

VALLEY DEL PARADISO HOMEOWNERS ASSOCIATION
Rules and Regulations – November, 2006

A. General

1. No changes may be made to the exterior of the buildings or landscaping without approval of the Board of Directors. Must be submitted in writing and will be considered at the next board meeting. Any work performed in violation of this procedure or not in accordance with approval, shall be ordered removed or modified by the Board or upon court action and will have to go back to original design at the homeowner's expense.
2. Repair of interior damage is the responsibility of the unit owner.
3. Each owner shall have exclusive use of the patio or balcony adjoining his living unit.
4. Patios and balconies are to be kept in a neat and orderly condition. No rusty or broken furniture, dead plants, appliances or other items may be stored on any patio or balcony.
5. Roll-up screens are allowed as long as they are kept in good condition; when they become tattered and unsightly they must be removed/replaced.
6. Only window blinds/shades/drapes/curtains are allowed on the interior windows; this means no cardboard, aluminum foil, blankets or sheets are allowed.
7. Outside clotheslines or outside facilities for drying clothes shall not be built. This includes hanging towels, other materials or articles of clothing over balcony rails or patio wall enclosures.
8. No antenna or satellite dish shall be erected or fastened to the stucco walls of the building or within the common areas. Satellites may be placed on a tripod on the balcony or fastened to the wooden ledge on the balcony.
9. No signs of any type will be permitted on the common areas or buildings. The only signs permitted will be one (1) approved "For Sale" sign in the window of a unit for sale.
10. No activity is permitted which would damage or deface the grounds, walkways, or improvements within this complex. This includes the destruction of rocks, plants, sprinklers, light fixtures, walls, pavement and other landscaping features. Individuals who are responsible for such damage to common property will be expected to fully reimburse the Association for all expenses incurred in the replacement or restoration of damaged items.
11. Roller skates/blades, bicycles, skateboards, etc. ARE NOT allowed on the walkways directly in front of unit doors *on any floor* – safety first. Bicycles may be ridden in parking lot.
12. No ball playing, including but not limited to football, baseball, basketball, soccer, Frisbees, etc.
13. No trash or garbage shall be placed on any portion of the common property except in the dumpsites. Residents must walk into the enclosures and place trash inside the dumpsters. If all dumpsters are full check other dumpster sections. *Do not overload dumpsters. No trash left outside unit "until later"*.
14. *Absolutely no furniture, appliances, carpet or other large items are to be placed in dumpsters. This is a violation and owners caught will be fined.*
15. Peace disturbances are a police matter and the affected unit owner or resident is responsible for calling the authorities and registering a complaint. If it is a renter, please notify the office and they will notify the owner.
16. Condominiums are to be used for residential purposes only. No condominium shall ever be used or caused to be used directly or indirectly for any business, commercial, manufacturing, mercantile, storing, vending, or other nonresidential purpose. Leasing a condo is not considered a commercial use.

17. No noxious or offensive trade or activity shall be carried on, in, or upon any living unit or any part of the complex, including the common areas, nor shall anything be done which may become an annoyance or nuisance to the neighborhood or could in anyway interfere with quiet enjoyment by other owners in their units or will increase the rate of insurance.
18. Each owner shall be accountable to the association and other owners for the conduct and behavior of the guests, tenants, family members and persons residing in or visiting a unit and any damage to the common area.
19. Any damage caused by guest, tenants family members is the sole responsibility of the unit owner. This will be treated as a violation of the Rules and Regulations and will be dealt with accordingly.
20. All complaints and notices to the Board of Directors must be in writing, and include the unit owner's name, address and phone number. The Board will not take action on unsigned complaints or notices. Tenant complaints must come from the nit owner.
21. Any residents not abiding by the CC& R's and/or Rules & Regulations will be handled in the following manner: First violation – Warning
 Second Violation \$ 25.00 Fine –
 Third Violation \$ 50.00 fine
 Fourth and more \$100.00 Fine
22. No adults, children or pets are allowed to walk on any landscaped area..
23. Climbing on, over or upon the perimeter block walls or the fence surrounding the pool is prohibited. Destruction of walls is prohibited.
24. CB or HAM radios not permitted.
25. No motorcycles or other motorized bikes, or any other vehicles are allowed on sidewalks or on landscaped area.

B Parking areas:

1. The speed limit within the complex is 5 miles per hour. Fines for speeding are 1st offense \$ 25.00, and will double each time offer that. **THINK OF YOUR SAFETY PLUS THE SAFETY OF OTHER RESIDENTS.**
2. When notified of street sweeping, all vehicles will be removed from streets on those days. Residents who do not remove vehicles will be fined \$ 25.00 per vehicle.
3. **RESERVE PARKING** means **RESERVE PARKING**. All covered parking spaces are reserved for the designated homeowner or tenant only. All guests are to park in the east parking lot on Burnham.
4. Cars and other vehicles parked in Red or Yellow striped zones will be towed at the owner's expense.
5. Vehicles of owners, occupants and their guests must be parked so it does not impede traffic, and/or parking spaces. Do not block anyone in. Boats RV's trailers or commercial vehicles, unlicensed or inoperable are not permitted to remain on community property. If in violation of the Rules and Regulations they are subject to towing after proper notice has been given. Towing and storage fees will be the responsibility of the owner.
6. There shall not be any parking in a red zone or at a red curb or designated handicapped space. No parking in areas marked "Emergency vehicles – No parking" Any vehicles in these areas are subject to immediate towing. No boats,

RV's, trailers or commercial vehicles, unlicensed or inoperable vehicles are permitted to remain on community property. Storage and towing fees are the responsibility of the owner.

C PETS::

- a. All pets must be attended and on a leash when within the common area (Nevada State Law)
- b. All animals shall be confined to the living unit. If on the common area, all animals must be leashed and under the control of the pet owner at all times and walked off the property.
- c. Owners shall be responsible for immediately picking up and disposing of any animal feces in the common area.
- d. No animal shall be staked out on the common area.
- e. No animal shall be allowed to defecate through or off a balcony and/or patio, and shall be subject to immediate removal from the complex upon notification to the owner.
- f. No animal shall cause or create a nuisance or unreasonable disturbances.
- g. No animals over 20 pounds are allowed living in a unit. If caught, the fine is \$ 100.00 plus immediate removal of such pet.

D SWIMMING POOLS:

1. The pool areas are operated primarily for the use/enjoyment of homeowners. The use of these facilities by the guests is a privilege. Good judgment must be used on the number and frequency of guests. Tenants are allowed two (2) guests and must accompany their guests at the pool areas. The homeowner shall be held responsible, both financially and personally, for any damage or misconduct attributed to his/her guests. **POOL USE SHALL BE AT THE RISK OF THE RESIDENT, TENANT, OR GUEST.**
2. Climbing on, over or upon the fence surrounding the pool is **PROHIBITED.**
3. No pets are allowed in the pools or pool areas. **EXCEPTION: Seeing Eye dogs.** Any violation of this rule shall result in a clean-up assessment plus fine.
4. No bicycles, motorbikes, skateboard, roller blades are allowed within the pool areas.
5. No glass containers of any type are allowed within the pool areas, (this includes glass lotion bottles, beverage bottles, ashtrays and drinking tumblers.)
6. The Association does not provide lifeguards. All persons using the pool do so at their own risk. The Association does not assume any liability in this regard.
7. Suntan oil and cream shall be removed before entering the pools.
8. The board shall establish pool opening and closing dates and pool hours.
9. Gates are to be kept locked at all times.
10. ALL children under the age of sixteen (16) are not allowed in the pool unless accompanied by an adult 18 or over. Children will have the same standards of behavior as an adult. There will be no rowdiness, noise, jumping, or interference with other leisure swimmers.
11. No diapers are allowed in the pool.
12. No styrofoam objects may be used in or around the pools due to the danger they present to the equipment. Rafts will be allowed in the pools provided they are only used for sunbathing. Should there be any rowdiness with the rafts, the offending party will be asked to remove it from the pool. Rafts or

floats are not permitted in the pools during heavy usage periods; these devices reduce the swimming space for others.

13. Consumption of food or beverage is prohibited in the pool areas.
14. Nude bathing is prohibited, including infants and small children.
15. No one under the age of 21 will be allowed to consume alcoholic beverages in any common areas according to state law.
16. No solo bathing.
17. No running, pushing, cannonballing, or splashing is allowed in the pool.
18. Unsafe or offensive conduct is **PROHIBITED**. Noise level must be kept to your personal area **ONLY**, so as not to disturb others.
19. Entrance to the pools is by the gate only. Gates must not be blocked or tied in the open position, except as required by maintenance personnel.
20. Adjustment of any controls regulating the pools is prohibited except by authorized personnel.
21. Individual or groups must not occupy the pools or adjoining areas to the effective exclusion of others.
22. **LIFE SAVING EQUIPMENT IS FOR EMERGENCY USE ONLY.**
23. All persons using the pools must wear swimsuit attire. Street clothing will not be permitted in the water.
24. Only battery operated radios with headphones are allowed in the pool area.
25. Pool keys were made available to each homeowner. Replacement keys will be \$10.00. These keys must be used to enter and leave the pool area. **POOL KEYS MAY NOT BE REPRODUCED OR LOANED OR GIVEN TO NON RESIDENTS.**

Addendum:

1. No feeding the stray animals or birds, if caught doing so you will be fined. We have outside contractors to get them off this property.
2. No repairing of vehicles, changing oil, washing, waxing of vehicles is permitted on property.
3. No hanging or potted plants are permitted on balcony ledges or hanging above balcony ledges due to insurance reasons.
4. Hooking up a hose to courtyard spigots to water plants or wash cars is prohibited. We have sprinklers to do the watering of the plants.
5. No barbecuing on your balconies. It is a state ordinance to prevent fires. All barbecuing is to be done in the middle of the courtyards on the sidewalks by the palms. After grills are cooled, remove immediately to your condo.
6. Sale of property. The association office should be notified when a home goes up for sale so that the proper paperwork can be done and ready for the agents.
7. Please keep your radios, televisions and stereos down to a normal level so you will not disturb your neighbors.
8. Use of laundry equipment is restricted to the hours of 8:00AM to 8:00PM. The noise can be very annoying. Please check that your washer is level to minimize the noise.
9. All investor owners are required to provide tenants with a copy of rules & regulations upon signing a lease; tenants must register with the office.

The board of directors shall have sole authority to enforce the rules and regulations, including levying of special assessments for violation of these rules and regulations. Only the board of directors can rescind a special assessment or direct that a special assessment not be levied for a violation. You will be given a chance for mediation to give your side of the story.

Thank you for cooperation in following these rules and regulations to keep Valley Del Paradiso a pleasant place to live.