

WELCOME
to
SouthShore
Lake Las Vegas



220 Grand Mediterra Blvd
Henderson, NV 89011
PH: (702) 248-7742
E-mail: SouthShore@FSRNevada.com

Visit our website:
www.SouthShoreLakeLasVegas.com
or
www.SLLV.com

On behalf of the SouthShore Residential Community Association (SSRCA), WELCOME to our private and beautiful community of SouthShore at Lake Las Vegas! Lake Las Vegas is a unique and wonderful place to live and we in SouthShore are thrilled you chose our gated, lake and golf course community for your new home.

Most of us living in SouthShore moved from somewhere else. We understand the challenges of moving into a new area. To assist you as you settle into your new home, we have developed a packet of valuable information that includes:

- SSRCA-related information:
 - Important phone numbers and contact information
 - Forms and Applications
 - Summaries of the more common policies;
- A list of local service providers; and
- A Relocation Guide to assist you with your move.

In addition to the above, we are providing the following information to help guide you when you have questions.

Electronic Information Delivery

To ensure you receive timely information on important meetings and events, we encourage you to provide your e-mail address to SSRCA. Be assured that your e-mail address will be used only for SSRCA-related activities and business.

Please take the following action to ensure timely delivery of information electronically:

- Send an email to: SouthShore@FSRNevada.com.
- Subject line: "I opt-in for electronic delivery"
- Body of e-mail should include:
 - Your Property Address
 - Your Billing Address (the address where you currently receive SSRCA hard copy mail);
 - The E-mail address(es) you would like associated with your billing address.
 - Your Phone Number

SSRCA

As a new homeowner in Lake Las Vegas, you automatically became a member of both the LLVMA (Lake Las Vegas Master Association) and SSRCA. LLVMA governs the greater Lake Las Vegas area, while the SSRCA governs the private SouthShore gated community. And, if you live in one of the following communities, you are also part of a Special Benefit Area (SBA):

- Bella Vivente
- Carméneré
- Golf Villas
- Marseilles
- Mira Monte
- Porta Cielo
- Porto Villagios
- Siena

SBAs may have additional assessments and resident requirements. If you need more information on these SBAs, please contact our friendly HOA management staff for help, either by phone or visiting our office (contact information enclosed). They'd love to meet you personally!

In addition, Mantova and the Golf Villas have supplementary CC&Rs (Covenants, Conditions & Restrictions) and a Homeowner's Association Board of Directors.

You should have received the appropriate CC&Rs (Covenants, Conditions & Restrictions) that cover Lake Las Vegas, including the SouthShore Community. While these documents can be a bit laborious, we encourage you to read them to acquaint yourself with the rules and regulations that apply to all residents. Meanwhile, we offer the enclosed information on some of the most commonly asked questions.

If you can't find what you're looking for, either in our summary or in the CC&R's, please don't hesitate to contact our HOA staff.

Please note that during COVID-19 restrictions, we kindly ask that you limit your contact with HOA staff. If you find it necessary to meet with them during this time, please call ahead to make an appointment.

SSRCA Website

Scheduled for launch in Summer 2021, SouthShore's new website will have a broad array of information for new and existing residents:

- Log-in and Access to SouthShore member information
- Calendar of Events
- SouthShore Bighorn Newsletter
- Real Estate Information
- Areas of Interest

Community

To further assist you, we have our "Hello SouthShore!" team members available to help answer those lifestyle questions: How do I rent a kayak? Where can I go hiking? What social activities are available around here?

Please feel free to contact any of our Hello SouthShore! team members for assistance. A list of names and their contact information is enclosed.

We here at SouthShore want to ensure your transition is a smooth one and, more importantly, that you feel welcome! You will quickly find we are a community of inclusion and are excited you are part of our community. Please don't hesitate to contact us should you need any assistance.

Welcome to SouthShore!

Vern Jennings
President, SSRCA
2020-2021

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CONTACT INFORMATION

LLVMA (Lake Las Vegas Master Association)

1600 Lake Las Vegas Parkway
Henderson, NV 89011
PH: (702) 568-7948
E-mail: PLozier@LakeLasVegas.com

Resident website: <https://myhoawebsite.com>
You will need your User Log-In and Password to Sign-In

SSRCA (SouthShore Residential Community Association)

220 Grand Mediterra Blvd
Henderson, NV 89011
PH: (702) 248-7742
E-mail: SouthShore@FSRNevada.com

Resident website: <https://lakelasvegassouthshore.connectresident.com>
You will need your User Log-In and Password to Sign-In

City of Henderson Policy Department – PH: (702) 267-5000

**If you have a life threatening emergency
please call **911**,
then call **Community Patrol**.**

Community Patrol

Both LLVMA and SSRCA Community Patrol serve their respective communities 24 hours a day, seven days a week. They are charged to observe and report and are not a security force.

LLVMA Security Patrol – PH: (702) 249-5086
Additional PH: (702) 249-5669

SSRCA Community Patrol – PH: (702) 558-2932

**Report SouthShore common area irrigation leaks to SSRCA Community Patrol.*

Hello SouthShore!



Hello SouthShore! is a team of neighbors available to assist new residents with their transition to SouthShore and Lake Las Vegas. Should you have any questions, please don't hesitate to contact any of your new friends below:

Name	Neighborhoods	E-mail Address	Phone Number
Susie Avery	Marseilles Mira Monte Porto Villagios	SusieSides@aol.com	(858) 248-5420
Roberto Bruckstein	Monaco	rpbww@yahoo.com	(408) 667-5887
Alex Gennett	Biarritz	loftygirl@aol.com	(607) 222-2559
Cathy Guibal	Bella Vivente	cathy_guibal@hotmail.com	(650) 773-2234
Heidi Locatell	Biarritz Mantova Portocielo	heidiiroy@gmail.com	(858) 345-7175
Warren Murphy	Barcelona Carméneré Mira Bella	dodge38@aol.com	(702) 901-9310
Mike Renner	Golf Villas Siena	mrenner002@gmail.com	(707) 499-7603
Vicki Scott	Capri Monaco	vicki@scotthafen.com	(702) 528-6630

GENERAL INFORMATION

Lake Las Vegas

Completed in 1991, Lake Las Vegas is a 320-acre man-made lake located near Lake Mead. Located at its northeast end, the dam that creates the lake is 18 stories high, 4,800 ft. long and 716 ft. wide at its base. The Las Vegas Wash passes under the lake using two 96-inch pipes that take water from the Wash directly into Lake Mead.¹



Several home developments ranging from condominiums to custom homes surround Lake Las Vegas. All residents of Lake Las Vegas are governed by the LLVMA (Lake Las Vegas Master Association), often nicknamed the “Master Association”.

The Master Association office is located on the northeast corner of Lake Las Vegas Parkway and Strada Di Villagio at:

1600 Lake Las Vegas Parkway
Henderson, NV 89011
PH: (702) 568-7948
E-mail: PLozier@LakeLasVegas.com

Website: <https://myhoawebsite.com>
User Log-In and Password required to Sign-In

SouthShore Lake Las Vegas

Immediately upon your entrance through the gates of SouthShore, you experience a feeling of calm serenity. Wiseman Falls to your right introduces you to the wonderous rocky hillside that is home to the Bighorn Sheep. As you travel down Grand Mediterra Linear Park, this unique urban oasis transports you to another world. Its many neighborhoods, offering a variety of home styles, meander from this main artery and leads you to private enclaves with distinctive character and amazing views of Sunrise Mountain, Lava Butte and Lake Las Vegas below.



The gated community of SouthShore at Lake Las Vegas is governed by the SSRCA (SouthShore Residential Community Association) or “SouthShore”. Some neighborhoods within SouthShore are also governed by SBAs (Special Benefits Areas) or separate CC&R’s.

The SSRCA Management Office is located at the northern end of Lake Las Vegas at the SouthShore Marina in the “Light House” Building:

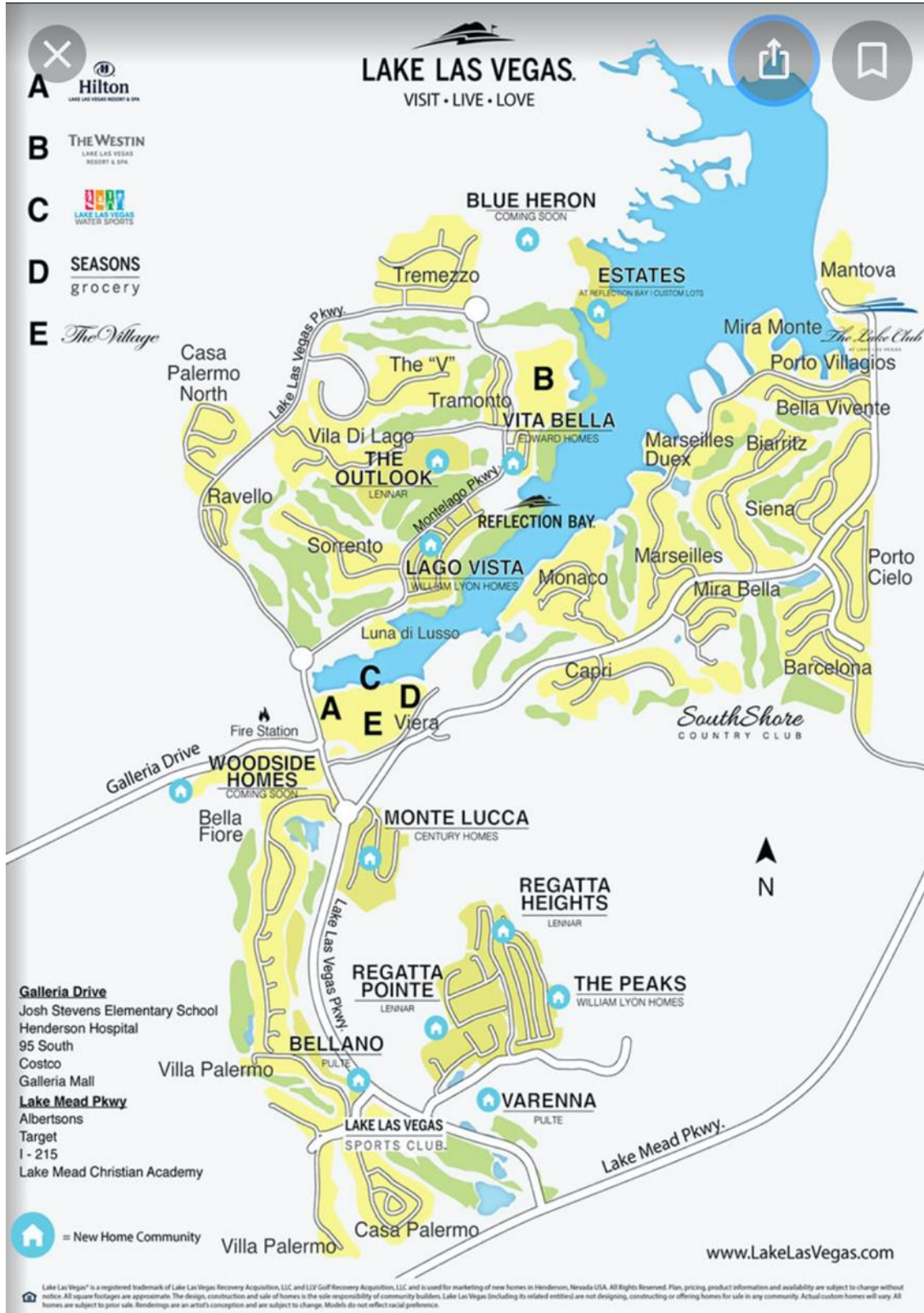
220 Grand Mediterra Boulevard
Henderson, NV 89011
E-mail: southshore@fsrnevada.com

Website: <https://lakelasvegassouthshore.connectresident.com/>
User Log-In and Password required to Sign-In

¹ https://en.wikipedia.org/wiki/Lake_Las_Vegas

LAKE LAS VEGAS NEIGHBORHOOD MAP

The map below may be helpful to learn the locations of the various developments throughout Lake Las Vegas.



WHAT YOU NEED TO KNOW

Assessments

LLVMA (Lake Las Vegas Master Association)

LLVMA Assessments are billed on a quarterly basis, due and payable on the first day of each month for each installment period:

January 1st
April 1st

July 1st
October 1st

Submit your payment to:

Lake Las Vegas Master Association
c/o Taylor Association Management
P.O. Box 96684
Las Vegas, NV 89193-6684

SSRCA (SouthShore Residential Community Association)

SSRCA Assessments are billed on a quarterly basis, due and payable on the first day of each month for each installment period:

January 1st
April 1st

July 1st
October 1st

Additional assessments may be levied for specific neighborhoods and/or SBAs (Special Benefit Areas).

For your convenience, SSRCA offers several payment options.

Mail your payment to:

SSRCA
P.O. Box 62049
Newark, NJ 07101

Drop off your payment to the SSRCA Management office at:

220 Grand Mediterra Blvd
Henderson, NV 89011

Set up a one-time or recurring payments via:

<https://www.clickpay.com/custom/fsr/login.html>

Create an Auto Bill Pay via your Bank: Contact your bank to establish Auto Bill Pay. Please Note: On-line bill payments may take 5-10 business days to post to your account.

NOTE: A late payment fee shall be charged if payment isn't received within 30 days. Additional fees may be charged for assessments 60 days past due.

Access to SouthShore

SouthShore is a 24/7 guard-gated private community. Secure and authorized vehicle access is permitted utilizing an Automated Access System known as QuickPass. Each property owner enrolls in an online QuickPass account which stores important information such as address, contact information and vehicle(s) information. By using the QuickPass online system, either through your computer or the mobile app, you can quickly authorize your guests access into the community.



Linked to QuickPass is a Transponder access system. Transponders are electronic devices, each with its own unique access code, that are permanently affixed to a vehicle (typically the front windshield). Transponders allow entry through the far right lane of SouthShore's Main Front Gate and through the Lorin Williams Parkway Back Gate without having to stop at the guard houses.

Homeowners are allocated two (2) transponders per household at no cost. Additional transponders may be purchased at \$25 each. Please submit your completed Transponder Application Form to the HOA office to register your vehicles, obtain transponders and enroll in QuickPass.

If your new home is located within an interior gated community, you can obtain your gate code by contacting the HOA management office. Or, you can purchase a gate opener from the office for \$34.



Visitor/Guest and Vendor Access

Residents can authorize guests to access SouthShore through the Quick Pass system, available in the App Store. Contact the HOA Management office to sign up for a Quick Pass System Account. Once you have a Quick Pass Account, simply download the Quick Pass App and follow the instructions.

Parking

Be sure to register your regularly used vehicles with the HOA management office. SSRCA requires that you utilize your garage for vehicle parking before using the driveway. Please contact the HOA management office to obtain a parking pass if you find you need to temporarily park a vehicle on the street overnight.

Speed Limits

The speed limit along Grand Mediterra – SouthShore's main travel artery – is 30 mph. For all other streets, the speed limit is 20 mph.

Trash Collection

SouthShore trash and recycling collection occurs on Mondays. Bulk pick-up occurs every other week. You can access the Trash Collection schedule for your specific home at:

<https://www.republicservices.com/schedule>

Utilities

Nevada Energy	Electric	(702) 402-5555	www.NevadaEnergy.com
Southwest Gas	Gas	(877) 869-6020	www.SouthwestGas.com
Republic Services	Disposal	(702) 735-5151	www.RepublicServices.com
City of Henderson	Sewer & Water	(702) 267-5900	www.CityOfHenderson.com

SSRCA Board of Directors Meetings

Board of Directors meetings are usually held on the 3rd Thursday of every month (except two months are held on a Saturday and no meetings are held in August and December).

Homeowners are welcome to attend these meetings to observe "management in action." Also, "Homeowners Forum" sessions are held at the beginning and end of each board meeting whereby homeowners can ask questions and/or provide comments.

If you register your e-mail address, you will be notified electronically of our Board meetings' dates/times and updates. You will also receive notices in the U.S. Mail as required by state law.

SSRCA Committees

Comprised of dedicated, SouthShore resident volunteers, SSRCA committees do much of the heavy lifting to help keep our community running smoothly. Residents are welcome to attend most committee meetings (some are closed sessions due to the private and confidential information being discussed). And, residents are always encouraged to join those committees where they can provide skills, knowledge and expertise. Following is a list of SouthShore's committees:

- Design Review Board
- Finance
- Landscape & View
- Marketing
- Newsletter
- Policies
- Security
- Social

Please contact the HOA management office if you would like more information about any of our committees.

Newsletter: SouthShore Bighorn



If you register your e-mail address, you will receive our newsletter, the "SouthShore Bighorn" electronically, throughout the year, in: February, April, June, September and November/December.

For efficiency and to save on printing costs, the SouthShore Bighorn Newsletter will not be mailed via U.S. Postal Service.

FORMS & APPLICATIONS

From time to time, residents will need information or assistance from the SSRCA. We have developed forms and/or applications to expedite your request and improve the process.

You can access the forms and applications by visiting our website or accessing the Forms/Applications folder in your Welcome Package.

General Information

- Information and Property Release Form
 - Mailing address change
 - Owner authorization to release information
- Open House Request Form
 - Notification to HOA office of Open House
- Vacation House Check Liability Limitation and Indemnification Form
 - Security to conduct “Vacation House Checks” while resident away from home

Vehicle Access to SouthShore

- Transponder Application Form – Property Owner
- Transponder Application Form – Additional Vehicles

Landscaping – Common Areas

- Request for Common Property Landscape Maintenance (Form #1)
 - Request to prune, trim, etc. plants outside of regular maintenance schedule
- Landscape Replacement/Installation Form (Form #2)
 - Request to replace or install landscaping and/or rock
 - Must be requested by the homeowner
- Landscape View Replacement Form (Form #3)
 - Request to remove and replace landscaping due to view obstructions

DRB (Design Review Board) Application – Personal Property Modifications

- Request for approval of homeowner property modifications

Please contact the HOA office if you have any questions regarding these forms and applications.

APPENDIX A:

SSRCA COMMON POLICIES – SUMMARY

NOTE: This is not a comprehensive list of policies, nor are these summaries meant to replace SSRCA's actual policies. Please contact the HOA office at (702) 248-7742 to obtain copies of the current policies.

To maintain SouthShore Lake Las Vegas' serenity, beauty and safety – our community is governed not only by its CC&R's, but also its Policies. Our Policies provide further direction on how our neighborhoods will be maintained and sets expectations of how our neighbors will conduct themselves within our community. These Policies are not intended to be difficult or cumbersome. Instead, these policies help to ensure our community maintains a peaceful existence and the area can be enjoyed by all our residents and guests.

For your convenience, we have provided a summary of the more common policies.

Should have questions about SSRCA's CC&R's or Policies, please contact the HOA management office at (702) 248-7742.

Assessments

Policy Title: Collection of Assessments Policy
Date: August 20, 2020

Summary:

Assessments for both SouthShore and SBAs (as applicable) are levied annually in quarterly installments. They are due and payable on the first day of each month for each installment period:

January 1st
April 1st

July 1st
October 1st

A late payment fee shall be charged if payment is not received within 30 days. Additional fees may be charged for assessments 60 days past due.

Please refer to the Collection of Assessments Policy for additional information including: Collections, Late Fees, Interest, Foreclosure and Recovery of Legal Fees.

DRB Guidelines

Policy Title: DRB (Design Review Board) Guidelines
Date: August 20, 2020

Summary:

Residents wanting to construct a new home or modify the exterior of their existing home must obtain approval by the DRB. This includes, but is not limited to, changing paint color, landscape alterations, flat work, additional structures, new construction, etc.

No project may commence until written DRB approval is obtained. Projects that begin PRIOR to approval will be fined and the resident may be forced to remove any improvements not previously approved by the DRB.

A Design Review Board Application, Application/Review fee and refundable deposit must be submitted prior to DRB review. Application/Review fees and refundable deposits vary by type of project. Please refer to the DRB Application and Fee Schedule for the appropriate fees for your project.

Please refer to the DRB Residential Design Guidelines for additional information including the DRB Application and the Application/Review Fee Schedule.

Fines, Speeding & Parking Enforcement

Policy Title: Fines, Speeding & Parking Enforcement Resolution
Date: August 24, 2020

Summary:

The Fines, Speeding & Parking Enforcement Policy has been established to help ensure the safety of SouthShore residents and guests, as well as clarify other fines that may be imposed when non-compliance with rules have occurred.

The following highlights Fines that may imposed. Please refer to the Fines, Speeding & Parking Enforcement Resolution for specific information.



Speeding

The speed limit along Grand Mediterra is 30 mph. For all other streets, the speed limit is 20 mph. Fines may be imposed for those exceeding the designated speed limits. Residents are responsible for their guests, service providers and vendors. As a result, residents may receive notices or incur fines for the actions of their visitors.

30MPH Zone

Speed	1st Violation	2nd Violation	2+ Violations
31 – 40 MPH	<ul style="list-style-type: none"> • Warning 	<ul style="list-style-type: none"> • Warning 	<ul style="list-style-type: none"> • \$50 Fine/each
41 – 50 MPH	<ul style="list-style-type: none"> • Hearing • \$100 Fine 	<ul style="list-style-type: none"> • Hearing • \$100 Fine • Deactivation of Transponders up to 60 days 	
51+ MPH	<ul style="list-style-type: none"> • Hearing • \$250 Fine • \$100/each 10mph over speed limit 	<ul style="list-style-type: none"> • Hearing • \$500 Fine • \$100/each 10mph over speed limit • Deactivation of Transponders up to 60 days 	

20 MPH Zone

Speed	1st Violation	2nd Violation	2+ Violations
21 – 27 MPH	<ul style="list-style-type: none"> • Warning 	<ul style="list-style-type: none"> • Warning 	<ul style="list-style-type: none"> • \$50 Fine
28 – 33 MPH	<ul style="list-style-type: none"> • Hearing • \$100 Fine 	<ul style="list-style-type: none"> • Hearing • \$100 Fine • Deactivation of Household's Transponders up to 60 days 	
34+ MPH	<ul style="list-style-type: none"> • Hearing • \$250 Fine • \$100/each 10mph over speed limit 	<ul style="list-style-type: none"> • Hearing • \$500 Fine • \$100/each 10mph over speed limit • Deactivation of Household's Transponders up to 60 days 	

Parking

Please contact the HOA office at (702) 248-4472 to obtain approval to park a vehicle on the street overnight. If prior approval is not obtained, residents may be noticed they are in violation of Parking Rules. Residents will have 48 hours to cure the situation. If the situation is not cured, the owner of the vehicle may be called to a hearing and subjected to a minimum \$25 fine.

Please contact the HOA office at (702) 248-4472 to park an RV (defined as any vehicle equipped with beds or cooking equipment) overnight for loading purposes only. The RV must be removed by 8:00AM the following morning. Residents may also obtain permission to park an RV for up to 48 hours. If a resident violates this rule, (s)he may be called to a hearing and fined up to \$100. If the RV is not removed, the resident may also be fined up to \$100/week that the vehicle is in violation.

Failure to Stop

All vehicles must come to a complete stop at all stop signs and must stop when requested by a Security Officer. Following are fines associated with failing to stop:



	Residents	All Others
1 st Citation	Warning	\$50
2 nd Citation	\$100	\$100
3 rd Citation	\$200+	\$200+

Three (3) or more violations within six (6) months is considered a Health, Safety & Welfare issue and may be fined accordingly.

Common Area Trees & Landscaping

Any resident who cuts down or trims a tree on common area without prior written approval by the Board shall be considered in violation of SSRCA’s governing documents. The Board may call the resident to hearing and subsequently impose a fine of at least \$100 and up to \$500. The resident may also be responsible for all costs related to the repair, removal and/or replacement of any landscaping associated with the violation. This does not apply to those common areas where there is an agreement between the homeowner and SSRCA for the homeowner to maintain the area within their fence and indemnify SSRCA from liability.

Please refer to the Fines, Speeding & Parking Enforcement additional information.

General Rules

Policy Title: Rules & Regulations for Lake Las Vegas Master Association

Date: January 9, 2019

Summary:

The Rules & Regulations for Lake Las Vegas Master dated January 9, 2019 establishes the basic standards of conduct. The list below is not comprehensive, but rather highlights the more common rules in the Policy. It is highly suggested that all homeowners read this policy in full and become familiar with the Rules & Regulations in this policy.

The following are general rules that govern behavior throughout Lake Las Vegas:

- No fireworks or discharge of firearms, except as permitted by the Declarant of the Master Board.
- Residents hosting gatherings in their homes with 25 or more guests are required to notify Community Patrol. A guest list must be provided to Community Patrol prior to the event. The owner may be required to pay for additional security personnel if it's determined that additional security is necessary.
- No residential lot may be used for commercial business.
- Construction is limited to the hours of 6AM – 6PM (Monday – Saturday) in accordance with the Residential Design Guidelines and the City of Henderson.
- Each garage or other parking area shall always have the ability to accommodate at least the number of vehicles for which it was originally constructed.
- Garage doors must always be kept closed – except as reasonably required for ingress/egress.
- No repairs or restorations of any motor vehicle, boat, trailer, aircraft or other vehicle or equipment may be done upon any street (public or private), any common area, any lot or residence, or elsewhere in a residential area.

Tenant Rules: SouthShore

All leases and rental agreements in SouthShore must be for a term of at least six (6) months. Tenants are required to comply with the Governing documents as a condition of their tenancy. The property owner is responsible for the behavior of his/her tenants.

Rental apartments, time share residential use, rental pool arrangements, leases for less than six (6) months, “bed & breakfast” accommodations and other similar short-term rental or part-time transient residential uses are not permitted in SouthShore.

Animal and Pet Rules

No animals may be raised, bred or kept for commercial purposes, nor in any unreasonable quantities, ordinarily which means two (2) household pets per residence. The SSRCA Board may determine the reasonable number of pets permitted within a residence.

Animals must be kept within an enclosure, enclosed yard or on a leash or other restraint being held by a person capable of controlling the animal.

Property owners are liable to each and all other owners, their families, guests, tenants and invitees for unreasonable noise or damage caused by any animals or pets. It is the responsibility of each property owner to clean up after these pets.



Residents and their guests shall refrain from feeding or harassing any wildlife. To avoid attracting unwanted wildlife, pet food should not be left outdoors.

All pets shall be registered, licensed and inoculated as required by law.

Holiday Decorations

Policy Title: Holiday Decoration Policy

Date: November 15, 2007

Summary:

SouthShore residents may decorate the exterior of their home for national holidays. Decorations may be displayed fourteen (14) days prior to the holiday and must be removed ten (10) days after the holiday.

For December/January holidays: decorations may be displayed as soon as the day after Thanksgiving and must be removed ten (10) days after New Year's Day. For those who follow Easter Orthodox Church calendar, an additional fourteen (14) days will be allowed for removal.

Lights may not be lit after 12:00 A.M.

Please refer to the Holiday Decoration Policy for additional information.

Landscaping & View Policy

Policy Title: Landscaping & View Policy

Resolution: 1-03192020

Date: March 19, 2020

Summary:

The Landscaping & View Policy is quite extensive as it provides guidance to homeowners for common area landscaping as well as details the process by which landscaping and view requests are addressed.

As such, it is highly suggested that all homeowners read this policy and become familiar with SSRCA's landscaping and view procedures. In short, the following describes just the initial steps a property owner will take when making a landscaping or view request.



Landscaping

If a homeowner would like landscaping maintenance on common areas conducted outside its regular schedule, a Landscape Maintenance Request Form (Landscape Form #1) must be completed. The HOA management office will confirm receipt of the request within five (5) days.

If a homeowner would like replacement or installation of plants on common areas, a Landscape Replacement/Installation Form (Landscape Form #2) must be completed. The homeowner shall be responsible for all costs associated with the request. The HOA management office will confirm receipt of the request within five (5) days.



View

If a homeowner would like any landscaping removed or replaced on common areas due to view obstructions, a Landscape View Replacement Form (Landscape Form #3) must be completed. The HOA management office will confirm receipt of the request within five (5) days.

Please refer to the Landscaping & View Policy for detailed information including guidelines, requirements and procedures.

Lot Top Maintenance

Policy Title: Lot Top Maintenance Policy
Date: April 20, 2006

Summary:

Section 7.2.7 of the CC&R's requires property owners to install and maintain DRB-approved ground cover if home construction hasn't begun within one year after close of escrow. As a convenience to property owners, SSRCA has contracted with a landscaper to install, maintain and irrigate the Lot Top landscaping.

Lot Top maintenance is required to:

- Control erosion,
- Control dust, and
- Improve the aesthetics of the undeveloped lots.

Lot Top Maintenance will continue until either of the following two events occurs:

- Property owner receives DRB and City of Henderson approvals to construct and completes all pre-construction requirements; or,
- Property owner agrees in writing that property will be used for staging for nearby construction



Please refer to the Lot Top Maintenance Policy for additional information.

Security Emergency Response

Policy Title: Security Emergency Response to Residences
Resolution: #022714-02
Date: February 27, 2014

Summary:

The Security Emergency Response to Residences Resolution describes SSRCA's Security response to emergencies occurring at a SouthShore residence.

Upon notification, an SSRCA security patrol officer will be dispatched to the residence and conduct a visual check from the front of home. If obvious signs of trouble exist (i.e. fire, smoke, forced entry), the patrol officer will immediately contact the Main Gate. In turn, the Main Gate will immediately notify the appropriate authorities.

If the resident is not home during the emergency, Security will attempt to contact the resident using the resident contact information provided through the Quick Pass Security system.



If signs of an emergency are not present, Security will attempt to contact the resident using the resident contact information provided through the Quick Pass Security system.

The patrol officer will only enter the property if direct approval from the resident AND Security Director are granted.

Please refer to the Security Emergency Response to Residences Resolution for additional information.

Towing Policy

Policy Title: Towing Policy & Procedures
Date: March 20, 2020

Summary:

Vehicles within SouthShore **may be immediately towed**, at the owner's expense, without prior notice if the vehicle is found to be:

- Blocking a fire lane, fire hydrant or any vehicular gates or causing a safety issue;
- Parked in a designated handicapped space without proper plates, placard or stickers; or,
- Detrimental to the health, safety and welfare of any residents or guests.

Vehicles within SouthShore are subject to being towed (after 48-hour notice), at the owner's expense, if the vehicle is found to be:

- In violation of SSRCA Rules & Regulations on Parking;
- Parked in front of a neighbor's driveway or mailbox;
- Abandoned and/or inoperable with expired registration or no license plate;

- Parked in a designated SouthShore management office space outside designated hours; or,
- Parked in vacant lot belonging to a private owner without authorization.

Please refer to the Towing Policy & Procedures document for additional information including information on towing procedures.

Vacation House Check

Policy Title: Vacation House Check

Resolution: #022714-01

Date: February 27, 2014

Summary:

SouthShore residents may request Security to conduct “Vacation House Checks” while away from their homes. Residents requesting this service agree to hold SSRCA harmless of any liability. A Vacation House Check Liability Limitation and Indemnification Form must be signed and returned to the HOA management office before the service can start.

There are two (2) levels of inspection:

Level 1: **No Fee** – Daily visual inspection of those areas of the home that are visible without entering perimeter areas. When needed, moving emptied trash cans from the street to an out-of-public view area. And, discarding newspapers left in visible areas.



Level 2: **\$25/week Fee** – Includes all actions in Level 1 + one (1) perimeter check within 2 days of Resident leaving and one (1) perimeter check each week the resident is away. Perimeter checks involve a walk around the side and rear yards and checking all accessible doors and windows to ensure they’re locked. Perimeter checks will not be conducted where pets have access to the area.

Please refer to the Vacation House Check Resolution for additional information. Please contact the HOA management office for the Vacation House Check Form.