



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

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SSRCA Common Policies

INTRODUCTION

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 that 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 you have questions about SouthShore'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.

Community Access

Policy Title: Community Access Policy
Resolution: #03172022-04
Date: March 17, 2022

Summary:

SouthShore Lake Las Vegas utilizes an Automated Access System (“AAS”) to securely and easily allow access into the community. All property owner and resident vehicles regularly used to access SouthShore must be registered in the AAS. “Account Holders” in the AAS may include:

- Property Owners
- Tenants
- SouthShore Country Club Management
- Non-Community SouthShore Country Club Members
- Marina Harbor Club Members

Two primary methods for gaining access into SouthShore are:

- Pre-AuthORIZES Access – for guests, vendors and realtors
- Transponder Access – for Account Holders and Sponsored Service Providers

Pre-Authorized Access

Account Holders may “pre-authorize” guests, vendors and realtors to enter SouthShore. The most efficient way to pre-authorize visitors is by utilizing the AAS. Under special circumstances, authorization may also be given by contacting the Main Gate.

There are four (4) types of Pre-authorized Access:

- One-Time Visitor – Only one (1) entry on date specified;
- Temporary Visitor – One-day access (date specified) for an unlimited number of entries;

- Duration Visitor – Unlimited number of entries for a number of days as specified;
- Permanent Visitor – Unlimited number of entries until “permanent” status is removed.

Transponder Access

The AAS allows access through a device known as a “Transponder”. This is the primary means for access for Account Holders. Each Transponder is assigned and permanently affixed to a specific vehicle and may be used only for that vehicle for which it is assigned.

Unless approved by the SSRCA Board, Transponders may only be issued to the following:

- Property Owners
- Tenants
- Non-Community SouthShore Country Club Members
- SouthShore Country Club Employees
- SSRCA Association Management Staff
- Sponsored Service Providers
- Non-Community Marina Harbor Club Members

Access via Transponder is a privilege. Transponder privileges may be temporarily deactivated or revoked in accordance with the “Violations, Hearings, Fines & Penalties Policy” and “Suspension of Privileges Policy”.

Construction Personnel Access

Construction personnel are approved through the Pre-Authorized Access method. These vehicles may only enter/exit via the Lorin Williams Parkway (“LWP” or “Back”) Gate.

Entry times for Construction Personnel are as follows:

May 1 – September 30:

Monday – Friday

LWP Gate: 6:00AM – 3:00PM

Saturday

LWP Gate: 6:00AM – 11:00AM

Sunday

Front Gate: 6:00AM – 6:00PM

All work must stop by 6:00 p.m. and exit by 6:30 p.m.

Construction personnel must exit via LWP gate.

October 1 – April 30:

Monday – Friday

LWP Gate at 6:30AM – 3:30PM

Work may begin at 7:0AM

Saturday

LWP Gate at 8:00AM – 11:00AM

Work may begin at 8:30 a.m.

No construction access permitted on Sundays or holidays (unless approved by the SSRCA).

All work must stop by 5:00PM.

Construction personnel must exit via LWP gate.



Please refer to the Community Access Policy for additional information such as: entry times for vendors, special events and Transponder Fees for Non-Community Country Club and Marina Members.

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.

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.
- 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.

Open House Policy

Policy Title: Open House Policy

Resolution: #03172022-03

Date: March 17, 2022

Summary:

The Open House Policy describes the requirements for hosting an Open House:



- Approved Open House times are 11AM – 4PM, Saturdays & Sunday ONLY;

- Notification must be submitted to the HOA office no later than the Thursday before the weekend in which the Open House is to occur;
- An advertisement (8.5" x 11") may be provided to the Main Guard House no later than the Friday before the Open House is to occur;
- Up to three (3) Open House signs (of specific size) will be permitted;
- Property owners and/or listing agents must be in attendance at all times;
- No pictures or Drone footage may be taken of any home by an Open House visitor.

Please refer to the Open House Policy for additional information.

Parking & Traffic

Policy Title: Parking and Traffic Policy

Date: June 17, 2021

Summary:

SouthShore's Parking & Traffic Policy provides guidance on those items associated with parking including, but not limited to: registering vehicles, garage and driveway use, special parking and use of moving containers or PODs.

General Parking Rules

Intended Use of Garages

Garages or other parking areas shall be used only for parking authorized vehicles and shall not be used for storage, living, recreational, business or other purposes.

Temporary Containers

Temporary placement of moving containers (i.e. PODs), moving trucks, dumpsters, landscaping or construction material containers must be approved, in writing, from HOA Association Management in advance of their delivery and must be placed in the driveway if at all possible. If it's necessary to place containers on the street, appropriate protection shall be placed to prevent damage to the street. Any damage or cleanup costs incurred shall be the responsibility of the Owner.

Use of Driveway

Any vehicle(s) parked in a driveway must fit fully on the driveway. "Idle" vehicles may not be parked in the driveway for more than 30 days. In the unusual circumstance that a vehicle may need to be parked "idle" in a driveway for more than 30 days, prior written approval from HOA Association Management must be obtained.

Street Parking

To ensure emergency vehicles have unobstructed access to residences when needed, NO PARKING stenciling along curbs and in cul-de-sacs where parking is not permitted. Short drop off of deliveries or vendors providing services who are immediately available to move a vehicle shall not be considered “unattended”.

The postal service may not deliver mail if access to the mailbox is blocked. Parking in front of a neighbor’s mailbox on a frequent or repeated basis is prohibited and may result in a violation.

Overnight Parking on Streets

Vehicles owned, operated or within the control of an Owner may not be parked in the street overnight without the prior written approval of the HOA Association Management.

Owner’s Guest vehicle may be parked overnight on a driveway or the street providing the vehicle has a valid access pass. Frequent parking of Guests’ vehicles in front of a neighbor’s property may be determined a Nuisance and may result in a violation.

Recreational Vehicles (RVs) are allowed to be parked overnight for loading and unloading purposes but must be removed by 3:00 p.m. on the second day after entry. Frequent parking of RVs in front of a neighbor’s property may be determined a Nuisance and may result in a violation.

If special circumstances exist whereby more time is needed, residents must obtain prior written approval from HOA Association Management.

Traffic Rules

Safety and security of our neighbors and their guests is the Board’s top priority. As a result, traffic rules will be strictly enforced. Any violation of these rules may result in fines and/or other penalties.

The speed limit is 30 miles per hour on Grand Mediterra. The speed limit throughout the community on all roads other than Grand Mediterra is 20 miles per hour. Speeding is prohibited by all vehicles.

All vehicles must come to a complete stop at all stop signs and must stop when requested by a Security Officer.

Entering the Community by any Owner, Owner’s Guest, or Other without security officer authorization or properly utilizing the Automated Access System (AAS) is prohibited.

Passing another vehicle on Grand Mediterra is prohibited.

Please consult the Parking and Traffic 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.

Slopes Area Erosion Policy

Policy Title: Slope Area Erosion and Infrastructure Maintenance & Repairs Policy
Resolution: #03172022-01
Date: March 17, 2022

Summary:

The Slope Area Erosion Policy applies to all slope areas within SouthShore and is intended to define property owner and Association maintenance and repair obligations on these slopes.



Many of SouthShore's slopes are fairly steep. As a result, erosion may occur. This policy explains the steps to be taken to inspect and remediate the damage that may have been caused by erosion.

Please refer to the Slope Area Erosion and Infrastructure Maintenance & Repairs Policy 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.

Violations, Hearings, Fines & Penalties

Policy Title: Violations, Hearings, Fines and Penalties Policy

Date: June 17, 2021 (Effective August 1, 2021)

Summary:

The Violations, Hearings, Fines & Penalties Policy explains the process the HOA may take when an alleged Violation has occurred. It further describes owner’s rights for a Hearing and details Fines & Penalties. Please refer to the Violations, Hearings, Fines & Penalties Policy for specific information.

Violations

If an alleged violation has occurred, HOA Management may issue a written “Courtesy” notice and/or a “Notice of Violation” to the responsible party providing details of the alleged violation, how to cure the violation and any fines associated with the violation if it is not cured in a timely manner.

Hearings

Persons responsible for the alleged violation shall be afforded a hearing. The hearing will be scheduled so that the responsible party will be provided a reasonable amount of time to prepare for and be present at the hearing. A written Board decision shall be sent no later than fourteen (14) days after the hearing date, or as otherwise provided by Nevada la.

Fine Amounts and Penalties

After notice and a hearing, the Board may conclude that the responsible party has violated a provision of the SSRCA’s Governing Documents. The Board may then impose sanctions.)

Parking

Parking violations may occur when vehicles are parked in No Parking areas. Parking Fines reset after twelve (12) months of No Parking Violations.



1 st Violation	Warning
2 nd Violation	Up to \$25 Fine
3 rd + Violations	Up to \$50 Fine
4 th +Violations	Up to \$100 Fine

Traffic Violations

All Traffic Violations are considered a Health, Safety and Welfare Violation. Traffic Violations reset after twelve (12) months of No Violations.



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	1 st Violation	2 nd Violation	3+ Violations
31 – 40 MPH	• Warning	• Warning	• Up to \$50 Fine
41 – 50 MPH	• Up to \$100 Fine	• Up to \$250 Fine • Deactivate Transponder up to 30 days	• Up to \$250 Fine • Deactivate Transponder up to 30 days
51+ MPH	• Up to \$250 Fine	• Up to \$500 Fine • Deactivate Transponder up to 30 days	• Up to \$500 Fine • Deactivate Transponder up to 30 days

20 MPH Zone

Speed	1 st Violation	2 nd Violation	3+ Violations
21 – 27 MPH	• Warning	• Warning	• Up to \$50 Fine
28 – 33 MPH	• Up to \$100 Fine	• Up to \$250 Fine • Deactivate Transponder up to 30 days	• Up to \$250 Fine • Deactivate Transponder up to 30 days
34+ MPH	• Up to \$250 Fine	• Up to \$500 Fine • Deactivate Transponder up to 30 days	• Up to \$500 Fine • Deactivate Transponder up to 30 days

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:



1 st Violation	Warning
2 nd Violation	Up to \$100 Fine
3 rd + Violations	Up to \$200 Fine

Illegal Passing (Grand Mediterra)

Passing on Grand Mediterra is prohibited.

1 st Violation	<ul style="list-style-type: none">• No Warning Notice• Up to \$500 Fine
2 nd + Violations	<ul style="list-style-type: none">• Up to \$500• Deactivate Transponder up to 30 days

Please refer to the Violations, Hearings, Fines and Penalties Policy for more information.