

Renaissance at Tierra de Las Palmas

Rules & Regulations

November 1, 2018

INTRODUCTION

The Governing Documents of the Association consist of the Articles of Incorporation, Bylaws, Declaration (CC&R's) and Rules and Regulations. Common Interest Communities are further regulated by Nevada Revised Statute 116. The CC&R's provides the authority to the Board of Directors to make Rules & Regulations for the Association. These Rules & Regulations must be consistent with the Articles of Incorporation, Bylaws, Declaration (CC&R's) and the law.

The Rules are based on the Bylaws and CC&R's and are intended to promote harmonious community living and to protect the common investment made by all owners. Living in a Common Interest Community requires that each owner, resident and guest show consideration for all others and follow a standard of conduct that allows each to enjoy their individual rights without infringing on the same rights of others. Common sense should prevail.

Self-government of community requires acceptance of restraints on all individual desires and lifestyles. The Association is governed by a volunteer Board of Directors. The management company, through the contract with the Association, assists the Board of Directors with the daily operation of the Association. The management company does not make decisions on behalf of the Association. All decisions are made by the volunteer Board of Directors.

The Board of Directors may amend these Rules and Regulations at various times as necessary. Any amendments will go into effect after proper notice to the membership as required by law.

It is the responsibility of each Owner to furnish a copy of these Rules and Regulations to a tenant and/or guest. The Owner will be held responsible for the actions of their tenant and guests and is subject to any enforcement action for violations of the Governing Documents.

Renaissance at Tierra de Las Palmas

Rules & Regulations

November 1, 2018

SECTION 1 – VEHICULAR RESTRICTIONS

- a) No mobile home, truck over one-ton, commercial van or similar vehicle, recreational vehicle, or disabled, non-registered or unlicensed vehicles, including but not limited to, boats, trailers, campers, motor homes or other equipment (collectively “vehicles”) may be parked within the Property at any time except for temporary deliveries, loading/unloading, landscape maintenance or other repairs done by licensed contractors.
- b) Each resident shall use the garage portion of the residence for the storage of automotive vehicles. No owner shall use the garage for any purpose which prevents vehicles from being parked in the garage.
- c) Minor repairs of vehicles may only be done with the vehicle completely inside the garage with the garage door closed. No vehicles may be repaired in the common area or in any open spaces within the property.
- d) Absolutely no parking is allowed in front of the garage doors on any cul-de-sacs for any reason. Only ACTIVE loading and unloading may be done. Vehicles parked in front of the garages on the cul-de-sacs will be towed immediately at the owner’s expense.
- e) Any motorized vehicles – i.e. motorized scooters, mini-motorcycles, dirt bikes, ATV’s or similar are not permitted within the community.
- f) Absolutely no parking along the red curbing throughout the community. Violators are subject to immediate tow at the vehicle owner’s expense.
- g) Unregistered/unlicensed vehicles are not allowed to be stored or parked in any open space within the property.
- h) All vehicles used by residents, visitors and maintenance vehicles must have a Renaissance parking sticker or a Renaissance visitor tag. Any vehicle found within the community without a Renaissance parking sticker or Renaissance visitor tag will be towed after proper notice as required by law. All parking stickers and tags are numbered and identified by a specific residence address in the Renaissance Community. Transferring of parking tags is strictly prohibited. If for any reason the parking tag does not match the make, model and license plate of the car as assigned by management, the car may be towed, and the homeowner may be called to a hearing and assessed a violation fine.
- i) Each residence is allotted two Renaissance visitor tags to be used for visitors and maintenance vehicles ONLY. The visitor tags are issued to the resident with the appropriate resident parking stickers. Each residence will be issued parking tags according to their available parking spaces, i.e. two car garage homes will receive two tags, one for each registered vehicle, one car garage homes will receive one tag. These parking tags must be affixed inside the vehicle on the bottom corner of the windshield on the drive side. All resident vehicles must be parked inside the garage only. Resident vehicles may not be parked on the street or in visitor parking. Violation of this regulation will result in homeowner notification, fines, as well as the vehicle being tagged and towed at the vehicle owners’ cost.
- j) If a homeowner or tenant owns more vehicles than they can park in their garage or owns a vehicle that does not fit in the garage, they MUST obtain a variance from the Board of Directors to get an additional Renaissance parking sticker that will indicate the vehicle is allowed to park in legal parking spaces on the road and/or in visitor parking. For a variance

Renaissance at Tierra de Las Palmas

Rules & Regulations

November 1, 2018

to be considered, garage conditions must be inspected. Copies of State registration proving all vehicles are registered to the home within Renaissance may be required.

- k) Permitted vehicles may be parked in the driveways of those homes with a full driveway. However, homes with partial driveways may not park vehicles in the driveway. No part of the vehicle is permitted to stick out into the street. When parking vehicles in driveways the vehicle must be pulled into the driveway forward.
- l) Vehicles with fluid leaks may not be parked within the community. Vehicle owners are responsible to remove all oil stains left by these vehicles.
- m) The speed limit in the community is 15MPH. Please slow down while driving and watch for children.
- n) Vehicles may not be stored on property. Any vehicle that remains unmoved for 72 hours is considered stored and may be subject to tag and tow.

SECTION 2 – TRASH/GARBAGE

- a) Trash cans may be placed at the curb for pick up no earlier than 6:00PM the night before scheduled pick ups and must be stored in the designated areas no later than 6:00PM the day of pick up.
- b) All trash must be disposed of in closed and tied trash bags and placed in the required Republic Services containers for pick up.
- c) Please contact Republic Services for BULK pick up days. Any bulk items set out for pick up that are not taken by Republic Services are required to be removed and disposed of by the discarding party. Bulk items may NOT be left out by the curb on non-trash days. Any resident found leaving bulk items out on non-bulk days or not properly disposing of bulk items that Republic Services did not take will be responsible for all fees and costs associated with the disposal of said items.

SECTION 3 – SPORTS EQUIPMENT/TOYS

- a) All portable basketball hoops must be stored out of sight from the street after each use. No exceptions will be made. You may store them in the back area or in your garage (provided that they do not impede the parking of vehicles in the garage).
- b) No bicycles, scooters, skates, skateboards or other toys may be left in the common area or stored between homes.

SECTION 4 – NOISE/NUISSANCE

- a) Quiet hours are from 10:00PM – 8:00AM.
- b) Bouncing/hitting/throwing balls against the garage doors is prohibited. Anyone caught doing so will be responsible for the cleaning or repair of the garage door. If person is a minor, the parents will be held responsible.
- c) The use of portable basketball hoops is prohibited during the hours of 10:00PM – 8:00AM.
- d) Curfew in the community for minors is 10:00PM. This is in accordance with the City ordinance and will be strictly enforced.
- e) Music, television and other devices must be kept to a reasonable level so as not to interfere with surrounding neighbor's right to quiet enjoyment.

Renaissance at Tierra de Las Palmas

Rules & Regulations

November 1, 2018

- f) When in the community, vehicle stereo systems must be at a level that will allow enjoyment of the passengers inside the vehicle but must not interfere with the quiet enjoyment of the residents in the area.
- g) Any repairs and/or improvements may not begin before 8:00AM and must be completed no later than 10:00PM. This is especially important if power tools are being used.

SECTION 5 – PETS

- a) All pets, including but not limited to cats and dogs, must be leashed and under the direct control of someone capable of handling the animal when outside the owner's back yard or living quarters.
- b) Pet owners are responsible for picking up after their animals. This includes in the common areas and in the backyards. Pet feces may NOT be left in the yard so as to cause a foul odor.
- c) No pets of any kind are allowed in the pool area.
- d) Only two (2) pets per home are allowed at any time.
- e) Excessive barking or other noise from a pet that produces a complaint from another homeowner or tenant is not allowed and could result in a hearing and possible expulsion of the pet from the community if the Board deems the situation a nuisance.

SECTION 6 – SIGNS

- a) Free-standing signs are NOT permitted anywhere in the community. Only one "For Sale" or "For Lease" sign is allowed to be displayed. This sign may be displayed in a window or a magnetic sign may be used on the garage door. Signs are restricted to the standard 30" X 24". Any free-standing sign placed in the community landscape will be removed and discarded without notice. The cost for this removal may be assessed to the homeowner.
- b) Political signs are allowed as regulated by NRS 116.

SECTION 7 – WINDOW COVERINGS

- a) Only proper window coverings are allowed.
- b) Newspaper, foil, sheets, blankets or similar items are not considered proper coverings and may not be installed at any time.

SECTION 8 – GARAGES

- a) Garage doors shall be kept closed except for ingress and egress.
- b) Garage doors shall be kept in good working condition and shall be free from damage. Any damage to a garage door shall be repaired by the homeowner/tenant promptly.

SECTION 9 – POOL REMINDERS

- a) All residents must have a pool access card in order to use the community pool. One may be obtained from the community management company for a cost of \$25. Tenants are required to have a valid lease on file in order to receive the pool access card. Only ONE access card is allowed per residence.
- b) The access card must be used to enter and exit the pool area. The pool gate must be fully closed upon entering and exiting the pool area. The gate may NOT be propped open.

Renaissance at Tierra de Las Palmas

Rules & Regulations

November 1, 2018

- c) The pool area is primarily for the use and enjoyment of Renaissance residents. The use of these facilities by guests is a privilege. Residents are allowed up to four (4) guests at a time at the community pool. Pool access cards may NOT be loaned or given to non-residents. Guests MUST be accompanied by the resident at all times.
- d) Pool hours are clearly posted at the facility and are subject to change upon posted notice. It is suggested that all persons exit the pool area 5-10 minutes before the posted closing time as access cards are automatically deactivated at closing and will not allow ingress or egress.
- e) Persons 16 years and younger must be supervised by an adult who is 18 years or older when in the pool area.
- f) Under no circumstances is running, pushing, excessive splashing, diving or rough housing allowed in the community pool and surrounding area. Noise is to be kept to a minimum level so as not to disturb residents in surrounding homes.
- g) No alcohol, glass, food, gum or candy is permitted in the immediate pool area.
- h) The Board and Management reserve the right to revoke pool privileges for anyone not following the stated and/or posted rules, those causing vandalism and/or those who are not respectful of others using the facility.
- i) A full list of the pool rules may be obtained upon request from management.

SECTION 10 – FINING POLICY AND PROCEDURES

Notices of violations will be sent to the homeowner (at the address on file with the community management company) and any tenant who is registered with the Association. Notices will begin with a Friendly Reminder and will escalate accordingly as indicated below, up to and including recurring fines, if the violation is not corrected to the standards of the Association.

Friendly Reminder
Violation Warning
Hearing Notice
Hearing Results or Fine Notice (depending on the outcome of the hearing)

Each violation of the CC&Rs and/or Rules and Regulations may result in a fine up to \$100.00. Violations that are left out of compliance are considered “continuing” status and are subject to additional fines not to exceed \$100 per week. Fines will accrue weekly on violations reaching a continuing status without further notification after the initial Hearing Results/Fine Notice. It is the homeowner’s responsibility to ensure that violations meet community standards and are closed.

Fines that become delinquent will be pursued in accordance with the Association’s collection policy up to and including a lien being placed on the home.

Each homeowner is responsible for all costs, including reasonable attorney fees associated with the enforcement of a violation and/or collection fees associated with the collection of a violation fine.

All notices are sent through the United States Postal Service and are considered received 3 days after mailing.

Renaissance at Tierra de Las Palmas

Rules & Regulations

November 1, 2018

HEALTH & SAFETY VIOLATIONS

If the Board deems a violation poses an imminent threat of causing adverse effect on the health, safety or welfare of a units' owners or residents of the community, the Board of Directors may assess a fine in excess of \$100. The amount of the fine must commensurate with the severity of the violation and will be determined by the Board of Directors on a case by case basis at the scheduled hearing.

In the case of a Health & Safety violation, the Violation Warning notices may be bypassed. A Hearing Notice is required and will be sent allowing reasonable time for the homeowner to plan for attendance.

Health & Safety fines that become delinquent will be pursued in accordance with the Association's collection policy up to and including foreclosure action.

Should any provision stated herein conflict with the Articles of Incorporation, CC&Rs or Bylaws of the Association, or any county, state or federal law or regulation, then that provision shall be deemed null and void and of no further force or effect.

The Board of Directors shall have the sole authority to enforce the Rules and Regulations, including the levying of fines for violations thereof. **ONLY THE BOARD OF DIRECTORS CAN RESCIND A FINE OR DIRECT THAT A FINE NOT BE LEVIED FOR A VIOLATION.**

These Rules and Regulations are subject to amendment and to the promulgation of further regulation.