

**COLD CREEK CANYON HOMEOWNERS**  
**ASSOCIATION**  
**RULES AND REGULATIONS**  
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**General Notes on Construction of Rules and Regulations**

It is the intention of the Board of Directors of Cold Creek Canyon Homeowners Association that these Rules and Regulations be liberally construed to promote the purpose of a well planned community. Any reference to a statute, by chapter, section, or otherwise shall include, without limitation, any successor or replacement of such statute. Each of the provisions of these Rules and Regulations shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision. The provisions of these Rules and regulations shall be governed and interpreted according to the law of the State of Nevada.

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**RESOLUTION OF BUSINESS MEETING FREQUENCY  
FOR THE COLD CREEK CANYON HOMEOWNERS  
ASSOCIATION**

Pursuant to the Governing Documents of the **COLD CREEK CANYON HOMEOWNERS ASSOCIATION**, Specifically the Covenants, Conditions and Restrictions recorded in the Office of the County Recorder of Clark County, Nevada, the following Resolutions of Meeting Frequency will be utilized by the **COLD CREEK CANYON HOMEOWNERS ASSOCIATION** to establish a format for Business Meetings:

(FOR RECORDERS USE)

**AUTHORITY AND PURPOSE FOR THE RESOLUTION:**

**WHEREAS**, the **Cold Creek Canyon Homeowners Association** is a Nevada Non-Profit Corporation duly organized and existing under the laws of the State of Nevada: and as outlined in the governing documents, which gives the Board rule making authority;

**AND WHEREAS**, the Board of Directors deemed it necessary and in the best interests of the Association to establish a policy regarding meeting frequency and format.

**NOW THEREFORE, BE IT RESOLVED THAT:**

In accordance with Nevada Revised Statute, Chapter 116 and specifically NRS 116.31083, The Cold Creek Canyon Homeowners Association Board of Directors will cause to be held, a Business Meeting of the Association's Executive Board, once every 90-days.

This meeting will be an open meeting, noticed to all members in accordance with NRS 116.31083(2).

This meeting will allow for an opportunity for all members to be heard in accordance with NRS 116.31083(5)

**NOW BE IT FURTHER RESOLVED THAT:**

This meeting will follow a format that allows for compliance with the open meeting regulations and allow that the first item of business of all such meetings will be a Member Forum.

The remainder of this agenda will be set by the president of the Association Board in as much as the following items are listed on the Agenda for consideration at each such meeting: minutes of previous meeting, financial reports in accordance with NRS 116.31083(6) and such items as may relate to the current business of the Association

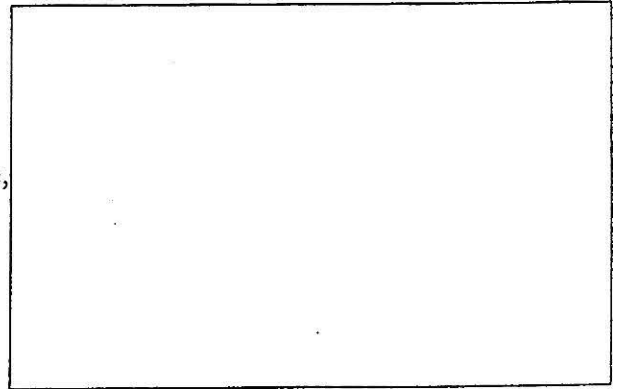
**NOW BE IT FURTHER RESOLVED THAT:**

An Executive Session will be scheduled to follow or precede this same meeting at least once every 90-days. This Executive Session shall be held only for the purpose of discussion of items in accordance with NRS 116.31085(3).


**CERTIFICATION OF THE PRESIDENT**

I, the Undersigned do hereby certify that: a) I am a duly elected and acting President of the Board of Directors of the **COLD CREEK CANYON HOMEOWNERS ASSOCIATION**, a

Nevada non-profit corporation, and: b) The foregoing Resolution of Meeting Frequency for the **COLD CREEK CANYON HOMEOWNERS ASSOCIATION**, comprising of 2 Pages, including the signature page, the Resolution of Meeting Frequency of the Association by a vote of the Board of Directors at a Business Meeting of the Board on March 15, 2005.



**COLD CREEK CANYON HOMEOWNERS ASSOCIATION**

BY:   
**DAVID CARLSON**, PRESIDENT, **COLD CREEK CANYON HOMEOWNERS ASSOCIATION**, Board of Directors STATE OF NEVADA LAS VEGAS COUNTY OF CLARK

On this 15<sup>th</sup> day of March, 2005, before me, the undersigned Notary Public, duly commissioned and sworn, personally appeared **David Carlson**, known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument as President, **COLD CREEK CANYON HOMEOWNERS ASSOCIATION**, Board of Directors, and who acknowledge to me that he executed the same freely and voluntarily, and for the uses and purposed mention within.

SIGNATURE: \_\_\_\_\_  
(Notary Public)

WHEN RECORDED RETURN TO:

**COLD CREEK CANYON HOMEOWNERS ASSOCIATION**  
4755 Industrial Road  
Las Vegas NV 89103

# COLD CREEK CANYON HOMEOWNERS ASSOCIATION

P.O. BOX 12117

Las Vegas, NV 89112

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## Schedule of Fines

Pursuant to Article XIII General Provisions, Section 3, **Enforcement** of the Declaration of Covenants, Conditions, and Restrictions for Cold Creek Canyon ("CC&Rs"), and NRS116.3108(5), the Board of Directors of Cold Creek Canyon Homeowners Association ("Board") has adopted the following Schedule of Fines:

1) The initial fine imposed pursuant to NRS 116.31031(1) (b), and the continuing fines imposed pursuant to NRS 116.31031(5), for violations of the governing documents of the Association is as follows:

- a) \$50.00 for each and every separate violation of any provision of Section **7. section (a) Non-Conformance to use of lots.**
- b) \$50.00 for each and every separate violation of any provision of Section **7. section (b) Cabin or home must be 440 sq. feet.**
- c) \$50.00 for each and every separate violation of any provision of Section **7. section (c) Obstruction of natural drainage.**
- d) \$50.00 for each and every separate violation of any provision of Section **7. section (d) No Temporary Structures.**
- e) \$50.00 for each and every separate violation of any provision of Section **7. section (e) No Commercial use permitted.**
- f) \$50.00 for each and every separate violation of any provision of Section **7. section (f) Removal of Trees.**
- g) \$50.00 for each and every separate violation of any provision of Section **7. section (g) Maintenance of Property.**
- h) \$50.00 for each and every separate violation of any provision of Section **4. section (k) Usage of over 21,000 gallons of water per month**
- i) \$50.00 for each and every separate violation of any provision of Section

## ADDITIONAL

\$100.00 for each and every separate violation of any provision of the CC&R's not specifically mentioned herein. Anything herein to the contrary notwithstanding, there shall be no dollar limit on the amount of any initial fine for each and every separate violation of any provision of the CC&R's which poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the unit's owners or residents of Cold Creek Canyon. Such initial fine amount will be determined commensurate with the severity of the violation, in the Board's discretion.

Adopted on January 18, 2011  
Cold Creek Canyon Homeowners Association

2) The fine imposed pursuant to NRS 116.31031 (5) for **continuing** violations of the CC&R's is as follows:


- a) \$100.00 for each and every separate violation of any provision of Section **7. section (a) Non-Conformance to use of lots.**
- b) \$100.00 for each and every separate violation of any provision of Section **7. section (b) Cabin or home must be 440 sq. feet.**
- c) \$100.00 for each and every separate violation of any provision of Section **7. section (c) Obstruction of natural drainage.**
- d) \$100.00 for each and every separate violation of any provision of Section **7. section (d) No Temporary Structures.**
- e) \$100.00 for each and every separate violation of any provision of Section **7. section (e) No Commercial use permitted.**
- f) \$100.00 for each and every separate violation of any provision of Section **7. section (f) Removal of Trees.**
- g) \$100.00 for each and every separate violation of any provision of Section **7. section (g) Maintenance of Property.**
- h) \$100.00 for each and every separate violation of any provision of Section **4. section (k) Usage of over 21,000 gallons of water per month**
- i) \$100.00 for each and every separate violation of any provision of Section

**ADDITIONAL**

\$100.00 per week for each and every separate violation of any provision of the CC&R's not specifically mentioned herein. Anything herein to the contrary notwithstanding, there shall be NO DOLLAR LIMIT on the amount of any weekly continuing violation fine for each and every separate violation of any provision of the CC&R's which poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the unit's owners or residents of Cold Creek Canyon. Such weekly continuing violation fine amount will be determined commensurate with the severity of the violation, in the Board's discretion.

  
President

  
Vice President

  
Secretary

  
Treasurer

\_\_\_\_\_  
Director