

DESERT INN ESTATES OWNERS ASSOCIATION
RULES & REGULATIONS
September 2021

A. PURPOSE AND AUTHORITY

1. By-Laws, Article VIII, Section 1. "The Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Common Areas and Recreational Facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof." These Rules & Regulations are supplementary to the Declaration of Covenants, Conditions, and Restrictions (D.C.C.R.'s) and do not amend but rather add to and clarify in order to ensure the protection and preservation of the value and amenities of the Common Areas and Facilities. The Rules & Regulations may be amended per the D.C.C.R.'s, Article IV, Section 1 (J) (J1 through J6).

B. VIOLATION OF THE REGULATORY DOCUMENTS

1. Upon receipt of a signed complaint by a home owner or notification by a member of the Board, Committee Members, Security Officers or other duly authorized persons, the Board of Directors will issue a Notice of Opportunity to Appear and Be Heard, which will describe when and where session will occur, regarding the alleged violation to the accused member. The person who made the original complaint may be present. The accused member will present any evidence or make a statement relating to the violation in person or in writing to the Board of Directors.

2. Upon hearing all of the evidence, the Board of Directors' Executive Session shall, by majority vote to:

- a. Find no violation exists.
- b. Give homeowner timeline to correct violation
- c. Find that the member is in violation of the Regulatory Documents and shall order any, or all, of the following penalties:
 - (1) Suspend the member, and other members of the household, the rights and privileges for the use of the Common Areas and Recreational Facilities for a period not to exceed the date when the violation is corrected.
 - (2) Order that any damage involved be repaired at the member's expense.
 - (3) Assess fines.

3. If the member, after Notice of Opportunity to Appear and Be Heard, fails to appear for the hearing or to submit a written statement, the Executive Board shall proceed in his/her absence to make a determination based on the facts available.

4. If the Board of Directors determines that a violation exists, a notice will be sent to the respondent member advising the member of the Board's determination and their action. If the hearing results in the levying of a fine, self-help, cost or a charge for damages repaired, an invoice will be issued requiring payment within ten (10) days after mailing. If the invoice is

not paid within thirty (30) days from the mailing, then action will be taken in accordance with the provisions of the D.C.C.R's Article VI, Section 5(a).

5. If a fine is imposed and the violation is not cured within 14 days or a longer period as may be established by the Executive Board, the violation shall be deemed a continuing violation. Thereafter, the Executive Board may impose an additional fine for the violation for each 7-day period or portions thereof that the violation is not cured. Any additional fine may be imposed without notice and an opportunity to be heard. (NRS116-31031).

C. CLUBHOUSE (and Recreation Areas)

1. The Clubhouse will be open during all office hours and can be accessed by magnetic key, when office is closed from 8:00 a.m. to 11:00 p.m., daily. There will be no access to the Clubhouse from 11:00 p.m. to 7:00 a.m. Magnetic keys are available for sale, to registered residents, in the office. Owners and guests must have photo I.D. cards with them in all Recreational Areas.

2. Any member who witnesses destruction of Clubhouse or recreation area property or equipment and/or furnishings is obligated to report said act to Security. If any D.I.E.O.A equipment or property is damaged by a member, his family or guests, that member is responsible for full payment of said damage within ten (10) days following such an act, and other penalties the Board may impose as described in Section B of these Rules & Regulations.

3. Minor guests (under the age of 21) in the Recreational Areas must be accompanied and supervised by the registered resident at all times.

4. All persons in the Pool Room area will abide by the posted rules.

5. Anyone breaking cue sticks, tearing felt, sitting on pool tables, or otherwise abusing the equipment will be responsible for full payment or repair of same and any other penalties the Board may impose as described under Section B of these Rules.

6. No profane language, boisterousness, lewd conduct, weapons or threatening people will be permitted in the Clubhouse or recreation areas.

7. Homeowners that disrupt a Board meeting will be asked to immediately leave the meeting and will receive a warning letter. The second time this occurs the homeowner will be fined and suspended from one meeting. Any further disruption will be met with an additional fine and suspended for two or more meetings. This will depend on the severity and flagrancy of the conduct.

8. Unless Clubhouse is under a Rental Agreement, Clubhouse furniture may not be moved with the exception of the folding tables and chairs and poker table.

9. All areas inside the Clubhouse are non-smoking.

10. No flammable objects are allowed in the Clubhouse, with the exception of candles on cakes in the tiled areas.

11. Any and all activities or meetings to take place in clubhouse must be Board Approved.

D. SWIMMING POOLS (Recreational Area)

1. The Pools will be open from 6 a.m. to 11 p.m., Monday through Saturday, and 8 a.m. to 11 p.m. on Sunday during the swimming season unless otherwise posted. As there is no lifeguard on duty, SWIM AT YOUR OWN RISK (STATE LAW).

2. Solo swimming (swimming alone when no other person in the immediate pool area) is prohibited by Clark County Health Department (NAC 444-276), when lifeguard not provided.

3. All posted rules will be obeyed. Guests must abide by the rules and it will be the responsibility of the registered resident to so inform them.

4. All persons must shower before entering the pool. A re-shower before pool re-entry is required if suntan oil or sunscreen oil is used to sunbathe.

5. Any person having an apparent skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease, shall be excluded from the pool. Spitting, spouting water and blowing nose in the pool, etc. are prohibited. Also, no smoking in the pool.

6. Children under 21 are permitted in the pool between 2:00 p.m. and 6:00 p.m. only and must be accompanied by a registered resident at all times.

7. Children ages four (4) and under are not allowed in the swimming pools or pool areas at any time. No diapers (adult or child) are allowed to be worn in the pools.

8. No wet bathing suits or towels are allowed in the Clubhouse except in the restroom/dressing room areas.

9. No alcoholic beverages are allowed in the pool area. All non-alcoholic beverages must be in plastic or aluminum containers. No consumption of food within 8 feet of the pool is allowed. You must clean up your own refuse.

10. Running, pushing, tag games or any other activity deemed unsafe will not be permitted. Diving or jumping into pool is also prohibited.

11. Noodles, water-exercise equipment and child-approved life preservers will be the ONLY buoyant objects permitted in the pools.

12. No loud playing of radios or any other musical device and no boisterous or lewd conduct will be permitted in or about the pool areas.

13. Attire will conform to conventional swimming suits. T-shirts over swim attire are allowed. No cutoffs.

14. Keep the pool gates and bathroom doors closed and locked at all times.

15. It is the responsibility of all persons present to see that the rules are obeyed for the safety of all. If a situation occurs, report it to the office, if open, or to any Officer or Director of the Association or a Security Guard.

NOTE: Any homeowner or registered resident who violates the pool area rules will lose all privileges to the swimming pool areas for a period not to exceed sixty (60) days)

E. SHUFFLEBOARD, HORSESHOE, BOCCE BALL and GOLF CAGE (Recreation Areas)

1. All equipment must be returned to the storage shed.

2. Children under 21 years of age are not permitted within the confines of this area at any time unless accompanied by the registered resident.

F. COMMON GROUNDS (Streets, RV lots, medians, recreational areas, park, and parking spaces at Clubhouse and south and north pools.)

1. All Common Grounds must be respected and cared for by all, since each owner owns a part thereof.

2. No signs are allowed on the Common Areas unless approved by the Board of Directors.

3. Minor guests under the age of 21 in these areas must be accompanied and supervised by the registered resident at all times.

4. The Association will not be responsible for loss of personal property in or about the Common Areas.

G. ANIMALS

1. No animals are allowed in any part of the Recreational Areas.
2. Pets are allowed on common grounds (excluding recreational areas) as long as they are on a maximum 6 foot leash. Owners must pick up after their pets and must have control of the leash at all times. No leashes over 6 feet long are allowed.
3. Animals are not allowed on the private properties of other members. Pets may not relieve themselves on other members' properties.
4. When walking on the median sidewalks, pets must be on a six-foot-maximum leash and controlled by the owner. Pet owners must pick up after their pets.
5. Desert Inn Estates allows no more than three (3) dogs and/or three (3) cats in a household. All residents must comply.
6. Persistent barking is prohibited. The Association retains the right to demand the removal of any pets that disturb or otherwise are detrimental to the health, safety, and welfare of other residents.
7. Feeding of pigeons is absolutely prohibited in Desert Inn Estates and violators will be fined.
8. No dog over 50 lbs. will be permitted in the common areas.

H. WASTING WATER

Wasting water is defined as:

1. Permitting water to run uncontrolled on the properties.
2. Permitting water to flood properties causing the overflow to run into the streets and/or under or through walls to adjoining properties.
3. Permitting water to run while washing cars, homes and sidewalks without a self-stopping nozzle attachment is considered wasting water. The following guidelines are suggested to conserve water:
 - a. Washing of vehicles on your property once per month.

- b. Washing down of driveways and sidewalks every three months.
 - c. Washing the home twice per year.
4. All hoses must have a self-stopping nozzle attachment.

NOTES:

- a. Las Vegas Valley Water District assigns mandatory watering restrictions. We are in group "E" and are allowed to use sprinkler systems, drip systems, and soaker hoses only on assigned days. Violators will be fined.
- b. Only licensed plumbers may repair the eight (8) inch water main and the line feeding into the house. Failure to comply will result in a fine.

I. GENERAL INFORMATION

- 1. Trash should be put out on the street for pickup no earlier than noon the day prior to trash pickup. All empty containers must be removed from the street on the day of the trash pickup.
- 2. The external burning of wood, paper, weeds, leaves, junk, garbage, etc. on any of the properties or common areas is strictly forbidden.
- 3. Outdoor wood burning stoves and fire pits must have a manufacturer-approved cover.
- 4. Obnoxious behavior and disturbing other neighbors will not be tolerated.
- 5. Complaints regarding the management of lots or actions of other owners shall be made in writing, signed, and forwarded to the Board of Directors. Complaint forms are available in the Clubhouse.
- 6. Carport/yard sales are scheduled twice a year by the Board of Directors. The Board may allow a sale in the case of, but not limited to:
 - a. Death of an owner
 - b. Hardship
 - c. Moving to or from the premises
 - d. Foreclosure

Application shall be made to the Board of Directors for approval at least two weeks before a sale is contemplated.

7. If you fail to pay your dues, after two months you will receive a letter and your water will be shut off and locked out. If you or anyone removes this lock or damages it in any way, you will be charged a fine.

8. Per DCCR's Article IX, Section 4 and NRS 116.31184, the Board of Directors adopted the following ANTI-BULLYING RULES:

a. An employee, officer or director of the Association, owner, tenant, or guest of an owner or tenant shall not willfully and without legal authority threaten, harass or otherwise engage in a course of conduct against any other person who an employee, officer, or director of the Association, another owner, tenant or a guest of an owner or tenant which (a) causes harm or serious emotional distress or the reasonable apprehension thereof, to that person; or (b) creates a hostile environment for that person. Such conduct shall be deemed to be an "offensive or detrimental" activity that creates a nuisance, and as such is a violation of Article IX, Section 4 of the DCCRs.

b. An Owner (registered resident) and/or occupant, while within and/or on the Common Properties may not engage in any noxious or offensive activity, or in a course of conduct that in the Board's reasonable determination tends to cause embarrassment, discomfort, annoyance, or nuisance to vendors of the Association or vendors of other residents, the Association's employees, or other owners, tenants guests and/or invitees. Each owner (registered resident) shall be accountable to the Association and other owners and residents for the conduct and behavior of visiting children and other family members or persons residing in his/her lot, and shall also be accountable for the conduct of his/her guests or guests of his/her tenant.

J. VEHICLES

1. Reckless driving is prohibited.
2. Speed and stop signs in the Estates are for registered resident safety and must be observed. The speed limit of 15 mph will be enforced.
3. All parking regulations posted on the private streets, blank walls, fire hydrants and handicapped parking will be obeyed. Vehicles violating the Regulations will be subject to tow-away.
4. No vehicle shall be parked in such a manner as to impede or prevent ready access to another homeowner's carport or driveway without the registered resident's authorization.

5. All vehicles must be properly parked in the direction of the flow of traffic. No parking on the sidewalk will be permitted.

6. No one is to park in front of another homeowner's property without the registered resident's authorization.

7. Recreational vehicles may not be parked on the street with the following exception: An unoccupied RV may be parked in front of a homeowner's/occupant's lot for pre-trip preparation and post-trip unloading and cleaning. Prior to an owner parking an RV on the street for more than 18 hours, the owner shall provide to the Association office notice of intent to park on the street for more than 18 hours. However, parking may not exceed seventy-two (72) hours. Abuse of this privilege will be subject to a fine and vehicle may be towed at owner expense.

8. An RV may not be used for entertainment, lodging, or as a substitute for housing within the Estates.

9. No overnight parking of any vehicle will be permitted in the Common Grounds area parking spaces without permission from the office or a Board Member.

10. All off-road vehicles, including ATV's and ATC's are strictly forbidden to be ridden anywhere in the Estates.

11. No bicycles, motorbikes, skateboards, roller skates, or other recreation equipment will be allowed on lawns or in the Recreational Areas at any time.

12. Bicycles may not be parked or ridden on sidewalks or in any manner endangering the safety of pedestrians. Bicycles must be ridden in the direction of traffic.

13. No vehicle of any kind may be parked on the Common Grounds unless properly and currently registered with the D.M.V.

14. No vehicle shall be parked on Bighorn Canyon Parkway, Muir Woods Parkway or on the common wall side of Tupelo, Ocala or Itasca Lanes.

15. All vehicles parked or stored on any street or lot must be in operable condition and have current registration.

16. No vehicles larger than a pick-up truck will be allowed to be parked on the streets for more than 72 hours, in any one-month period.

K. RENTING, LEASING AND SELLING

1. (a) Renting and Leasing the House: Owners of property prior to September 10, 2008, must ensure that their prospective renters register in the office with photo IDs prior to occupying the house; we then need a copy of the lease as soon as it is signed. No owner may rent or lease a property unless the tenant is informed of, and follows, all the Rules and Regulations prescribed for owners. Owners must inform the office if the privileges to the common areas have been transferred to the tenant. Lot owners are responsible for any violations by the renters or lessees.

NOTE: The owner must inform the Association office each time the property is rented. The name and proof of age (photo I.D.) of each occupant must be filed in the office by the tenant before taking occupancy. The owner's failure to do so will result in a fine.

2. Selling: It will be the responsibility of the owner and/or his/her agents to advise the new owner of the Covenants, Conditions and Restrictions involved in the purchase of property in the Estates.

L. SENIOR ESTATES

1. Renters & Lessees: To comply with the Housing and Urban Development (H.U.D.) regulations with regard to our classification as a Senior Development, this Association is required to make copies of the documents used to verify the ages of each renter or lessee and each member of the household. The copies will be kept under lock and key. The verification copies will be kept in the Association office files and will be kept current as changes are reported by the homeowners.

2. Children and/or guests of owners must be registered with the office and children will be permitted for a maximum of four (4) weeks visitation in any six (6) month period.

3. All new, prospective homeowners must register with photo IDs in the office, before closing on the property (when physically possible). After closing, a copy of the deed must be given to the office.

4. Any person, under the age of 55, but above 21, living in the home, must register at the office with a photo I.D. When a person, age 55 or over is NOT present, the under-age person can remain no more than four (4) weeks in a six (6) month period.

M. RECREATIONAL VEHICLES

There are two (2) RV lots in the Estates--the lot at the north end of Lost Hills with 24 spaces and the lot at the South end of Lost Hills with 23 spaces for a total of 47 spaces.

1. Each homeowner lot is allowed one (or, sometimes, two—see Note 2 below) RV space as long as they are available for his/her recreational vehicle. RV spaces are to be kept clean and in an orderly condition at all times by the person assigned to the space.

2. An RV space cannot be assigned until the owner presents the current registration, proof of insurance, and certificate of ownership to the office personnel and pays the required key deposit.

3. At the time a space is assigned, the registered resident must sign a "Release From Responsibility" form. This release includes fire, theft, damage or vandalism. All RV's and their contents parked in either RV lot shall be at the risk and responsibility of the owner of the RV.

4. The RV is to be parked only in the lot and space number assigned. Any unit parked in the RV lot must be in operable condition and ready to be moved in case of emergency. If any problems exist the owner will be notified and have ten (10) days to make any necessary repairs.

5. A vehicle in an RV lot must have a current license, tag or stickers. All unregistered vehicles will be towed at owner's expense.

6. When a resident moves from their home, their RV must be removed from the RV Lot. Key deposits will be refunded upon return of all keys.

7. Reassignment of spaces may be evaluated semi-annually. If asked to move to another space, you will be given seven (7) working days, exclusive of weekends and holidays, to do so. Spaces may not be changed or exchanged by a registered resident without approval from the office or from the Director responsible for the RV areas.

8. All requests for an RV space will be met as soon as possible if there are spaces available. If there are no spaces available, the registered resident's name will be placed on a waiting list.

9. Any violation of the RV Rules & Regulations may result in the RV owner losing his/her assigned space. After being given the opportunity to appear and be heard at a Board meeting, a decision will be reached by the Board members and the RV owner will be notified in writing.

10. Effective January 1, 2020, all residents using an RV space will be charged \$35 per month per space.

NOTE:

1. Any violation of these RV Rules & Regulations not corrected within 48 hours may result in removal of the RV at the registered resident's expense.

2. If space permits a resident may be allowed two (2) parking spaces in the RV Lots but they must keep in mind that if another resident needs a spot and none are available, the last person given a second spot will need to move their vehicle. Last in, first out, is the policy for people given two spaces.

N. ARCHITECTURAL

Supplementing the Covenants, Conditions and Restrictions, the following are requirements of Desert Inn Estates Owners Association. Nevada Manufactured Housing Division (NMHD) and Clark County Building Department must be consulted and required permits obtained by the homeowner prior to making changes to their residence/property, when necessary. All alterations, additions, improvements to owner's property will conform to existing codes and Desert Inn Estates Owners Association Rules and Regulations and Architectural Requirements.

1. Skirting: Hitches must be removed and all homes must be skirted within sixty (60) days after move in.

2. Carport Awnings: Carport awnings must be eleven (11) feet wide by thirty (30) feet long (minimum length) with acceptable building materials. Awnings must be installed within sixty (60) days after move in.

3. Patio Awnings: Installation must conform to NMHD guidelines and/or must be engineered by a licensed engineer and permits obtained from NMHD. Patio awnings must be eight (8) feet wide and twenty (20) feet long (minimum width and length) with acceptable building materials. Exceptions: Homes which are fourteen (14) feet wide placed on a forty-two (42) foot wide Lot must have a twenty (20) foot long (minimum length) and seven (7) foot wide (minimum width) patio awning to comply with side setback restrictions. Irregular Lots may require variations complying with County Code and must have the approval of the Architectural Committee and the Board of Directors. Awnings must be installed within sixty (60) days after move in.

4. Block Walls: The existing block walls may not be raised in height to exceed six (6) feet INCLUDING a 2" cap. Painting of block walls must be approved by the Architectural Committee. Nothing can be attached to the block walls. Free standing fencing or screening of any type in the back yard is prohibited. Homeowner has to have written permission from adjacent neighbors before submitting an architectural request to raise walls.

5. Fencing: Fence not exceeding the height of existing side walls can be installed with acceptable building materials. Decorative fencing will be permitted in front of a home and must consist of acceptable building materials.

6. Storage Sheds: Standard portable storage sheds of acceptable building material may be placed on the Lot but must be placed at least five (5) feet from both side and

rear yard walls to conform to County setback restrictions. All sizes up to and including ten (10) feet by twelve (12) feet or 120 square feet are considered standard. Any shed that is not considered standard must first be approved by the Board of Directors and must also adhere to the following requirements:

- a. A permit must be obtained from Clark County, when necessary.
 - b. There must be a 5' clearance from all walls--both sides and back walls.
 - c. The shed cannot be attached to the house--must be free-standing.
 - d. Approval must be obtained from the Manufactured Housing Div. of Clark County.
7. Homes: Prior approval must be obtained from the Architectural Committee and Board of Directors for placement of all homes in Desert Inn Estates Owners Association.
8. Mailbox: Mailbox, preferably black, is to be installed so that the bottom of the box is forty-two (42) inches from the ground. The box should be rural type, front opening and should be set so that the front of the box is even with the inside edge of the sidewalk. The Postal Service has determined where the box must be placed.
9. Addresses: All homes must have address displayed and clearly visible from the street.
10. Outside Storage: Outside storage is prohibited. No refrigerators, freezers, appliances or indoor furniture may be stored in carports or on porches. Only patio furniture and barbeque grills will be allowed.
11. Damage Caused By Tree Roots: Lot owners are responsible for any damage and repair to the common property or adjacent Lot owners' walls or water lines caused by roots.
12. Security Light Pole: All registered residents are required to maintain a security light in good working order illuminated nightly. Only white or clear light bulbs may be used. Electricity should stay on for security purposes. Poles may be decorated with lights for the Christmas season only.
13. Christmas Decorations: Christmas decorations can be put up beginning on November 1. Decorations must be removed by January 31 of the following year.
14. Other Holiday Decorations: Other holiday decorations, including hanging lights, lighted decorations, or inflatables may be put up twenty days (20 days) before the holiday and removed five (5) days after the holiday (excluding Christmas). Seasonal décor is allowed within the season.

15. Condemned Units, Structures, Additions: All structures “Condemned” by NMHD or Clark County Code Enforcement will be repaired/removed/upgraded so that it is habitable and the cause of the condemnation is cured within 120 days of Publicly Displayed “Condemned” notice.

16. General Architectural Information:

a. Any changes or deviation in architectural design from the above list of requirements given to you and signed by you and further described in Article VIII of the D.C.C.R.'s must be submitted in writing to the Architectural Committee and APPROVED BEFORE proceeding with the work.

b. After approval of the Board of Directors, work must begin within sixty (60) days and be completed within ninety (90) days. If work is not completed within ninety (90) days, a new request must be submitted for a 30-day extension. If work still not completed, then all previous work must be dismantled and a new request submitted – and/or a fine will be assessed. Exception: Installation of a new mobile home must be completed within four (4) months of Board approval. If not, a new request or a request for an extension of time must be submitted.

c. Regarding all work that has been started without a written approval from the Board, a fine may be assessed and/or a stop order will be issued to the homeowner. At that time, after a written Pre-Architectural Request is submitted, the Board may grant approval to go forward with the work or demand that all work previously started be removed to the original topography within sixty (60) days or another fine will be assessed.

SCHEDULE OF ASSESSMENTS FOR
VIOLATIONS OF THE DCCRs and RULES & REGULATIONS

1. When the Board determines that a violation exists, all options will be considered prior to making any decision based on the evidence available. These options are as follows:
 - a. Suspension of member's and members of the household rights and privileges for use of the common areas and recreational facilities.
 - b. Damage to be repaired at member's expense.
 - c. Assess/Fines
 - d. Any combination of the above.
2. If a fine is imposed and the violation is not cured within fourteen (14) days, or a longer period as may be established by the Executive Board, the violation shall be deemed a continuing violation. Thereafter, the Executive Board may impose an additional fine for the violation for each seven (7) day period, or portion thereof, that the violation is not cured. Any additional fine may be imposed without notice and an opportunity to be heard. NRS 116.31031, Section 2.
3. If you fail to pay your dues, after two months you will receive a letter and your water will be shut off and locked out. If you or anyone removes this lock or damages it in any way you will be charged.
4. If a fine is determined to be the appropriate action as determined by the Board, the amount assessed will be automatically doubled for any repeat of the same violation within a six (6) month period.
5. The fines below have been approved by the Board to enable consistency for all residents. However, Assessments for infractions of D.C.C.R.s are not limited to only the violations listed below and may be imposed when the Board deems it necessary.

ASSESSMENTS (are per incident unless listed otherwise and refer to item numbers listed in Rules & Regulations):

SECTION C – CLUBHOUSE

4. Not abiding by posted rules in Pool Room area.	\$ 100
5. Breaking cue sticks, tearing felt, etc.	\$100
6. Profane language, boisterous, lewd conduct, etc.	\$100
7. Disruption of Board Meeting	\$100
8. Moving of furniture without approval	\$ 50
9. Smoking inside the Clubhouse	\$ 100
10. Flammable objects	\$100

11. Unscheduled Activity in clubhouse \$100

SECTION D – SWIMMING POOLS (and Recreation Areas)

- 2 Solo swimming \$100
- 3. Breaking of posted rules \$100
- 4. Not showering before entering pools \$ 50
- 5. Entering pool with skin disease, cold, etc. \$100
- 6. Persons under 21 years without registered resident. \$100
Also, children four and under using the pools at any time.
- 7. Persons under 21 swimming at times other than 2 – 6 p.m. \$ 50
- 8. Wet bathing suits or towels in Clubhouse \$ 25
- 9. Alcoholic beverages in pool areas. \$100
- 10. Running, pushing around pools and/or diving or jumping into pool \$ 50
- 11. Pool toys other than noodles, exercise equip., and life preservers \$ 50
- 12. Loud radios, etc or boisterous behavior \$100
- 13. Not wearing proper swimming attire in pools \$ 50
- 14. Not closing/locking pool gates \$ 50

SECTION E. SHUFFLEBOARD, HOESHOE, BOCCE BALL AND GOLF CAGE, etc.

- 1. All equipment not returned to storage shed. \$ 50
- 2. Children under 21 in recreation areas without registered resident \$ 50

SECTION F - COMMON GROUNDS:

- 1. Disrespectful behavior towards common grounds \$100 and
repair of any damage
- 2. An unapproved sign put up in Common Grounds area \$ 50
- 3. Minor guests (under the age of 21) without registered resident \$ 50
- 4. Any violation affecting the health, safety or welfare of a member \$500 to \$5000

SECTION G - ANIMALS & PETS: Note: If the violation assessment is a combination of any of those listed below, the assessment will be based on the violation and not a combination thereof.

- 1. a. Animal/pet in any part of the swimming pool areas. \$ 75
- b. Animal/pet in any recreational areas \$ 75
- 2. Pet out of your yard without a 6-foot maximum leash. \$100
- 3. Resident permits his/her animal to relieve itself on other peoples' property. \$100
- 4. Animal relieves itself on common grounds and animal's waste is
not picked up by the resident. \$100
- 5. More than three (3) dogs and/or cats in a home. \$50 per week
- 6. Dogs weighing over 50 pounds in common area \$100 per incident
- 7. Persistent barking \$100 per animal

- 8. Pets left outside when owner not home, overnight or in extreme heat \$100 per animal
- 9. Feeding pigeons or stray animals (not pets) \$50

SECTION H - WASTING WATER

- 1&2. Permitting water to run uncontrolled or flood properties \$100
- 3&4. Permitting water to run while washing cars, homes, and sidewalks without a self-stopping nozzle attachment, or caused by broken sprinklers \$100
- 5. Damaging or removing a water shutoff valve. \$100
- 6. Unlicensed plumber working on 8" water main lines (see Notes b.) \$100
- Note a. Not adhering to watering restrictions \$100
- Note b. Not using licensed plumbers when working on water mains \$100

SECTION I - GENERAL INFORMATION

- 1. Trash put out too early or cans left out in street after pick-up date \$ 50
- 2. The burning of wood, paper, weeds, leaves, junk, garbage, etc. on any properties in the Estates, except as provided in DCCRs. \$100
- 3. Outdoor wood-burning stove without manufacturer-approved cover \$100
- 4. Disturbing neighbors with obnoxious behavior and/or smoke \$ 50
- 5. Any resident having a carport/yard sale without the Board approval. \$100
- 6. Running a business from a property, which brings traffic into community \$100
- 7. Any form of bullying as described in DCCRs and Rules & Regs \$100

SECTION J - VEHICLES (All fines per occurrence)

- 1. Reckless driving \$100
- 2. Failure to observe the Speed Limit or STOP signs in the Estates \$100
- 3. Ignoring parking regulations on private streets, blank walls, fire hydrants and Handicapped parking. This includes parking in front of someone else's property without their permission. \$100
- 4. Vehicles parked in a manner preventing access to a carport or driveway, without permission of registered resident. \$ 50
- 5. Vehicles not parked in the direction of the flow of traffic \$ 50
- 6. Parking in front of another homeowner's property without consent \$ 50
- 7. Parking of RV on street for more than 72 hours RV will be towed at owner's expense
- 8. Using RV for entertainment, lodging, or substitute housing \$100
- 9. Overnight parking on Common Grounds without Board permission \$ 50
- 10. Off-road vehicles (including ATC's & ATV's) ridden anywhere in the Estates \$ 50
- 11. Bikes, motorbikes, skateboards, roller skates, etc. on lawns or in any Recreation Area \$50
- 12. A bicycle ridden on sidewalks and/or common grounds or in a manner endangering the safety of pedestrians, or a bicycle ridden against

- the flow of traffic \$100
- 13. Vehicle without current DMV registration parked on Common Grounds \$ 50
- 14. Parking on Big Horn Canyon, Muir Woods, or common wall side of Tupelo, Ocala and/or Itasca Lanes \$ 50
- 15. Vehicle parked/stored on any lot or street without being in operable condition and/or without current registration \$ 50
- 16. Parking large vehicle on street for more than 72 hours

Vehicle will be towed at owner's expense

SECTION K – RENTER FINES:

- 1. Homes and/or rooms rented illegally after 2008, per DCCR amendment. \$100 per week
- 2. Failing to inform the office each time the property is rented with the name, proof of age and rental agreement. \$100 per week

SECTION L – SENIOR ESTATES

- 1. Children, as guests of registered residents, exceeding the maximum of four (4) weeks visitation in any six (6) month period. \$100 Per child, per week.
- 2. Failure to register with photo ID in the office before closing (or before moving in for renters) \$100 per week
- 3. Person under the age of 55 staying in home without person of age 55 or older in home for more than 4 weeks in 6-month period \$100 per person per week.

SECTION M – RECREATIONAL VEHICLES

- 1. RV parked in wrong space and or inoperable \$ 50
- 2. RV must have current license, tag/sticker \$ 50
- 3. Resident moves without removing RV from lot \$100 per week
- 4. Not moving vehicle when Board/Office gives you 7 days to do so \$ 50

SECTION N. ARCHITECTURAL

- 1. Lack of skirting \$ 50 / week
- 2. Unacceptable carport awning \$ 50 / week
- 3. Unacceptable patio awning \$ 50 / week
- 4. Raising block without Board and/or neighbor's approval, painting wall, Attaching something to block wall \$ 50 / week
- 5. Fence higher than wall or made with unacceptable material and/or without Board approval \$ 50 / week
- 6. Unacceptable storage shed (see info in N-6 of Rules) \$ 50 / week
- 7. Placement of new home without Board approval \$100 / week
- 8. Unacceptable outside storage \$ 50 / week
- 9. Addresses not displayed on home \$ 50/ week
- 10. Tree root damage \$ 50 / week

- | | |
|--|--------------|
| 11. Security light pole not working and/or not up to standards | \$ 50 / week |
| 12. Any holiday decorations put up to early or taken down too late | \$ 50 / week |
| 13. If after Architectural approval, work is not done on time | \$ 50 / week |
| 14. Work started without Architectural Committee written approval | \$ 50 / week |

NOTE: (a) These Rules and Regulations and Assessments supersede all previous Rules and Regulations and Assessments (and revisions).

(b) All Rules and Regulations are provisional and subject to revision by the Board of Directors.

S & R COMMITTEE GUIDELINES

1. S&R Activities

- A. Major activity dates to be decided by the S&R Committee.
- B. Major activities will supercede ALL other activities in the following manner:
Set up (as needed) will be one (1) day prior to the activity.
- C. Calendar will be posted in the monthly RoadRunner.

2. Selection of S&R Chairperson & Committee:

- A. S&R Committee Chairperson will be appointed by the Board for a 1 year term.
- B. Chairperson will select supporting officers of the S&R Committee.
- C. Activity Chairpersons over major activities are selected as needed.

3. Revenues:

- A. All income to the S&R Committee is the responsibility of the S&R Chairperson to turn in for deposit.
- B. The Board of Directors will support the S&R Committee with required funds for special Board-selected activities.

4. Expenditures:

- A. All expenditures will be approved by the S&R Chairperson, the Board and his/her committee for each activity.
- B. Two Board of Director Signatures are required for S&R checks.
- C. Appropriate receipts and banking records will be kept in the Association office.
- D. A monthly financial report will be given to the S&R Chairperson.

5. Homeowners:

- A. Homeowners are responsible for all guests invited to S&R functions.
- B. Guest will not be allowed at S&R Committee meetings.
- C. Invited guest are allowed to attend S&R functions and other informal Association activities unless otherwise notified. (Proper decorum is expected at all times)
- D. Non-residents are not allowed to direct, guide, lead, or manage S&R functions.

6. Committee Membership:

- A. All association members who are in good standings are welcome to serve on S&R Committees.
- B. A Board of Director member will be the liaison between the Board and the S&R Committee.