

WATERMARKE HOMEOWNER ASSOCIATION

USE RESTRICTIONS AND REGULATIONS

ADOPTED MAY 31, 202023.

WHEREAS the Watermarke Homeowner's Association ("Association") is a Nevada non-profit corporation, duly formed under a governed by the laws of the State of Nevada, including Nevada Revised Statutes Chapter 116, which governs common-interest communities in Nevada; and

WHEREAS the Board of Directors ("Board") wishes to adopt the following rules in order to memorialize the 'Use Restrictions' as laid out in the Associations Covenants and Restrictions Declarations section 10.

NOW COMES the Board with the following Rules and Regulations concerning Watermarke's Use Restrictions:

Use of Homeowner/Resident's Unit as Rental Property

1. No Unit shall be rented for transient, time share, or hotel purposes. Any lease of, or rental agreement pertaining to, a Unit ("lease") shall be in writing, shall be for a term of not less than six (6) months, and shall expressly provide that such lease Is subject to all terms, covenants and conditions of this Declaration.
2. Any lease or rental agreement shall be in writing and shall be provided to EPIC and AXUUS, promptly upon request by the Board.
3. Any tenants living in the homeowner/resident's unit must comply with all parking regulations as stated in the Rules and Regulations and the Association's Covenants and Restrictions. Specifically, all tenants shall provide to AXUUS a copy of the lease agreement prior to the Board approving that tenant's ability to park his/her vehicle on any community streets within the Watermarke Community.

Satellite Dishes, Cameras, and other Attachments

1. No exterior radio antenna or aerial, television antenna or aerial, microwave antenna, aerial or satellite dish, "C.B." antenna or other antenna or aerial of any type, which is visible from any street or from anywhere in the Properties, shall be erected or maintained anywhere in the Properties. Notwithstanding the foregoing, antennas or satellite dishes: (a) which are one meter or less in diameter and designed to receive direct broadcast satellite service; or (b) which are one meter or less in diameter or diagonal measurement and designed to receive video programming services via multi-point distribution services) shall be permitted, provided, that such Permitted device is located within the Unit, so as **not** to be visible from outside the Unit, or, or, if such location is not reasonably practicable, then attached to or mounted on the least conspicuous alternative location on a

Patio, where an acceptable quality signal can be obtained; provided that Permitted Devices shall be reasonably screened from view from any other portion of the Properties, so long as such screening does not unreasonably increase the cost of installation, or use of the Permitted Device. except as provided in (3) below.

2. No Owner shall cause or permit anything to be placed on the outside walls of his or her Unit or Garage, and no sign, awning, canopy, window air conditioning unit, shutter, or other fixture shall be affixed to any part thereof, except as provided in (3) below.
3. **Prior to Any Installations of décor, cameras, satellite dishes or anything else that will be installed on or to the exterior stucco, owner/residents are required to first submit a formal ARC application and must receive approval in writing.** The exterior of the buildings (patios included) is maintained by the association thus, any holes or damage are considered damaging a common area.
 - a. Prior to installation of the above items referenced above, all owner/residents shall submit a formal request to the Architectural Committee and complete an “Architecture Application by going to the EPIC website at <http://epicamlv.com/>
 - b. Complete the entire form and email the form to <http://epicamlv.com/> or to Courtney@epicamlv.com
 - c. The ARC request is not granted without formal, written correspondence from the ARC committee.
4. The Architecture Application may take up to 90-days to approve.
5. Failure to comply with the above, or failure to receive permission by the ARC or Board prior to installation will result in fines of \$100 for décor and \$200 for cameras.

Rubbish and Recycling Bins

1. All refuse, garbage and trash shall be always kept in covered, sanitary containers and are to be left in an area that is not visible from other Units, Limited Common Elements, or Common Elements, or to be placed in the enclosed areas designed for such purpose.
2. Garbage and Recycling bins shall be placed on the Community curbs no earlier than the afternoon the day before scheduled pickup and shall not remain visible from other Units, Limited Common Elements or Common elements beyond the evening of the day of pickup.
3. Failure to comply with these time limitations may result in the owner/resident receiving a violation of these Rules and Regulations pursuant to the fine schedule.
4. All refuse and recycle bins should have their respective owner/resident’s Unit Building and Unit # conspicuously displayed on the containers.

Prohibition of Scooters and Similar Items on Walkways


1. No bicycles, skates, skateboards, scooters, electric bicycles, electric hoverboards, or other type devices are allowed in the pool areas, lawns, or sidewalk walkways.

NOW, THEREFORE, BE IT RESOLVED, that the USE RESTRICTIONS policy is hereby adopted by the Board.

IN WITNESS WHEREOF, this USE RESTRICTIONS POLICY has been executed by the Association as of this 31st ~~day~~ May, 2023. The undersigned hereby certifies that the USE AMENITIES policy has been adopted and approved accordance with NRS 116 and the Association's governing documents.

Watermarke Homeowner Association, a Nevada non-profit corporation.

By:

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Hope Nielsen
Its President