

AVIANO HOMEOWNERS ASSOCIATION

RULES & REGULATIONS

Accepted by the Board of Directors

DATE 11/5/14

Signature [Handwritten Signature]

Title President

A INTRODUCTION

A. INTRODUCTION

These Rules have been established to serve as GUIDELINES for enjoying the Aviano Homeowners Association without infringing upon the rights and common benefits of all owners. In maintaining the quality of the Community, observing and enforcing these Rules and Regulations is the responsibility of each owner, resident, tenant and guest. The Rules and Regulations are issued by the Board of Directors as authorized by the Covenants, Conditions, and Restrictions (CC&Rs). All Owners have been given copies of the Bylaws and the CC&Rs of the Aviano Homeowners Association. Owners are urged to read these documents carefully since they set forth, in complete and detailed form, the rights, duties, and obligations of each Owner. Although these Rules and Regulations support the CC&Rs, they DO NOT COVER the ENTIRE DOCUMENT. Please read these Rules carefully and be sure your family, guests, and tenants and visitors understand the Rules and Regulations fully. If there are any questions, or if you do not have copies of the Association's documents, please contact your Community Management Company.

B. ANIMALS

1. The Board can prohibit the keeping of any animal that constitutes, in the reasonable opinion of the Board, a nuisance to any other Owner.
2. Any litter deposited by pets on lawns, sidewalks, paths, or other common areas must be removed immediately by the Owner of the animal.
3. Residents are responsible and liable for any personal injury or property damage caused by their pets or pets of Invitees or Guests.
4. No household may keep more than three (3) ordinary pets (cats, birds, dogs), however per CC&Rs, the Board may determine that a reasonable number in any instance may be more or less.
5. All pets must be kept within an enclosure, an enclosed yard, provided, however, that no "dog run" or similar improvement pertaining to animals shall be placed or permitted on any lot, or on a leash held by an individual capable of controlling the animal at all times when not enclosed within the residence or enclosed yard of the Owner, this would include to and from any vehicle.
6. No animals of any kind shall be raised, bred, or kept for any commercial purpose on any lot, Livestock, poultry, or farm animals of any kind are strictly prohibited.
7. Residents, who are disturbed by an Owner's pet, are urged to FIRST contact their neighbor to try to resolve the issue, as a courtesy. If this effort does not resolve the issue, then you should FILE a WRITTEN complaint with the Association and/or the Animal Control Department of the City of Henderson. The Association cannot take any action in these instances without written complaints.

C. COMMON AREAS

1. Each Owner is liable to the Association for ANY DAMAGE to the common area landscaping or equipment that is damaged by the negligence or misconduct of the Owner, the Owner's family, tenants, guests.
2. Residents can help with the overall maintenance of the Common Areas by reporting any problems (water leaks, damaged sprinklers, equipment, fencing, gates, lights, etc.) to the Community Management Company.
3. No structures of any kind, tent or canopies, may be erected within the Common Areas, no overnight camping in any form.
4. Common Areas may not be reserved by individuals for private use or any occasion, including Middle Common Area picnic table areas, this includes the pool area as well.
5. **NO FIREWORKS** of any kind including safe-and-sane are not allowed in any Common Area or Element, this includes all street areas within the Community.

Safe and Sane fireworks may only be used in each Owners back yard, no illegal fireworks are allowed anywhere within the fenced Community, no exceptions. violations of this ruling will result in Special Fines and Assessments to the violators.

6. THERE IS A 5 MPH SPEED LIMIT ON ALL STREETS WITHIN THE COMMUNITY.
7. THERE WILL AT NO TIME BE ALLOWED ANY SKATEBOARD USAGE WITHIN THE COMMUNITY GATES, ANYWHERE ON PROPERTY.

D GARAGE SALES

1. Garage Sales will be limited to no more than two Community Garage Sales per year, determined by the Board of Directors. These sales will require advance scheduling to allow for the Gates to be open during the hours of operation of the Garage Sale and will be limited to one (2) days during a Saturday and Sunday for each event. Times and dates of the event are at the sole discretion of the Board of Directors.

D. NOISE CONTROL

1. Nothing that disrupts the tranquility or interferes with the quiet enjoyment of other residents shall be permitted.
2. The QUIET HOURS of the Association are 11:00PM to 8:00AM, every day of the week.

CONSTRUCTION / MAINTENANCE HOURS

1. Construction and/or maintenance on any LOT are limited to the hours of 8:00AM to 6:00PM, Monday through Friday, and 8:00AM to 5:00PM on Saturday and Sunday.

SIGNS

1. A maximum of one (1) security sign is permitted in the front yard and the sign may not exceed 12" by 12" and placed no more than three (3) feet above the foundation level.
2. No flag (except to the extent permitted by law), flag pole, sign, poster, billboard, advertising device or other display of any kind shall be displayed on a Lot so as to be visible from outside any Lot without the PRIOR WRITTEN APPROVAL of the ARC, except one (1) sign of customary and reasonable color, appearance, content and dimensions (as determined by the ARC) as may be displayed on each lot advertising the Lot For Sale or Lease, AFTER ONE YEAR from close of escrow, or as described herein above on item 1.

E. TIME-SHARING, RENTAL REQUIREMENTS AND COMMERCIAL USE

1. No Time-Sharing of Units is permitted.
2. Owners must provide their tenants with a copy of the CC&Rs and Rules and Regulations, and a copy of the Architectural Guidelines.
3. All Tenants must abide by the Association documents. Owners ARE RESPONSIBLE for their Tenants.
4. A current LEASE must be provided to the Association.
5. No Unit shall be used for any other purpose than Single Family or Residential.

F. TRASH REGULATIONS

1. Residents are responsible for picking up their trash if it is spilled, blown, or otherwise deposited onto a Common Area, Common Element, or Street, and disposing of it in a proper container.
2. No trash or debris is to be left in any area that is visible to others from the Common Areas or Streets.
3. Trash must be covered and kept in a sanitary condition.
4. Trash containers may be placed on the curb the NIGHT before pick-up, and must be removed from the curb and stored out of Street view by the end of the pick-up day. Trash pick-up ends at 6:00PM.
5. To prevent a Nuisance to the Community, it is required that all trash be compacted in such a way that the lid fully closes on the trash cans on days it is set at curb, if your trash exceeds your can, please contact Republic Services for additional can. This will prevent your trash from scattering due to wind. or overfills. Or unsecured

garbage bags, and creating a burden on everyone else to pick up the scattered trash. Violations will receive a violation letter.

G. VEHICLE AND PARKING REGULATIONS

1. At the present time there are no posted Speed Limits Signs, however, in the Community, the Board of Directors has determined that 5 MPH is the maximum allowable for any street. We have children playing in our community and we do not want any accidents because of negligence and speeding.
2. Garages must be used for parking of a vehicle. If you use your garage also for storage, you must allow for space to accommodate a vehicle. All of this communities garages are one car garages, so one car must be able to park within the garage.
3. Parking in driveways is permissible.
4. Parking in front of YOUR OWN driveway is permissible, but under no circumstances allowable at any other lot than your OWN.
5. Any vehicle that is not properly licensed is not allowed at any time to be parked on the streets within the community.
6. There shall be no parking of any motorized vehicles, of any kind, parked or stored, temporarily or otherwise, anywhere on any lot, except within the garage or driveway of the Unit.
7. NO VEHICLE or OTHER EQUIPMENT shall be dismantled, repaired, or services, on any lot except within the garage. Leaks from vehicles in the street and on the driveway MUST BE CLEANED up within twenty-four (24) hours.
8. No overnight parking of vehicles on the West side of the pool enclosure.

H LANDSCAPE-HOUSEHOLD MAINTENANCE REQUIREMENTS & OTHER ITEMS

1. Landscaping must be kept neatly trimmed, properly cultivated, and continuously maintained.
2. NO TREE, shrub or plant shall be permitted to overhang or otherwise encroach upon another Lot.
3. Garden hoses are to be neatly coiled next to the house when not in use. Garden tools must be stored out of sight at all times when not being used.
4. The exterior of the house must be kept in good condition at all times.
5. Stucco, shutters, and fascia boards must be in good condition and painted.
6. Garage doors must be kept in a neat and operable condition.
7. Roofs must be free of bird droppings and bird nests.
8. The driveway must be kept free of oil stains.
9. Hazardous materials and items are not permitted to be stored on any Lot, except as provided within the CC&Rs.
10. No owner may permit any condition to exist that shall induce, breed or harbor or cause attraction of noxious insects, such as termites, roaches, etc.
11. At no time shall any Owner, Entity, or Corporation, hold title to more than two (2) Units.

12. Unless approved in WRITING by the Architectural Committee in connection with the construction of authorized Improvements, no building, tent, shack, skateboard ramp or other temporary or portable building, Improvement or structure shall be placed upon any portion of the Project.
13. Portable basketball hoops shall be maintained in a good condition at all times. They must be stored from street view (in a garage or behind the rear yard wall) when not in use, and, if taller than the common fences, must be approved PRIOR by the Architectural Committee.
14. Winter Holiday decorations are to be installed no more than thirty (30) days before the holiday and must be removed no later than thirty (30) days after the holiday. Owners may display decorations for all other observed holidays no earlier than fourteen (14) days before the holiday and must be removed no later than seven (7) days after the holiday.

M ARCHITECTURAL REQUIREMENTS FOR IMPROVEMENTS

1. Any exterior alteration including but not limited to: Satellite dish installation, landscaping installation or changes, solar screens, painting, patio covers, window screens, door screens, security bars for doors or windows, rails must be approved PRIOR by WRITTEN CONSENT of the Architectural Committee, ***see Architectural Design Guidelines for specifics, and read before altering anything on the exterior of your Unit, or making additions thereto.***
2. The Architectural Committee shall in its sole discretion review and make a subsequent determination on ALL ARCHITECTURAL APPLICATIONS within forty-five (45) days of the submission date received.

N COMPLAINT FORM

1. Residents are allowed to file complaints, about other neighbors, providing they are a valid violation of the CC&Rs and Rules and Regulations, with the Community Management. A Complaint Form is the accepted method of filing complaints because all complaints must be in writing.

- NON-WAIVER

The failure of the Association to enforce any of the provisions of the Restrictions at any time shall not constitute a waiver of the right thereafter to enforce any such provision or any other provisions of the Restrictions.

CONSTRUCTIVE NOTICE AND ACCEPTANCE

Every Person who owns, occupies or acquires any right, title, estate or interest in or to any Lot or other portion of the Project does consent and agree, and shall be conclusively deemed to have consented and agreed, to every limitation, restriction, easement, reservation, condition and covenant contained herein, whether or not any reference to this Declaration is contained in the instrument by which such Person acquired an interest in the Project, or any portion thereof.