

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
- Carmeneré
- 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, 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

SouthShore's new website, launched in May 2021, offers a broad array of information for new and existing residents:

- Log-in and Access to SouthShore member information
- Calendar of Events
- SouthShore Bighorn Newsletter
- Luxury Home Community 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!

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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**

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.

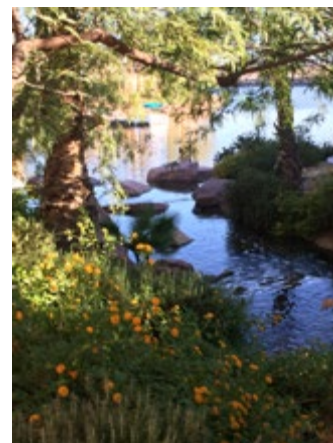
LLVMA Security Patrol – PH: (702) 249-5086
Additional PH: (702) 249-5669

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. Our resident ambassadors are happy to provide information on common home services such as: plumbers, electricians, handy workers, window washers, etc. and personal services including: hair salons, dry cleaners, etc. If you're interested in meeting with a Hello SouthShore! ambassador, please email our SSRCA Social Committee at: Social@SSLLV.com.



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 wondrous 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

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 all of your regularly used vehicles with the HOA management office. SSRCA policy requires that you utilize all of your available garage spaces for vehicle parking before using the driveway for overnight parking. Please review the Parking & Traffic Policy for more information about guest and vendor parking.

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.

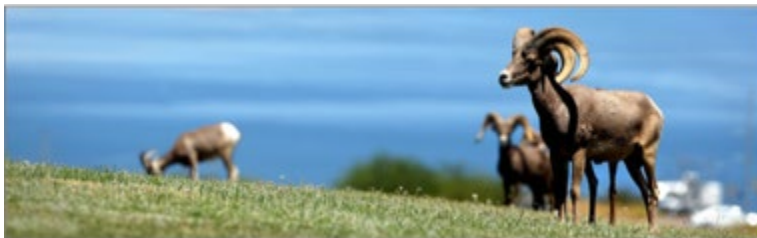
If you register your e-mail address, you will be notified electronically of our Board meetings' dates/times and updates. You will also receive notices in the U.S. Mail as required by state law.

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:

- Administrative
- 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.