

BUFFALO RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS RESOLUTION  
RE: PARKING RULES AND TOWING RESOLUTION

WHEREAS, the Buffalo Ranch Homeowners Association (the "Association") is a Nevada non-profit corporation governed by the laws of the State of Nevada, including Nevada Revised Statutes ("NRS") Chapter 116, which governs common-interest communities in Nevada; and

WHEREAS, NRS 116.3102(1)(a) states that "subject to the provisions of the declaration, the association... may adopt and amend... rules and regulations"; and

WHEREAS, NRS 116.3102(1)(q) states that "subject to the provisions of the declaration, the association... [m]ay exercise any other powers conferred by the declaration or bylaws"; and

WHEREAS, NRS 116.3102(1)(r) states that "subject to the provisions of the declaration, the association... [m]ay exercise all other powers that may be exercised in this State by legal entities of the same type as the association"; and

WHEREAS, NRS 116.3102(1)(s) states that "subject to the provisions of the declaration, the association...[m]ay direct the removal of vehicles improperly parked on property owned or leased by the association, as authorized pursuant to NRS 487.038, or improperly parked on any road, street, alley, or other thoroughfare within the common-interest community in violation of the governing documents. In addition to complying with the requirements of NRS 487.038 and any requirements in the governing documents, if a vehicle is improperly parked as described in this paragraph, the association must post written notice in a conspicuous place on the vehicle or provide oral or written notice to the owner or operator of the vehicle at least 48 hours before the association may direct the removal of the vehicle, unless the vehicle (1) Is blocking a fire hydrant, fire lane, or parking space designated for the handicapped; or (2) Poses an imminent threat of causing a substantial adverse effect on the health, safety, or welfare of the units' owners or residents of the association";

WHEREAS, NRS 116.3102(1)(t) states that "subject to the provisions of the declaration, the association... [m]ay exercise any other powers necessary and proper for the governance and operation of the association"; and

WHEREAS, Article 2, Section 2.1 and Article 5, Section 5.2 of the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Buffalo Ranch (the "Declaration") empowers the Board to adopt, amend, repeal, and enforce rules and regulations (the "Rules"), governing, among other things, the Common Elements;

WHEREAS, Article 2, Section 2.2 of the Declaration provides as follows:

Easements and Parking. Subject to the parking and vehicular Restrictions set forth in Article 10 below and other portions of this Declaration, the Association, through the Board, shall have the right and power (but not necessarily the duty) to establish "parking" and/or "no parking" areas within the Common Elements, and to establish Rules and Regulations governing such matters, as well as to reasonably enforce such parking rules and limitations on Private Streets herein by all means which would be lawful for such enforcement by public authorities on public streets, including the removal of any violating vehicle, by those so empowered, at the expense of the owner of the violating vehicle. Subject to the foregoing, any permitted parking shall be limited to parking on one side of a street only. If any temporary guest or recreational parking is

permitted within the Common Elements, such parking shall be permitted only within any spaces and areas clearly marked or designated by the Board for such purpose.

WHEREAS, Article 10, Section 10.17 of the Declaration creates parking restrictions within the Community;

WHEREAS, the Board feels it is in the best interest of all Residents of the Association for the Board to clarify Article 10, Section 10.17 of the Declaration; and

WHEREAS, the Board wishes to ensure that each Resident understands the vehicle parking restrictions within Buffalo Ranch (the "Community"); and

NOW THEREFORE, BE IT RESOLVED, the Board adopts the following resolution, which becomes effective thirty (30) days after notice has been mailed via U.S. Postal Service to all Owners of record;

1. All garages must be used in such a manner as to accommodate many vehicles as the garage was designed to originally accommodate. See Declaration, Article 10, Section 10.17(c).
2. All Residents are required to park their vehicles in the garage and driveway unless the number of vehicles owned by the authorized legal number of Residents within the Unit exceeds the spots allocated for parking. Notwithstanding the foregoing, the following vehicles may not be parked on the driveway, but must be parked in the garage: RVs, disabled and unregistered vehicles, camper trucks, vans, or similar vehicles that do not exceed one (1) ton. For the purposes of this provision, "RV" is defined as a vehicle or trailer used for recreational purposes.
3. No parking permit for street parking will be issued to a Resident until all garage and driveway parking is occupied by a vehicle registered to the Resident of the Unit.
4. To obtain a parking permit a Resident must complete a parking permit request form, which may be obtained from management. In order to be approved for a parking permit a Resident must own more vehicles than the number of parking spaces allotted for the garage and driveway. All vehicles must be registered to the Unit address and copies of vehicle registrations must be provided to management in order to receive an approved permit. Permits are renewed on an annual basis at a cost of \$120.00 per vehicle.
5. Residents must park in the driveway originally installed by the developer and not the homeowner installed additional driveway extension.
6. Should any vehicle be parked on the street without a parking permit, the vehicle will be issued a +48-hour notice and if the vehicle is not removed from the street it will be towed from the Community. If the vehicle is removed by the Association, or relocated by the Resident after the 48 hour notice has been posted on the vehicle, and the vehicle is parked on the street again within twelve (12) months after the notice was posted on the vehicle, then the Association shall be authorized to immediately remove the vehicle, with no further notice, based on the previous 48 hour notice, with no further notice. The vehicle shall be towed at the Owner's expense by the Board.
7. Guest(s) staying longer than 48 hours must use the Resident's driveway if space is available and adhere to Resident parking rules. If space is not available and the guest(s) is staying longer than 48 hours, the Resident must submit an extended parking request on [buffaloranchlasvegas.com](http://buffaloranchlasvegas.com). Once approved, the Resident will receive a parking pass to be displayed in the guest's vehicle. No parking pass will be issued for longer than two (2) weeks. After two (2) weeks, the Resident must submit an additional request not to exceed a total of four (4) weeks. Any guest parking pass may be revoked at any time for violation of the Association's parking rules.
8. If any vehicle is parked in such a manner as to block a fire hydrant, fire lane, or parking designated for the handicapped, or poses an imminent threat of causing a substantial adverse effect on health, safety, or welfare of the Owner or Residents, then the vehicle may be towed immediately and without

notice. For the purpose of this provision, parking in the following ways is deemed to pose an immediate threat to the health, safety, or welfare of the Owners or Residents:

- A. Parking on a sidewalk or the curb (one or more tires crosses the curb's edge and obstructs the sidewalk);
  - B. Parking in front of a driveway that is not theirs;
  - C. Parking in the opposite direction of the flow of traffic;
  - D. Parking within thirty feet (30') of a stop sign; and
  - E. Parking so as to block ingress or egress through a gate.
9. RV's must be parked wholly within enclosed garages as originally constructed by the Developer, in rear yards, or, if applicable and space permitting, in side yards behind screened RV gates as originally constructed by the Developer.
10. No RV shall be permitted to be parked in a driveway or street except for temporary and short loading and unloading periods not to exceed (24) hours.
11. No inoperable or unregistered vehicle shall be permitted to be parked on any street, driveway, or elsewhere within the Community, except in a garage.

DATED this 26 day of September, 2019.

**BUFFALO RANCH HOMEOWNERS ASSOCIATION**

[Signature]  
Signature

[Signature]  
Signature

[Signature]  
Signature

President  
Title

9-26-19-via President  
Title

Treasurer  
Title