Los Prados. We look forward to seeing you at the Clubhouse.

Los Prados Board of Directors,