

LEGACY COURTYARD CONDOMINIUM ASSOCIATION

RULES & REGULATION

These Rules & Regulations are intended as a supplement to the Covenants, Conditions and Restrictions (CC&R's) of the Legacy Courtyard Condominium Association. They do not cover the entirety of the legal documents.

- I) **ENTRY GATE**, Private Vehicles and parking (Refer to Article X of the CC&R's)
 - A) The entry gate into Legacy Courtyard Condominium is controlled and operated by a separate remote and your phone number.
 - 1) Residents may authorize guest entry by telephone. Guest may contact residents by dialing the three-digit number assigned to their home. The residents allow access by dialing #9.
 - B) Private Vehicles
 - 1) No inoperable or unlicensed vehicles, commercial type vehicles, or recreational vehicles are allowed to be parked or stored within view anywhere on the property. Commercial Vehicles for the purposes herein, are defined as oversized vehicles (larger than one-ton standard trucks) or vehicles with advertising.
 - C) Parking
 - 1) In an effort to provide ample parking space for all members, renters, and guests the Legacy Courtyard Condominium Association has adopted strict rules pertaining to parking. Violation of the parking rules may result in your vehicle being towed at your expense, in addition to penalties and/or fines being imposed
 - 2) Vehicles blocking access to garages or parked in red zones may result in immediate towing. Please note parking in front of the garages that do not have true driveways are "red zones" and subject to immediate towing. Exclusion for active loading and unloading of vehicles.
 - D) Recreational Vehicles
 - 1) No inoperable or unlicensed vehicles, commercial type vehicles, or recreational vehicles (campers and truck style RVs) are allowed to be parked, stored or kept anywhere on the properties, except for loading or unloading within 24 hours, unless prior written consent or waiver is obtained from the Board of Directors.

- II) **ASSESSMENTS FEES AND DELINQUENCY POLICY** (Refer to the Current Collection Policy)
 - A) If an owner is delinquent with their assessment or has violation fines that are not paid the association reserves the right in accordance with the governing documents to revoke the rights of the common areas until the account is brought current.

- III) **SIGNAGE** (Refer to Article X, Section 10.2 of the CC&R's)
 - A) A name plate not exceeding nine (9) square inches may be placed on the main door of the unit.
 - B) One for sale or for rent sign of customary size, eighteen inches by twenty-four inches (18" x 36") may be placed inside the home in a window.
 - C) No signage may be installed on common property without a majority of the Board of Director consent.

- IV) **ANIMAL RESTRICTIONS** (Refer to Article X, Section 10.2(e) of CC&R's)
 - A) Only two (2) pets per unit are allowed without Board approval.
 - B) No exotic animals shall be kept on the property without Board approval.
 - C) No pets may be bred or maintained for any commercial purpose.
 - D) All pets must be kept within an enclosure, an enclosed yard, or on a leash at all times.
 - E) Owners are responsible for removing their pet's excrement and debris from the common area and from individual units limited common area so as not to create a nuisance or annoy other homeowner's enjoyment of their property.

- F) Pets may not be left unattended while outdoors. Owners must accompany their pets at all times. Pets may not be left for extended periods of time in the backyards or on patios of units as to create a nuisance to other residents.
 - G) All pets must be licensed and vaccinated in compliance with any City of Henderson ordinance.
 - H) Weight restrictions of pets: No more than two (2) household pets weighing a maximum of forty (40) pounds each may be kept on the premises without prior written approval from the Board of Directors.
 - I) Pets should be fed inside the home or garage so as not to attract vermin, rodents or pigeons.
- V) **TRASH RESTRICTIONS** (Refer to Article X, Section 10.2(b) of the CC&R's)
- A) All trash must be kept within enclosed containers and concealed from public view.
 - B) Trash cans must be appropriately marked with the unit address.
 - C) Trash Cans may be placed in garbage pickup area the evening before the scheduled pick up date, but under no circumstances, more than twenty-four (24) hours after pick up.
 - D) Trash cans must be removed from pickup area within twenty-four (24) hours after pickup.
 - E) Bulk Items left in garbage pickup area during non-bulk weeks will be removed by the association on your behalf. The unit responsible will be called immediately to hearing and will be responsible for the charges incurred for bulk item removal.
 - F) Trash cans without unit numbers and left abandoned for more than 48 hours in the common area will be collected by the association. A fee and/or fine will be imposed for the return or permanent removal of the containers from the property.

VI) **POOL, SPA, EXERCISE ROOM AND SAUNA REGULATIONS.**

The pool and spa are reserved for the use of members residing within Legacy Courtyard Condominium Association. Guests may be invited provided they are accompanied by an authorized adult member. Guests may be limited to a specific number per household in the future depending on usage. The pool is heated from the end of April through Mid-October unless otherwise noted.

- A) THERE IS NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK.
- B) Pool/Gym key fob per household may be purchased by the owner of each unit at a cost of \$15 each. Requests for key fob must be in writing and directed to the managing agent. Current Pool/Club fob permit tags must be displayed with fob at all times. Limit of 2 active key fobs per household.
- C) Showers are required before entering either the pool or the spa. Showers are located next to the restrooms.
- D) Infants must wear diapers and waterproof rubber pants with elastic at the waist and legs, at all times when in the water.
- E) Running, horseplay, or unruly conduct will not be permitted. Loud noise, "boom boxes", foul language is not permitted.
- F) Unattended children exhibiting malicious or destructive behavior are not permitted. Children exhibiting such behavior will be remanded to their parents or guardians or to the proper legal authorities, if appropriate. Parents or guardians are considered responsible for the behavior of their children and shall be notified of inappropriate behavior. Failure to control the child may result in a hearing being set and a fine being levied against the homeowner.
- G) Guests of homeowner and/or tenant of homeowner, and their children, are subject to the rules and regulations of the Association. Homeowner is responsible for the conduct of his guests and their children. Homeowner is responsible for the conduct of his tenant(s).
- H) No pets are permitted in the clubhouse or pool area with the exception of service animals.

- I) Persons under the age of sixteen (16) year must be accompanied by a parent or guardian over the age of eighteen (18) years to use the pool or spa Pursuant to Clark County Ordinance, person under the age of eight (8) years may not use the spa
- J) Pregnant women and those with health conditions requiring medical care should consult their physician before entering the pool or spa.
- K) Private Parties are not allowed to reserve the pool area. Large parties and/or groups are not allowed at Legacy Courtyard Pool. The community pool is for use and enjoyment of all Legacy Courtyard Residents. A maximum of four (4) guest allowed at one time per home.
- L) Persons under the age of sixteen (16) are not allowed in the sauna or exercise room without adult supervision. Children under the age of eight (8) are prohibited from the sauna area.
- M) No Smoking is allowed inside the fenced pool area.
- N) No glass bottles of any kind are allowed inside the fenced pool area.
- O) All posted pool rules apply.

THE BOARD OF DIRECTORS HAVE THE RIGHT TO IMMEDIETLY SUSPEND PRIVILEGES AND CALL TO HEARING IF CONDUCT IS DEEMED DISRUPTIVE OR DESTRUCTIVE

VII) ABANDONED PERSONAL PROPERTY

Each resident and guest are responsible for his or her own items of personal property including, but not limited to, automobiles, bicycles, clothing, and sporting or other recreational equipment. Any personal property left unattended on any portion of the common areas of Legacy Courtyard Condominium Association for a period of thirty-six hours or more may be taken into custody and control of the Association where it will be held for a period of fifteen (15) more days. Any such property unclaimed by the owner during such fifteen-day period will be considered abandoned by its owner to the ownership and possession of the Association to dispose of as the Association see fit. The Association may, but is not required to, post notice of such abandoned property on a bulletin board in the clubhouse, or in the newsletter. Any person claiming ownership of such personal property must reasonably demonstrate ownership to representatives of the Association by way of a description of the property and the circumstances and location of it being left unattended. A \$5.00 daily storage fine will be charged for abandoned property such as trailers, flotation devices, bicycles, etc.

VIII) CLUBHOUSE POLICY – Please see clubhouse rental documents for clubhouse policies and procedures.

IX) EXTERIOR MODIFICATIONS (Refer to Article XIII of the CC&R's)

All exterior modifications require prior approval from the Board of Directors and/or Architectural Review Committee. This includes all dish and antenna installations as well as they will need to be install in specific locations as deemed appropriate by the Board of Directors.

X) PATIOS, BALCONIES AND WINDOW COVERINGS (Refer to Article III of the CC&R's)

- A) No storage of trash will be permitted in or outside any unit
- B) No boxes, refuse, debris or other items which may be deemed storage items may be placed on balconies or patio areas.
- C) Usage of barbecue grills (charcoal and gas) is prohibited on covered patios and balconies. Henderson City Fire Code prohibits barbecuing within ten (10) feet of any structure. Electric barbecue grills may only be used when placed not than eighteen (18) inches from combustible construction.
- D) Laundry may not be placed to dry in/on balcony or patio areas.
- E) All Draperies which can be seen from the outside of the unit must have a white or off-white backing

F) Window Coverings refer to blinds, shutters, and fabric coverings. Items such as paper, trash bags, cardboard, etc. should not be used.

XI) VIOLATION PROCEDURES POLICY

There is a required due process that is to be followed; however, the Legacy Courtyard association handles their violation process in accordance with NRS116.31031. This portion of NRS116 may change from time to time as NRS is updated through the legislative process every two years. Please refer to NRS116.31031 with regards to the policies and procedures being used for alleged violations.