

TERRA MIA ESTATES HOMEOWNERS ASSOCIATION RULES & REGULATIONS

These Rules & Regulations are intended as a supplement to the Covenants, Conditions and Restrictions (CC&R's) of the Terra Mia Estates Homeowners Association. They do not cover the entirety of the legal documents and are meant to clarify and define areas that may not be fully elaborated upon in the governing documents. Should there be conflicts between these rules and the CC&Rs or other governing documents, the other documents would prevail. Please refer to the association governing documents for additional information with regards to covenant restrictions.

I) EXTERIOR CHANGES TO A PROPERTY

Any homeowner wishing to make exterior changes to their property, including, but not limited to, satellite dishes, solar panels, landscape changes/renovations, construction of out-buildings, etc. require prior written approval from the Board of Directors (BOD) and/or the Architectural Review Committee (ARC). An architectural application can be obtained through the management company and will contain directions on how to proceed with the request. Items such as removal and replacement of trees or shrubs with the same vegetation or tree trimming does not require approval. If there are any questions with regards to the potential need for an architectural application, please contact the management company, as fines could be incurred and/or the work could have to be put back to its normal condition if work is done without approval.

II) SATELLITE DISHES & SOLAR PANELS

Satellite dishes must be placed on the back portion of the home, unless previously discussed and approved by the BOD prior to installation and receipt of waiver from installation company. Any solar panels are only allowed on the rear portions of the roof and any conduit that is visible from any portion of the common area or neighboring lot must be painted to match the surface in which it runs (i.e. painted to match roof tiles, stucco color, etc.). These items are also considered changes to the exterior and must adhere to rule above with the proper application submitted accordingly.

III) TRASH CANS

Trash cans may only be placed at the curb on the evening prior to trash pick up (no more than 12 hours prior to pick up) and must be out of common area view no later than 12 hours after trash pick up. Trash cans should be stored behind the side walls of the property, or in an approved trash can "shed" on days that pick up does not occur. No bulk items that are meant for bulk trash day are to be left in common area view and can only be placed at the same time as the trash cans.

IV) LANDSCAPING

- a. All trees, lawns, shrubs, etc. must be properly cared for, cultivated and pruned at all times to provide an overall aesthetic presentation. Based on the type of vegetation in your landscaping, there are specific times of the year in which that vegetation should be pruned so please refer to your landscaping expert for such information and conform accordingly. Any areas where rock is used as ground cover must also have the rock refreshed as needed in order to ensure there are no bare spots as rock does deteriorate over time.
- b. If an owner has vegetation that is breaching the property line of the neighboring property, it is recommended that the owners discuss the vegetation to determine if it is considered a nuisance prior to any cutting being done. Although the owner with the vegetation breaching their property line has the right to trim the vegetation without the approval of the offending owners vegetation, in some cases it can be discussed and worked out to the benefit of all.
- c. Any hedge style vegetation should be trimmed to the surroundings (i.e. trimmed at the same height as the wall it is adjacent to or just below a window sill). This will provide a neat and attractive appearance.
- d. Any owner that has been informed that they have vegetation that has any kind of disease, infectious to other plant life or not, should have the vegetation removed as quickly as possible with the correct care that is required of any infected plant life in order to preserve the overall look of the community and ensure that no other plant life suffers due to the potential of being infected.

V) NUISANCE

No rubbish or debris is permitted to be left on your property for any reason, especially something that might cause offensive odor, be unsanitary, offensive or detrimental to the association or its residents home value. One shall also not cause any noise nuisance that may be detrimental to the peaceful enjoyment of your neighbor. This includes, but is not limited to, chainsaws, whistles, bells, horns, construction equipment, etc. outside of quiet hours or that may be considered excessive in any way. Security systems must be able to have a silence mode so as to not disturb quiet hours. Quiet hours are defined in accordance with the governing body in which the association resides (Clark County or City of Las Vegas) and may change based on the time of year accordingly.

VI) GENERAL MAINTENANCE OF PROPERTY

- a. No structure located on a property shall be allowed to fall into disrepair. All general maintenance, included, but not limited to, wall cleaning/painting, home painting, window covering repairs/replacement, driveway cleaning, etc. shall be done on an as needed basis. Any repairs, refurbishments or modifications must be done in accordance with any building code requirements. If an owner changes the texture, color or design of an already existing fixture on the exterior of the unit, this would require the approval of the BOD through the architectural process.
- b. All properties located within the community are required to have a tile roof, at least on the area of the roof that faces into the cul-de-sac of the community. All properties must be at least 5,000 square feet of floor space, be it a single or two-story home, exclusive of basements, porches, patios, garages, carports, guests or hobby houses.

VII) SIGNS/FLAGS

- a. No "for sale" signs are allowed on the interior of the gated property. They can hang over the exterior walls if the owner so chooses.
- b. Political signs are allowed in accordance with NRS116 and must be displayed as directed with the law.
- c. In accordance with the amended CC&Rs, homes within the community are not allowed to be rented for any reason at any time and therefore no "for rent" signs are ever allowed to be displayed.
- d. The American flag is allowed to be displayed in accordance with the Federal Flag Code and any deviations of such flag display will not be permitted.
- e. No clotheslines are allowed to be placed on property and/or clothes are not allowed to be hung outside in a manner that are visible from the common areas, adjoining properties or any public street.

VIII) VEHICULAR RESTRICTIONS AND PARKING

- a. No boat, trailer, mobile home, camper or commercial vehicles may be parked or stored on association property. Any trailers or recreational vehicles that are stored on the owner's property must be stored out of common area site or in a closed garage. All vehicles that are in common area view must be properly registered or they too need to be stored in a closed garage. Any damaged vehicle that is not street legal and cannot be driven must be stored out of common area view as well. Dismantling and reconstruction of vehicles is only allowed inside a closed garage as well and should not be seen from common area or adjoining properties.
- b. Any owner that has a guest visit in a trailer or RV can have the trailer or RV park in their driveway for up to seven (7) days without obtaining prior approval. Anything more than seven (7) days will require contact with the management company, who in turn will request approval from the BOD. The trailer or RV will have to entirely on the property of the owner and not in the common area/streets in any way.

IX) MISCELLANEOUS

- a. Garage sales are not permitted within the community at any time.
- b. Common area damages that are found by any resident shall be reported to the management company as quickly as possible in order to ensure a timely repair is scheduled.
- c. Any security cameras placed by an owner on their individual property should be for the security and protection of their individual property and should not have direct line of sight of an adjoining property unless prior written approval of the adjoining property owner is obtained.

- d. Neighbor to neighbor issues that do not pertain to common areas or the general maintenance of such will not be discussed at the BOD level. These types of situations should be dealt with through the Neighborhood Justice Center where free mediation is an option for all homeowners/residents.

X) VIOLATION PROCEDURES POLICY

There is a required due process that is to be followed; however, the Terra Mia Estates 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. Below is a general guide for how the violation process should work at the time that these rules and regulations are being implemented. Should NRS116 be adjusted, the NRS code shall prevail.

RULES ENFORCEMENT POLICY

- a. Based on information received, an analysis of whether or not an infraction or violation of the rules has occurred will be reviewed by management/Board.
- b. Upon verification by management/Board, a first notice to correct the violation will be sent by the management company. The notice will contain a description of violation, and instructions regarding response to the notice and correction of the violation.
- c. If the violation continues, or if the response is otherwise unsatisfactory after the first notice, owner will receive a notice of hearing and be afforded an opportunity to appear before the Board either by appearing personally or by submitting a written response. The Board shall give fair consideration to the owner's oral or written response in determining whether to impose a penalty. If a monetary penalty is imposed, a notice of the fine assessment will be given to the owner.
- d. If the violation continues, or if the response is otherwise unsatisfactory, even after the imposition of a monetary penalty, the Board may impose additional or continuing fines fourteen (14) days after the initial fine was assessed until such time as the matter is satisfactorily resolved.
- e. If the violation continues, the Board may refer the matter to the Associations legal counsel. If a lawsuit is filed, the homeowner may be liable for the Association's legal costs and fees.
- f. Fines that are incurred will not be more than \$100 per violation, per week/occurrence, unless it is a health and safety violation, to which fines in excess of \$100 may be incurred.
- g. Fines for continuing or repeated violations may be increased at the discretion of the Board, not to exceed \$100 for each violation, a total amount of \$500, whichever is less. Limitations on the amount of the fine do not apply to any interest charges or costs that may result if the fine becomes past due.

These rules and regulations can be updated and adjusted from time to time with the approval of the BOD during a properly scheduled board or director regular meeting. They are meant to clarify sections of the CC&Rs that were previously recorded against each property within the Terra Mia Estates Homeowners Association. These rules and regulations are meant to replace any other rules and regulations that have been legally adopted and implemented by any prior BOD and will take effect thirty (30) days from the date of them being distributed to the membership.

The rules and regulations were adopted by a vote of the Terra Mia Estate Homeowners Association Board of Directors this 9th day of February, 2023 and will take effect on March 12, 2023, thirty days from the date of distribution.

[Signature] 2/9/23
Board Member Date

[Signature] 2-9-23
Board Member Date

[Signature] 2-9-23
Board Member Date