

Spanish Hills Community Association

Board of Directors Resolution – Party and Event Guidelines

WHEREAS, the Spanish Hills Community Association (the “Association”), is a Nevada non-profit corporation, duly formed under and governed by the laws of the State of Nevada, including Nevada Revised Statutes (“NRS”) Chapter 116 which governs common-interest communities in Nevada;

WHEREAS, NRS 116.3102 (1) (a) provides that, “subject to the provisions of the declaration, the association...may adopt and amend rules and regulations;”

WHEREAS, the Board feels it is in the best interest of all Members of the Association for the Board to establish guidelines for parties and events so that they are conducted in such a manner as to: (a) protect, maintain, and enhance the value of the properties in Spanish Hills (the “Community”), (b) preserve the health, safety or welfare of the Owners and residents in the Community, (c) preserve the quiet use and enjoyment of the Owners and residents, and (d) to limit any disruptions to the peace and harmony of the Community; and

NOW, THEREFORE, it is hereby resolved that the Association’s Board hereby adopts the following rules and regulations regarding parties and events within the community:

1. Resolved that no Charity Event, Social Event, Party, Gathering or Assemblage of any type (Collectively, “Event) exceeding 25 vehicles or 50 invited guests may be held unless the Member provides written notification (the “Notice”) of the Event to the Association’s Community Manager at least ten (10) business days prior to the Event.
 - a. The Notice must specify the property address where the Event will be held, the total number of invited guests, the total number of anticipated guests, and such other relevant information including, but not limited to, anticipated hours of operation, nature of Event and details regarding valet parking or Live outdoor entertainment.
 - b. The Member must submit a completed alphabetized guest list to the Association’s Community Manager or Site Security Supervisor at least three (3) business days prior to the Event for allow the Association to arrange adequate security accommodations and provide access control for guest invited Event. If a guess name is omitted from the guest list, than entry can only be obtained if the Owner/resident hosting the party comes to the security gate to approve entry.
 - c. Security contract personnel may be required due to this size of Event; the Member will be responsible for reimbursing the Association for all additional contract hours incurred by the Association to provide adequate security force for the Association during the Event.
 - d. The Association will require that a deposit (“Deposit”) be received by the Association’s Community Manager three (3) days in advance of the Event. The Deposit must be in the form of a check or money order in an amount determined by the Board but not less than \$250.00. The amount will be established based on the specific circumstances of the Event. The portion of the Deposit attributable to increased Association expenses, including increased security, is non-refundable. The balance of the Deposit will be treated as a

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security/damage Deposit and shall be refundable upon conclusion of the Event, except for any amount necessary to reimburse the Association for an increased security costs and any damages resulting from the Event (if applicable). In the event, increased security costs or damages resulting from the Event exceed the amount of the Deposit, those amounts will be assessed to the Member's Association account.

2. In conducting any Event, the Member must at a minimum attempt to eliminate or reduce inconvenience to other Members and to adequately address access and parking issues.
 3. Events that become so loud as to disrupt the peace of the Community and the quiet, use and enjoyment of other Owners/residents in the neighborhood and reported to or noted by security, will result in a verbal warning to the Owner/resident hosting the party. If the party continues to be a nuisance, violation notices may be issued. In addition, Las Vegas Metropolitan Police Department may be summoned.
 4. All the Association's Parking Rules and Regulations will be in full force and effect. Any violation of the Parking Rules and Regulations will result first in a verbal warning to the Owner/resident hosting the party. An appropriate amount of time will be given to correct the problem(s). If either the Owner/resident or guests' vehicles continue to violate the Parking Rules and Regulations, the Owners/resident will be sent a violation letter and called to hearing before the Board wherein a fine may be issued. If the parking violation poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the Owners or residents then there is no limit on the amount of the fine, except it must be commensurate with the severity of the violation, and the vehicle may be immediately towed. See NRS 116.3102(1)(s)(2).
 5. Guests of the Events must be in either in the Residence or the back yard of the Residence. Guests standing around the street or in other Common Areas will be advised to either go inside or leave the Property.
 6. Guests must provide the name of the Owner/resident hosting the party they are attending. Guests must not give a name of another Owner/resident at a different address in the Community and then go to the party. This will result in issuing a warning to both addresses.
 7. Any access, other than via the Association's guest entry lane, will be treated as Trespassing. All Trespassers will be thoroughly identified, photographed and escorted from the Property. If Trespassing occurred to attend an Event, the Owner/resident hosting the Event will be issued a violation notice and called to an immediate hearing. If Trespassing continues, then additional violation notices may be issued and the Las Vegas Metropolitan Police Department may be summoned.
 8. Depending on the specific circumstances of any Event, including the Event's potential impact on other Owners, and safety, security and traffic, the Association may impose and require satisfaction of other requirements by notifying the Member of such requirements.
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9. Member's desiring to utilize businesses/services listed below for the Event must request a special exception approval for entrance into the Community if the entry will occur during non- vendor permitted hours. The request must be submitted in writing three (3) business days prior to the Event to the Association's Community Manager or Site Security Supervisor. The request must state the full business name, address, phone number and contact person for each service, vehicles for which they are requesting entry exception to include (make, length and height) estimated time of front gate entry and departure with entry only permitted via the front gate (so it may not be higher than 12 feet tall - check with Security on what fits through front gate with no danger).

All Association Rules including, but not limited to, Parking, noise, nuisance, and disturbing the peace, must be adhered to, along with promptly fulfilling any requests by Security to correct a problem. Failure to do so may result in a ticket to the Resident or the vehicle being required to leave the Community. Possible entry exceptions will be considered for businesses/services for parties and events that provide:

- a. Caterers
- b. "Rental Furniture" for Parties/events
- c. Flower Deliveries
- d. Ice Sculpture Delivers
- e. DJ's/Music/Bands/Orchestras
- f. Entertainers (other than large productions)

Valets will also require advanced approval, and will be required to provide the same information. Additionally, the Valet Point of Contact must meet on site at least 48 hours before the last regular working day before the event and show their parking plan to the Security Site Supervisor for final approval or adjustments.

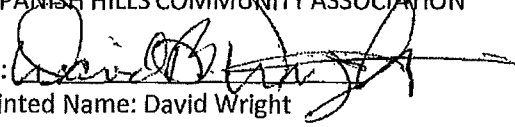
All businesses must provide a written alphabetized list of their personnel they will be bringing into the Community and are strongly encouraged to carpool to the maximum extent possible due to limited parking space in the Community. All service/vendor personnel must provide a photo ID at the Gatehouse matching the name on that vendor/service/business list or they will not be admitted.

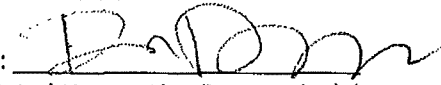
10. Violations of any of these Guidelines, will result in a violation notice being issued, the Owner called to hearing before the Board, and the possibility of a fine being imposed. If the parking violation poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the Owners or residents then there is no limit on the amount of the fine, except it must be commensurate with the severity of the violation.

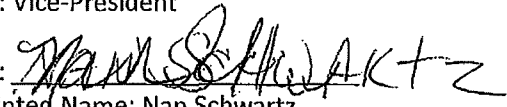
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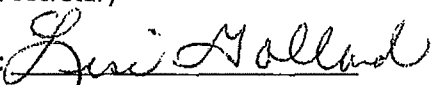
DATED this 31st day of May, 2017.

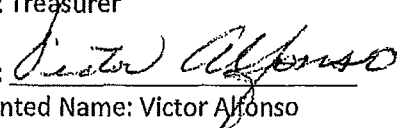
SPANISH HILLS COMMUNITY ASSOCIATION

By: 
Printed Name: David Wright
Its: President

By: 
Printed Name: Dina Romaya-Ladah
Its: Vice-President

By: 
Printed Name: Nan Schwartz
Its: Secretary

By: 
Printed Name: Lisa Gollard
Its: Treasurer

By: 
Printed Name: Victor Alfonso
Its: Director