

# EVERGREEN CONDOMINIUM HOMEOWNERS ASSOCIATION

## EVERGREEN CONDOMINIUM HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

### RESOLUTION OF THE BOARD OF DIRECTORS

**WHEREAS**, the Evergreen Condominium Homeowners Association (“Association”) is a Nevada non-profit corporation duly organized and existing under the laws of the State of Nevada; and CC&Rs and Bylaws gives the Board of Directors (“Board”) the power to adopt, amend, repeal and enforce reasonable Rules and Regulations for the use and occupancy of the Association project; and

**WHEREAS**, NRS 116.3102, gives the Board rule-making authority; and

**WHEREAS**, the purpose of these Rules and Regulations is to provide guidance for general conduct within the community. It is the duty and obligation of the Association to administer and enforce all governing documents of the Association as a whole. These Rules and Regulations are not to be construed as a substitute for the complete CC&Rs. These Rules and Regulations are in addition to all other Association governing documents in effect. If there is a conflict between the Rules, the Bylaws, the Articles of Incorporation and the CC&Rs then the Articles and Bylaws control over the Rules, the Articles control over the Bylaws and the CC&Rs control over everything; and

**WHEREAS**, upon effective adoption of these Rules and Regulations, any and all previously adopted Rules and Regulations are hereby revoked; and

**WHEREAS**, any and all violations of these Rules and Regulations and other governing documents will be enforced pursuant to the Violations Process Resolution, and any amendments or superseding resolutions thereto in effect; and

**NOW, THEREFORE, BE IT RESOLVED**, the Board adopts the following Rules and Regulations:

#### **1. GENERAL**

1.1 Persons holding recorded titles to Units are considered Owners and Members of the Evergreen Condominium Homeowner’s Association.

1.2 Owners that lease their units are required to provide a copy of the written lease to the Association. The written lease must include a provision that the tenants are required to abide by all Association governing documents. Owners shall relinquish their rights to the use of the facilities when their unit is rented. Subject to Nevada law, owners shall be responsible for the acts of their tenants.

- 1.3 Anyone damaging the Common Areas shall be financially responsible for the damage.
- 1.4 All visitors shall abide by the Rules. Recreation facilities are for the use of residents and guests, subject to any rules and regulations.
- 1.5 Balconies shall not be used for storage. No towels or laundry may be hung on balcony railing.
- 1.6 Residents must control loud noises that may disturb other residents, including but not limited to barking dogs, loud stereos, use of power tools and musical instruments.
- 1.7 Standard, customary "For Sale" and "For Rent" signs may be posted in windows. Signs are not permitted on balcony railings, or lawns in the Common Area.
- 1.8 No Association furniture and/or equipment in the Common Area will be removed from its general location without the Board of Directors approval.
- 1.9 Barbecue grills may not be used on balconies. Smokers of any type will not be allowed.
- 1.10 No windows or doors may be covered with aluminum foil or any similar material.
- 1.11 No personal furniture is permitted in the Common Area.
- 1.12 Sunbathing is not allowed in the Common Area, except at the pool.
- 1.13 No structure for the care, housing or containment of any animal or bird shall be maintained so as to be visible from neighboring property or Common Area.
- 1.14 Any trees in the Restricted Common Areas, are to be maintained by the Owner.
- 1.15 No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any unit or Common Area and no odors shall be permitted therefrom, so as to render any such property or portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No nuisance shall be permitted to exist or operate on any such property as to be offensive or detrimental to any other property in the vicinity thereof or to its occupants. Without limiting the generality of the foregoing provision, no exterior speakers, horns, whistles, bells, or other sound devices that unreasonably disturb other residents, except security devices used exclusively for security purposes shall be located, used or placed on any such property.
- 1.16 There shall be no structural alterations, construction, removal or addition to any Building.
- 1.17 Satellite dishes are allowed only on the patios and balconies, not on the roof or attached to any Common Area.

1.18 Hoses may be used for watering flowers, shrubs, trees and grass only, and must be stored inside unit or on the rear patio. Hose-holders are prohibited in front of units; they are allowed on rear patios only.

1.19 No guns of any type can be carried on the Common Area.

1.20 Inappropriate treatment, verbal or physical, of employees, vendors, contractors, or anyone hired by the Association will not be tolerated.

1.21 All other provisions of the Covenants, Conditions and Restrictions that are not mentioned in these Rules and Regulations must be adhered to by all owners and tenants and will be enforced by the Board of Directors.

1.22 Pursuant to Section 6.04 of the CC&Rs, no owner shall make any alterations, repairs of, or additions to his or her Unit or his or her Restricted Common Area which would affect the exterior or outside appearance thereof, or make any structural changes or alterations to the interior of his or her Unit or his Restricted Common Area without the prior written approval of the plans and specifications therefor by the Association.

## **2. PETS**

2.1 Unit Owners may have no more than a total of two (2) household pets of no more than 30 pounds in weight each in any unit or exclusive use area.

2.2 No newly acquired pets shall weigh more than thirty (30) pounds.

2.3 No pet regardless of size or type, will be permitted to be kept within any portion of the Common Properly if it makes excessive noise or constitutes an unreasonable annoyance to the residents.

2.4 All dogs and cats shall be walked on a leash when inside the Common Area. No pets are allowed on grass in the Common Areas.

2.5 All owners must clean up any of their animal droppings.

2.6 All owners are responsible for their animals at all times and will reimburse the Association for any damage caused by their animal(s).

2.7 Food for pets must be kept inside the unit or on rear patio. Dishes containing pet food are not allowed in Commons Areas.

2.8 No pet, regardless of size or type, shall be permitted to be tied to trees, sprinklers, or on a leash staked on the Common Area.

**3. JACUZZI AND POOL – Pool Hours – 7:00 a.m. to 11:00 p.m.**

- 3.1 No glass items in the area.
- 3.2 No soaps, oil or foreign substances allowed.
- 3.3 The clean-up of these areas is self-policing. It is expected out of courtesy to others, that these areas will be maintained in the same condition as they were prior to use.
- 3.4 No pets of any type are allowed in the area.
- 3.5 No roller skates, skateboards or bicycles are allowed in the area.
- 3.6 Pool gates should be kept locked at all times. No one should have custody of the pool key unless they are residents or guests of residents.
- 3.7 Members and guests must wear swimsuits while in the water.
- 3.8 The swimming pool cannot be reserved for special parties.
- 3.9 Radios shall be allowed at the pool area if the noise level is kept at a minimum, and it will be turned off or lowered upon request.
- 3.10 Other rules of good use and common sense are posted near the pool. Resident and guests are expected to be familiar with and abide by the rules posted.

**4. TENNIS COURTS – Tennis Court Hours -- 7:00 a.m. to 10:00 p.m.**

- 4.1 The tennis court is restricted to the game of tennis and/or its instruction.
- 4.2 Gates are to be kept locked at all times.
- 4.3 Tennis players must wear shoes.
- 4.4 Glass containers and food are not permitted on the court.
- 4.5 There is to be no smoking on the tennis courts.
- 4.6 Those that use the tennis courts are required to clean up the tennis court area after use of the tennis courts. It is expected out of courtesy to others that this area will be maintained in the same condition as it was prior to use.
- 4.7 If other players are waiting to use the court, a 90 minute playing time shall be in effect upon arrival of the additional players.

4.8 Owners will be held financially responsible for any damage cause by their guests or tenants.

4.9 No pets are allowed in the tennis court.

4.10 No roller skates, skateboards, bicycles or scooters are allowed in the tennis court.

4.11 Radios shall be allowed in the tennis court area if the noise level is kept to a minimum, and will be turned off or lowered upon request.

## **5. VEHICLES AND PARKING**

5.1 Each Unit will be assigned one numbered covered parking space by the Association.

5.2 All uncovered parking spaces will be available for second cars and guests.

5.3 Parking in a covered parking space that has not been assigned to your unit is prohibited.

5.4 Parking in red zones or areas not designated for parking is prohibited.

5.5 Any recreational vehicle, including but not limited to, boats, trailers, RV's and mobile homes are prohibited. Commercial vehicles are prohibited.

5.6 The maximum speed in the complex will not exceed 10 miles per hour.

5.7 Any vehicles emitting abnormal exhaust fumes or noise, or dripping excessive fluids on the pavement are not permitted and the owners of such vehicles will be held financially responsible for any damages caused thereby.

5.8 No vehicle may be rebuilt on the premises. Repair to vehicles, other than emergency cars, is prohibited.

5.9 All vehicles must be properly registered with the DMV and in operating condition.

5.10 Car washing within the Association is prohibited.

5.11 Any car which is in violation of these rules may be towed away at owner's expense upon proper notice.

## **6. GARBAGE**

6.1 All garbage and trash will be placed in the dumpsters that are provided inside the designated areas. Bags of garbage are not allowed in the Common Area or at the front of the units.

6.2 All trash must be contained in either a closed plastic bag or sealed containers. Open brown bags are not acceptable.

**7. PATIOS AND BALCONIES**

7.1 Patios and balconies will be kept neat and presentable.

7.2 Hanging articles, like towels or laundry, etc. from balconies is prohibited. Storing furniture, bikes or sporting equipment is also prohibited.

7.3 Placing refrigerators and/or other large appliances on patios and balconies is not permitted.

7.4 No structures shall extend above the patio or balcony walls.

7.5 No type of patio cover may be used without the approval of the Board of Directors. Temporary covers of any type are prohibited.

7.6 Patio furniture is allowed on rear patios. All other type of furniture is prohibited.

**IN WITNESS WHEREOF**, these Rules and Regulations have been executed by the Association as of this \_\_\_\_ day of \_\_\_\_\_, 2020. The undersigned hereby certify that these Rules and Regulations have been adopted and approved in accordance with the NRS 116 and the Association's Governing Documents.

**EVERGREEN CONDOMINIUM HOMEOWNERS ASSOCIATION**, a Nevada non-profit corporation

By: \_\_\_\_\_  
Its: Secretary  
(Print Name): \_\_\_\_\_

By: \_\_\_\_\_  
its: President  
(Print Name): \_\_\_\_\_