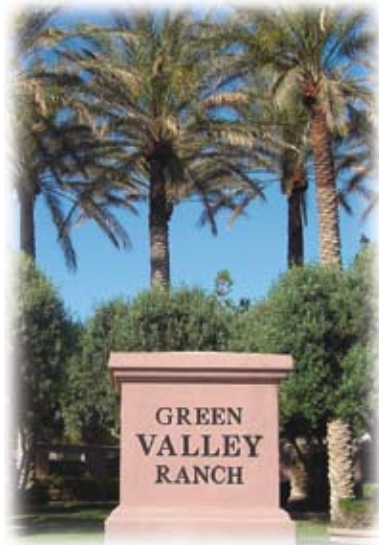


Green Valley Ranch Community Association (GVRCA)

Emerald in the Desert



Welcome and Information Booklet

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Hello and welcome to Green Valley Ranch Community Association. You made the perfect choice. We are proud of Green Valley Ranch and confident that you will find comfort and convenience here.

Whether you are a new owner or a new tenant, this booklet contains some important information for you.

The Vision and Mission statements that follow were developed by the Board of Directors to help focus their goals.

To make Green Valley Ranch the most desirable Master Planned Community as a result of increasing property values, visual beauty, safety and community involvement.

To manage the assets of Green Valley Ranch as provided for in the governing documents in an effort to maintain a safe environment and high property values with superior facilities where outdoor activity and positive interaction with neighbors is commonplace.

We are a master planned development which is governed by a Homeowners' Association and its Board of Directors. The Association is responsible for maintenance of common areas and facilities and for carrying out other duties and responsibilities as provided in the Declaration of Covenants, Conditions and Restrictions (CC&R's). With the purchase of a home in Green Valley Ranch, you automatically became a member of the Association.

Hello and Welcome

GVRCA Vision Statement

GVRCA Mission Statement

Community Phone Directory

City of Henderson General Information

267-2323
www.cityofhenderson.com

Animal Control

267-4970
8 AM – 4 PM
E-mail questions to:
cohanim@cityofhenderson.com

Animal Control Hotline

City of Henderson Police Department
267-4900
24 Hour Emergency & After Hours

Chamber of Commerce/Henderson

565-8951

City Code Enforcement

267-3950

Convention Center

267-2171

DMV

486-4368
1399 American Pacific Drive
www.dmvnv.com

Fire Marshall/Fire Prevention

267-3930

Fire Department General Information

267-2222

Flu Shots/Immunizations Information

759-0850
520 E. Lake Mead
8 AM – 4:30 PM

Graffiti Removal Hotline

267-3220
24 Hour Public Hotline Reports

Green Valley Ranch

www.greenvalleyranch.org
www.terrawest.com

Issues within the Ranch contact Terra West

Monday through Friday, between
8:30 a.m. and 5:30 p.m. – 856-3773
Emergency After Hours, Weekends and
Holidays – 362-6262

Henderson Pavilion

200 S. Green Valley Parkway
Ticket Line – 267-4849
For groups of 15 or more – 267-5750

Henderson Libraries – www.bdpl.org

Paseo Verde Branch

492-7252
280 S. Green Valley Parkway

Malcolm Branch

263-7522
2960 Sunridge Heights Parkway

Gibson Branch

565-8402
280 S. Water Street

Henderson Police General Information

267-5000

Mayor & City Council

267-2085

City Manager

267-2080

Neighborhood Services

267-2000

Neighborhood Justice Center

455-3898
Free mediation service

Neighborhood Enhancement

267-2017
Unkept vehicles

Parks and Recreation (Henderson)

267-4000

NV Energy

367-5555

Southwest Gas Corporation

877-860-6020

Street Light & Road Sign Repairs

267-3200

Republic Services (Trash Disposal)

735-5151

Water & Sewer (Henderson)

267-2500

Call Terra West

GVRCA is managed by Terra West Property Management Company. Please feel free to call them at 702/856-3773 with any questions you may have regarding the Master Association, Monday through Friday, 8:30 a.m. to 5:30 p.m. Please call 702/362-6262 after regular business hours, on weekends or holidays for emergencies such as common area irrigation line breaks, power outages, downed trees, etc. Those items considered emergencies will be addressed immediately. Non-emergency issues will be referred to Terra West for follow-up during regular business hours. If you reside in a gated community, please contact your sub-association management company first. Terra West will be happy to help you obtain contact information for your sub-association management company.

Attend the monthly GVRCA Board of Directors Meeting

The GVRCA Board of Directors meets the 3rd Thursday of the month to conduct the business of the Master Association. See page 6 for more information.

Submit a Question Via the GVRCA Website

The answers to some questions pertain to the community as a whole. We have a Frequently Asked Questions (FAQ) column in our bi-monthly newsletter that addresses these type of questions. To submit a question, please go to www.greenvalleyranch.org and click on *e-forms* to access the FAQ Form.

What do I do if I have questions, comments or concerns?

GVRCA Business Information

Property Management Company

Payments:

Green Valley Ranch Comm. Assoc.
c/o Terra West Property Management
PO Box 98813
Las Vegas, NV 89193
702/362-6262

Correspondence:

Terra West Property Management
11135 S. Eastern Ave., Suite 120
Henderson, NV 89052
702/856-3773
702/251-4509 (Fax Line)

GVRCA Board of Directors

The Board of Directors meets on the 3rd Thursday of each month except in December. The “regular” session begins at 6:30 p.m. and is open to the public. The “executive” session begins at 4:00 p.m. and is by appointment only. Please contact Terra West at 702/856-3773 for meeting location and information regarding which session to attend.

FAQ

Can I talk about anything at the GVRCA Board of Directors meetings?

Restrictions of subject matter not allowed to be discussed at Regular Session Board Meetings are those subjects specific to legal matters, unit owner’s violations, delinquencies, employee matters or alleged failure of a unit’s owner to adhere to a schedule required pursuant to NRS 116.310305 if the alleged failure may subject the unit’s owner to a construction penalty. These items are held in Executive Session by the Board of Directors.

Committees The GVRCA has in place a number of committees to assist the Board of Director’s in carrying out the Association’s business. Although not all of these committees meet on a regular basis, each committee is given an opportunity to address the Board during the “regular” monthly session. Please check your current newsletter for a listing of which committees are meeting – date, time and place are included. A general description of each committee follows.

Architectural Meets to review plans which have been submitted by residents. Please see a detailed explanation of the Architectural Review Process on page 12.

Community Relations Keeps abreast of issues affecting the community such as commercial or public development within The Ranch.

Government Relations Tracks legislation that affects HOA’s and interacts with legislators.

Landscape Keeps track of landscape issues around The Ranch and interacts with the Association’s landscape contractor.

Newsletter/Website Publishes GVRCA bi-monthly newsletter and maintains the GVRCA website.

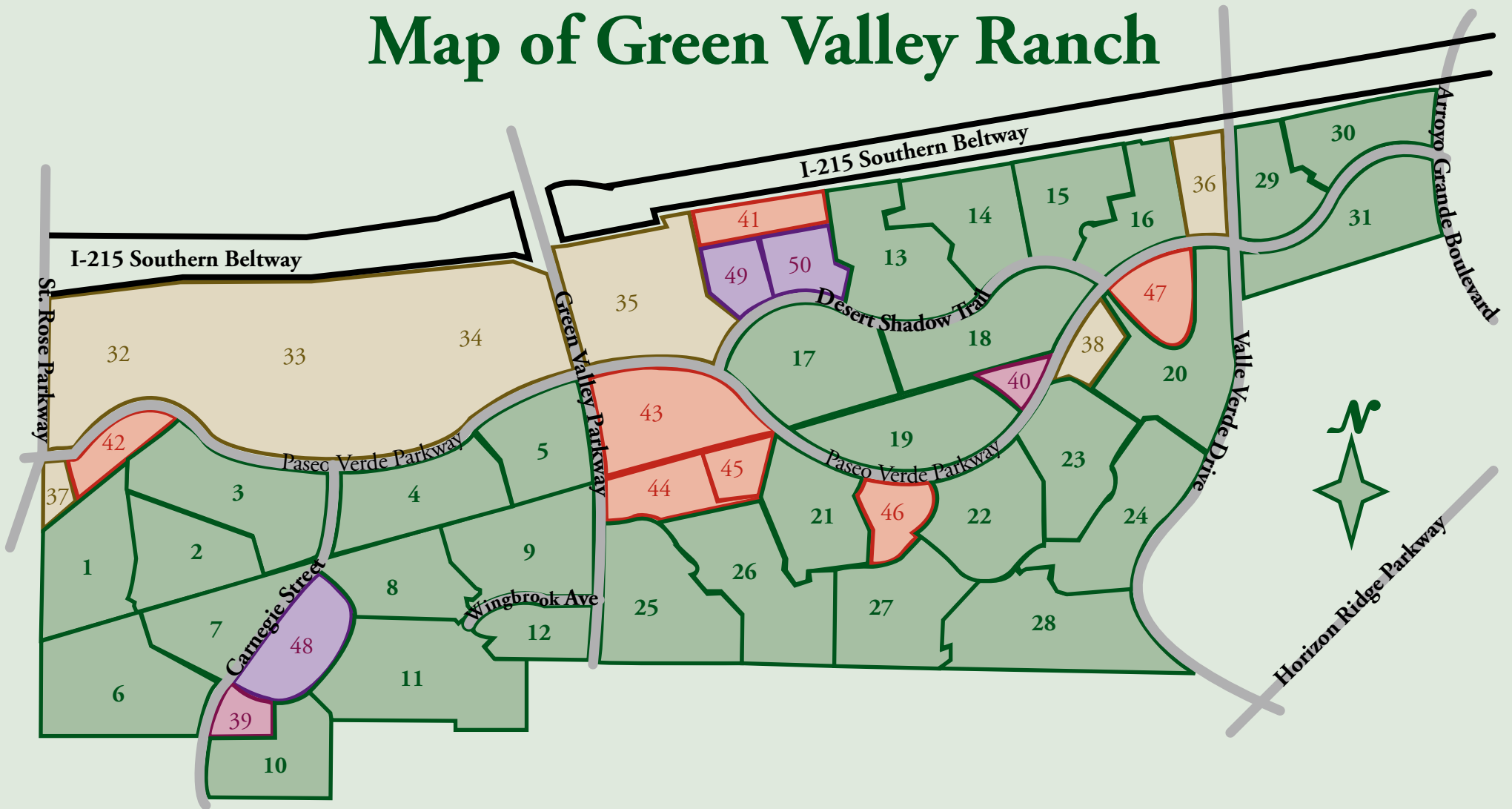
Safety & Security Keeps abreast of traffic concerns, home security issues, graffiti, and neighborhood safety.

Social Plans and executes semi-annual community garage sale, annual neighborhood forum breakfast, GVRCA e-mail list & other community social events.

How can I get involved in my community?

Volunteering
for a commit-
tee is a great
way to serve
your commu-
nity! Contact
Terra West at
702/856-3773
for more
information.

Map of Green Valley Ranch



Nearby Neighborhoods

- 1 Castle Rock
- 2 The Cottages
- 3 Inspiration
- 4 Premiere
- 5 Bella Vista
- 6 Mystic Bay
- 7 Citrus Gardens
- 8 Summit Point
- 9 Copper Ridge
- 10 Carriage Lane

- 11 The Estates
- 12 The Enclave
- 13 Crystal Springs
- 14 South Hills
- 15 Shadow Ridge
- 16 Pacific Trace
- 17 Horizons
- 18 Ridgpoint/
Stoneybrook
- 19 Pacific Images
- 20 Sentosa

- 21 Pavillion Pointe
- 22 Stags Leap
- 23 Richmond
Heights/Richmond
Terrace
- 24 Regency Hills
- 25 Carriage Club
- 26 Fontana d'Or/
Fountain Hills
- 27 Reflections
- 28 Altezza/
Meritage

- 29 Monument
Pointe
- 30 Mountain
Pointe II
- 31 Mountain
Pointe I
- Commercial**
- 32 Office Complex
- 33 Green Valley
Ranch Resort

- 34 The District I
- 35 The District II
- 36 Paseo Verde Plaza
- 37 Credit Union
- 38 Merrill Gardens

Spiritual

- 39 LDS
- 40 Midbar Kodesh

City of Henderson

- 41 Dos Escuelas Park
- 42 Paseo Vista Park

- 43 Henderson Special Events
Plaza/Multi-generational
Center

- 44 Police Substation
- 45 Paseo Verde
Library
- 46 Discovery Park
- 47 Paseo Verde Park

Schools

- 48 Bob Miller MS
- 49 Twitchell ES
- 50 Vanderburg ES

A few important Association rules to remember.

When you purchased your home in The Ranch you were given a set of Declarations and Association Documents. Contained within these documents is the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Green Valley Ranch. Although each homeowner is responsible for following all the rules set forth in the CC&R's, we have included some of the most common rules for your information. From time to time the Board may issue a resolution that further clarifies some rules outlined in the CC&Rs. Each resolution covers a specific topic, such as trash cans, parking, or signs. They are available at www.greenvalleyranch.org or from Terra West.

Animals

Residents are reminded that animals are to be kept inside when they are away from the property thereby eliminating a nuisance to neighboring owners.

Architectural Improvements

Any alterations to the exterior of ALL lots must be submitted to the Architectural Committee prior to starting any work. Detailed instructions on how to submit architectural requests are included on page 12.

Assessment Payments

Please note that you will be billed on a monthly basis, and payments are due on the first day of each month. It is each owner's responsibility to ensure payment is made as the statements are sent as a courtesy reminder only. A monthly late fee may apply to delinquent accounts. Refer to www.greenvalleyranch.org for current assessment & collection information.

Holiday Decorations

All Holiday decorations must be removed no later than 30 days after the holiday.

Vehicles

Green Valley Ranch does not permit parking of commercial vehicles, RV's, trailers, or inoperable vehicles. Other parking violations within The Ranch include vehicles blocking driveways or fire hydrants, parking in red zones or creating a safety/hazard issue. Any cars that leak oil onto the asphalt in the street will be reported to the City of Henderson and the owner may be asked to pay for the cost of the premature deterioration of the asphalt. (Residents in gated communities are to contact their sub-association management or Board for their vehicle parking rules.)

Garage Doors

Garage doors are to be kept closed when not in use.

Property Maintenance – Individual Lots

All residents (tenants and owners) are required to maintain their property in a first-class condition.

Trash Cans

All trash cans must be kept behind the fence, out of sight or in the garage. Trash cans may only be set out for a reasonable period of time (generally, twelve (12) hours before and after scheduled trash collection hours).

For a complete explanation of these and all the rules governing the GVRCA, see your CC&R's & current resolutions.

I want to modify the exterior of my property, what do I need to do?

All homeowners in Green Valley Ranch (GVR) must get approval from the Architectural Review Committee (ARC) before beginning any exterior modification to their home or property. If you live in a gated community or other community with an active sub-association Board, you must receive approval from your sub-association ARC first, in addition to, the GVR ARC.

Having GVR ARC review and approve all exterior modifications ensures that these modifications are consistent with the architectural guidelines for GVR. The architectural guidelines establish a set of standards that ensure that modifications are compatible with the existing architectural themes and are of high quality.

The ARC is comprised of GVR homeowners who volunteer their time to the Association. Each time a property owner submits an architectural change request form, members of the ARC determine whether the requested modifications are consistent with the design guidelines established under the GVR Declaration of Covenants, Conditions, Restrictions, Reservations and Easements (CC&R's). This process ensures uniform enforcement of the guidelines throughout GVR. The following information should help guide you through the ARC process.

1. Obtain an Architectural Review Form Packet. You may contact Terra West at 702/856-3773 to request a packet. Packets are available by request at Terra West, 11135 S. Eastern Ave., Suite 120. A packet may be downloaded from our website at www.greenvalleyranch.org on the *e-forms* page.
2. Once you have reviewed the ARC

packet, complete all forms, collect all necessary supporting documents, and acquire all needed signatures.

3. Return completed packet to:
GVRCA
c/o Terra West Property Mgt.
11135 S. Eastern Ave., Suite 120
Henderson, NV 89052

Here is a list of tips that will help make the ARC process go as smoothly as possible.

1. Provide complete detail – elevations, setbacks, cross section drawings, sub-association plot layout, etc.
2. Provide complete landscape plans – include plant list, size, location
 - a) Trees must be at least 3 feet from any wall – preferably 5 feet.
 - b) Grass must be at least 2 feet from any wall.
 - c) Raised planters are disallowed (unless additional retaining wall is built to prevent water seepage).
3. Provide complete plans for pools, spas, equipment location & screening
NOTE: show access for excavation – must be side yard.
4. Pictures are extremely useful (especially of satellite dish placement & screening of sports apparatus), materials & paint samples are appreciated.
5. Fully complete neighbor sign-off sheets.
6. Any grass conversion to desert landscape must include at least 50% greenery replacement of removed turf. IF IN DOUBT – ASK.
7. REMEMBER THERE IS NO SUCH THING AS TOO MUCH INFORMATION

Can you give me some tips that will help make the ARC process go as smoothly as possible?

What is my responsibility as a GVRCA member?

In the purest sense, community associations, planned communities, common interest communities – whatever term you wish to use for covenant-restricted communities – are a form of representative democracy.

Everyone involved with an Association has a responsible role:

- Owners are expected to pay assessments on time, know their documents, follow the rules and also participate at meetings and vote.
- The Board of Directors sets policy and administers the operation of the Association. Green Valley Ranch contracts with a management company to carry out the day to day operations, but the ultimate responsibility and decision for how the Association will run lies solely in the hands of the Board of Directors.

The “prime directive” of the Association is to protect, maintain and enhance the value of the asset. This may involve hiring staff or contractors, setting policy, establishing rules, holding meetings and/or recruiting volunteers, but the basic “mantra” of all Association Boards should be to “protect, maintain and enhance,” for the benefit of ALL the owners.

That responsibility includes acting with good faith for the benefit of the whole, in a prudent and reasonable manner, using the “Business Judgement Rule” or the “Reasonable Man Rule.” Simply put, this practice means to exercise the same degree of care in decision making that would be expected of an ordinary, prudent or reasonable man in a similar business situation. It is tried and true and it always works. It is the ultimate test of fiduciary duty.

The manager, contractors and professional consultants hired by the Board or volunteer homeowners recruited by the Board are charged with executing the decisions of the Board, within the parameters of the policies established by the Board. The Board may delegate the authority to accomplish certain tasks, but it can never delegate the ultimate responsibility for the operations of the Association. The Board must act not only with good faith and loyalty, exercising due care, but it must also act within the legal scope of the Association’s governing documents – CC&R’s, Bylaws, Articles, and Rules – as well as local, state and federal regulations.

There are numerous ways to get involved in your community. One way is to volunteer for one of the committees or volunteer to help out at one of our community events.

Run for election to the Board of Directors for the GVRCA. Directors meet monthly and are responsible for the day to day management of GVR. Directors are elected for a two-year term.

Please contact Terra West at 702/856-3773 for more information

NOTES:

I want to get involved; how can I serve the GVRCA.



GREEN VALLEY RANCH

Terra West Property Management
11135 S. Eastern Avenue, Suite 120
Henderson, NV 89052

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LAS VEGAS NV

For the most up to date information
regarding the Green Valley Ranch
Community Association, please visit
us on the web at
www.greenvalleyranch.org.

Welcome to Green Valley Ranch

Emerald in the Desert