

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, NV 89440

The board has received a number of complaints the past year regarding signs and lights, and would like to remind all property owners of the following restrictions in the governing CC&R's, and ask that all property owners PLEASE make any necessary corrections to comply with these restrictions in order to prevent any need for further action by the Board:

[lights]

3. ARCHITECTURAL CONTROL and PLANNING COMMITTEE

...

5. EXTERIOR LIGHTING - must not interfere with vehicles or be a nuisance to neighbors. The maximum watts per fixture allowed is 60 watts. Exterior lights may not be left on all night. The use of motion detector lights is encouraged.

[signs]

5. GENERAL RESTRICTIONS and REQUIREMENTS

If any of the restrictions and requirements are not complied with, the Committee has the power and ability to fine the property owner for violations. A schedule of fines will be maintained by the Board of Directors. If these fines are unpaid, the Committee has the right to levy a lien against the property. The following general restrictions and requirements shall prevail as to the construction or activities conducted on any lot in the Unit:

....

f) "No Trespassing" signs may be posted by property owners at their discretion. Signs displaying the property's name are allowed. Signs of customary and reasonable dimensions shall be permitted to be displayed on any lot advertising the same for sale. Temporary signs may be displayed for the maximum of one week and are allowed for garage sales and other uses. Political signs may be displayed according to Nevada statute. All other signs, billboards, or advertising structures of any kind are prohibited except upon application to, and written permission from, the Committee.