

**AMERICAN WEST VILLAGE II
OWNERS ASSOCIATION
RULES & REGULATIONS**

PREAMBLE

The purpose of the Rules and Regulations ("Rules") is to establish basic community standards for all American West Village II Owners Association (the "Association") Members, Residents and Guests. The Declaration of Covenants, Conditions and Restrictions and Grant and Reservation of Easements ("CC&Rs"), Articles of Incorporation, Bylaws and Rules are the governing documents for the Association and control its daily affairs. The Rules are intended to ensure that every Member, Resident and Guest may fully enjoy their Home and the Common Elements while respecting the rights of every other Member, Resident and Guest. However, the Rules are not intended to modify the CC&Rs, Articles of Incorporation or Bylaws of the Association. If there is a conflict between the Rules and the CC&Rs, the CC&Rs will supercede.

Several defined terms used herein coincide with the definitions in the CC&Rs.

Living in a Community subject to CC&Rs requires cooperation and thoughtfulness of all Members, Residents and Guests. All Members, Residents and Guests of the Association should be familiar with the governing documents. A management company provides orderly administration of the governing documents.

I.

THE GOVERNING DOCUMENTS

CC&Rs: Prior to the purchase of any lot within the Community, the Developer recorded the CC&Rs upon each of the Units within the Community. The purpose of the CC&Rs is to maintain, protect and enhance the American West Village II Community (the "Community"), including all of the Common Elements and Units within the Community. Each Member of the Association is legally bound by the CC&Rs.

THE ARTICLES OF INCORPORATION AND BYLAWS: The Association is a non-profit corporation organized under Chapter 82 of the Nevada Revised Statutes. The filing of Articles of Incorporation for the Association with the Nevada Secretary of State establishes the Association as a legal entity with all the rights and privileges attendant to a non-profit corporation. The Bylaws of the Association establish that the affairs of the Association are to be managed by the duly elected Board of Directors and the Bylaws set forth their duties and powers.

THE RULES AND REGULATIONS: The Board of Directors is vested with the responsibility to adopt reasonable Rules governing the use of the Common Elements. Regulations may be amended from time to time by the Board of Directors. Any amendments to the Rules will be provided to the Members. The Rules for the Association have been adopted by the Board and are based upon provisions found in the CC&Rs. Each Member and Resident is responsible for the conduct of their minor children and guests during their use of the Common Elements. The governing documents and their proper implementation by the Board of Directors provide the basis on which the Association can maintain, protect and enhance the Community.

II. RULES AND REGULATIONS

The following Rules are adopted to protect, maintain and enhance property values within the Community and ensure that all Members, Residents and Guests in the Association shall have a pleasant environment in which to live.

RESIDENTIAL USES

1. Units are for residential use only except as provided in Article 8.10 of the CC&Rs.
2. Occupancy under a lease does not constitute membership in the Association, but does allow the Resident to use the Common Elements and binds the Resident to comply with the CC&R's and Rules.
3. It is the Unit owners responsibility to provide their Resident with a copy of the CC&Rs and Rules.
4. Timesharing of a Unit is not permitted. All leases must comply with state law.
5. A copy of each lease must be delivered to the Board of Directors, in care of the Management Company within thirty (30) days of execution of such lease.
6. Owners of a Unit are at all times responsible for the actions of their family members, Residents and Guests.
7. Unit owners are responsible for the cost of repairs resulting from damage to Association property caused by the Unit owner, their family members, Residents, Guests and/or pets, as well as any penalties resulting from violations of the American West Village II Owners Association.

STREETS AND PARKING

1. Each Unit has an individual garage in which to park vehicles. Vehicles may only be parked in the garage of their Unit.
2. Owners share a common driveway and no vehicle of any kind may be parked in the driveway, other than for immediate loading and unloading of said vehicle.
3. Streets within the Community are designated fire lanes by the City of Las Vegas and there is no parking allowed in these areas.

4. Each Owner shall use the garage portion of the Unit to its fullest extent for the storage of vehicles as required by City zoning approval. No Owner shall use a garage for any purpose that prevents vehicle storage or causes the need for additional vehicles to be stored outside the garage.
5. No recreational vehicles including but not limited to, any camper unit, house/car motorhome, bus, trailer, camp trailer, boat, aircraft, etc., may be parked in the Community unless such is stored within the garage of the Unit or in a leased space in the Storage Area.
6. Vehicle repairs, car washing and other similar activities are not permitted except when completely enclosed in the garage, with the door closed, and when the activity does not create a nuisance.
7. Parking or storing of any inoperable or unregistered vehicle is not permitted unless such is stored within the garage of the Unit. Parking in an open spot for 7 days is considered "stored" vehicle and subject to tagging and towing.
8. Oil and any other vehicle leakage onto any Common Element, street, driveway or parking area is to be cleaned up immediately and the vehicle repaired so as not to continue leaking.
9. Noisy or smoking vehicles are not permitted within the Community at any time.
10. Washing of vehicles is prohibited within the Community.
11. Observed violations of the above parking rules and regulations should be reported to the Board of Directors in care of the Management Company for corrective action. Subject to the policies established by the Board of Directors, improperly parked vehicles are subject to **immediate** towing at the vehicle owner's expense.
12. The speed limit within the Community is 15 mph as posted.

REFUSE CONTROL

1. One (1) trash toter is provided to each Unit from the Association and the Association pays for the collection of the trash. In the event the trash toter is lost, stolen, and/or damaged, the Association will order another trash toter however, the unit owner is responsible for the replacement cost and such cost will be assessed to their association assessment account.

- 2.All trash totes must be placed on the concrete pads for pick up and be removed within 12 hours of trash pick up.
- 3.All trash totes must be stored within the garage or rear yard, so as not to be visible from the streets or neighboring properties. Trash totes may not be stored in the front of any unit.
- 4.Boxes, refuse and other such items are not permitted to be stored on front patios or anywhere visible to others from the Common Elements. Leaves, debris and other such items are to be removed on a continual basis from patios.

NUISANCES

- 1.Activity creating a nuisance or annoyance to others is not permitted.
- 2.Noise, music, televisions and other such items are to be kept at a reasonable sound level, particularly after 10:00 p.m.
- 3.Quiet hours are designated as 10:00 p.m. through 8:00 a.m. These hours must be observed throughout the community. This includes loud music, vehicle noises, slamming doors, loud voices and any other disturbances.
- 4.No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere within the property and no odor shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, unsightly or offensive.

ANIMALS

- 1.A maximum of two (2) household pets, including dogs, cats or other small domestic pets are permitted. Pets are not to be kept or bred within a unit for commercial purposes.
- 2.Pets must be on a leash while outside the unit and not permitted to be tied or affixed to any portion of the common area.
- 3.Pets are not permitted to be left on front patios unattended.
- 4.Pets are not permitted to create or cause a nuisance or disturbance. Excessive barking should be reported to City of Las Vegas Animal Control at the time the infraction occurs.

5. Pet owners are responsible for the immediate and proper removal of all feces deposited on common area or any other portion of the property.
6. Members, Residents and Guests shall indemnify and hold the Association, other Members, Residents and Guests, harmless from any and all damage and/or injury incurred by an animal owned by or under the control of a Member, Resident or Guest.

BUILDING EXTERIORS

1. One (1) sign of not more than 18" x 24" advertising the unit for sale or for lease is permitted and must be placed on or in the Unit. It can not be displayed in the Common Elements. Any other signage shall require Board approval.
2. Window coverings seen from the exterior of a unit must be of a commercial nature i.e. mini blinds, shutters or drapes. The coverings must be tasteful and neat in appearance. Materials such as foil, cardboard, newspaper, sheets, or the like. are not permitted.
3. Unit owners are responsible for maintaining the exterior of their unit. At no time shall any portion of the Unit fall into disrepair due to lack of maintenance such as exterior paint, roof repair, etc. that would detract from the beauty of and property value of the neighborhood.
4. Solar screens can be installed, at the owners expense, without approval of the ARC if one of the pre-approved screen colors, Silver Grey, Bronze, Dark Bronze, Charcoal or Gold, are used and the frames match the existing window frames. All other colors must be approved by the Architectural Review Committee ("ARC")
5. Plantings of any type in any common areas or any area maintained by the Association by an owner or resident is not permitted.
6. Additions, alterations, improvements or changes to the exterior of a unit or any portion within the community are to have prior written approval from the Board of Directors and/or the Architectural Review Committee.
7. To obtain prior written approval from the Architectural Review Committee, a completed architectural request form, sketch or plan, brochures, type of material and colors to be used of the request is to be submitted to the ARC in care of the Management Company.

The ARC has forty-five (45) days to approve or disapprove said request provided that the submittal package is complete.

8. The installation of all play equipment in Limited Common Elements requires ARC approval and, in most cases, the ARC submittal package should include a signed Impacted Neighbor Statements. Portable play equipment shall be stored so as not to be visible from streets or Common Elements when not in use. Basketball equipment is not permitted in the Community.
9. Request for antennae, satellite or microwave dish, solar device or any other such device or structure must be approved by the Board of Directors.
10. No lawn or yard decorations including, lights, holiday decoration, etc. are permitted in the common areas.

ENFORCEMENT AND PENALTY FOR VIOLATION

Any and all violations of the CC&Rs and/or Rules and Regulations will be subject to action as provided in the Penalty Policy and Procedure Guide.

ADOPTED 01/97