

RULES AND REGULATIONS

The Board of Directors (the "Board") of _____ Homeowners Association (the "Association") has adopted these Rules and Regulations ("Rules") governing the use of _____ ("Condominium Project") by the Unit owners ("Owners"), occupants of the Units ("Occupant") and their guests.

Unless otherwise defined in these Rules, each capitalized term used in these rules shall have the meaning given to such term used in that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for _____ (as amended from time to time, the "Declaration") recorded in the Official Records of Clark County, Nevada. As used in these Rules, the term "Manager" means the managing agent of the Association.

PATIOS AND BALCONIES

No barbecue grills shall be kept or used on a Patio or Balcony. No flammable, combustible or explosive fluid, chemical or substance shall be kept or stored on a Patio or Balcony. No personal property that exceeds twenty-eight (28) inches in height may be stored or kept on a Patio or Balcony. No bicycles, motorcycles or similar vehicles may be stored or kept on a Patio or Balcony. No clotheslines are permitted on a Patio or Balcony, and no clothing, towels, rugs or any other personal belongings may be left on walls or railings or otherwise stored on a Patio or hung from a Balcony. No object shall be thrown from a Balcony, and no object shall be swept or hosed off a Balcony. No fencing or shade devices may be erected on a Patio or Balcony without the prior written consent of the Board.

EXTERIOR LIGHTING

No spotlights, flashlights or other high intensity lighting shall be placed on the exterior of the Building or on a Patio or Balcony without the prior written consent of the Board. All exterior lights must be white.

WINDOW COVERINGS

No reflective materials, including, but with limitation, aluminum foil, reflective screens or glass, mirrors or similar items shall be installed or placed upon the outside or inside of any windows of a Unit without the prior written approval of the Board. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a Unit shall be constructed or installed without the prior written consent of the Board except for screens or other items that are part of the original Building construction.

SIGNS

No signs (including, but not limited to, "For Sale" or "For Rent" signs) shall be permitted on the exterior of a Building or in the interior of a Unit of the signs would be visible from the exterior of the Building, or any other portion of the Condominium Project without a prior written approval of the board.

ANTENNAS

No antenna, satellite television dish or device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be installed, used or maintained on any portion of the Condominium Project whether attached to a building or otherwise without the prior written approval for installation of certain types of antennas, satellite by a licensed contractor in accordance with such rules as the Board may adopt from time to time.

TRASH CONTAINERS AND COLLECTION

No rubbish, trash or garbage shall be placed or kept on any Common Elements as Limited Common Elements including a Patio or Balcony. All trash, garbage or rubbish must be bagged and deposited in the designated trash dumpsters.

HAZARDOUS MATERIALS

No Owner or Occupant or any guest shall use or keep in a Unit or any Limited Common Elements kerosene, gasoline, or flammable or combustible fluid or material or other hazardous materials, other than those required for normal cleaning chores.

VEHICLES AND PARKING

Vehicle Stickers

Each vehicle owner or leased by and Owner or Occupant must bear a permanent access sticker issued by the Association. No vehicle may be parked overnight in the covered parking areas of the Condominium Project unless the permanent access sticker is prominently displayed.

Unit Owner Parking

Each Unit is assigned specific parking space(s). If an unauthorized vehicle is parked in that assigned parking space the Owner or Occupant assigned to such parking space may request that the Manager cause the unauthorized vehicle to be towed away. Parking spaces are for automobiles and motorcycles only; recreational vehicles, trailers, campers, buses or boats are not permitted in the parking spaces without the prior written consent of the Board and are subject to being towed.

Except for Emergency repairs, no automobile, motorcycle, motorbike or other motor vehicle shall be constructed, reconstructed, serviced or repaired on any portion of the Condominium Project, and no inoperable or unlicensed vehicle may be stored or parked on any portion of the Condominium Project.

Visitor Parking

All visitors must park in uncovered spaces clearly designated as visitor parking.

Prohibited Vehicles

No gas powered go-carts, go-peds or similar vehicles may be operated in the Condominium Project.

RECREATIONAL FACILITIES

Swimming Pool and Spa

Persons using pool or spa shall do so at their own risk. No lifeguard will be provided by the Association. The Association will not responsible for the injuries sustained by persons in or about the pool or spa areas.

Anyone using the pool is required to do so in a manner considerate of others and to comply with the following rules for safety, hygiene and prevention of added repair and maintenance costs:

- In order to protect the health and safety of persons under fourteen (14) years of age, no one under fourteen (14) years of age may use the pool or spa unless accompanied by an adult who shall be responsible for the safety of the person under fourteen (14).
- All guests be accompanied by and Owner or Occupant.
- No person wearing diapers is permitted in the pool or spa.
- Pets are prohibited in the pool and spa areas.
- Alcoholic beverages are prohibited in the pool and spa areas.
- No smoking, tobacco, chewing, or gum chewing is permitted in the pool and spa areas.
- Glassware of any kind is prohibited in the pool and spa areas.
- All persons using the pool or spa must wear swimwear.
- All persons must obey all the posted signs regarding the use of pool and spa areas.
- No pool toys or floatation devices, except float aids that attach to a person's body are permitted in the pool or spa.
- Running in the pool and spa areas is prohibited.
- Towels shall be placed on Patio furniture to protect from residue left by suntan oils and lotions.
- All persons shall shower before entering the pool or spa.
- All persons shall remove personal items when leaving the pool or spa areas.
- The pool and spa cannot be reserved for private functions or closed to Owner or Occupant use.
- No loud music or amplified sound is permitted in the pool or spa area at any time.
- Any cost or expense incurred from damages by an Occupant or visitor shall be assessed against the applicable Owner.
- Pregnant woman should not use that spa with out consulting a physician. Elderly persons and persons suffering from heart disease, diabetes or high blood pressure or taking prescription drugs should consult their physician before using the spa. No person should be in the spa for more then 15 minutes at any one time.
- No person with open cuts or abrasions shall use the pool or spa.
- Pool & Spa hours are daily 8 AM to 10 PM.

The Manager Is authorized to enforce these Rules and has authority to ask anyone who does not comply to leave the pool and spa area. In addition, The Board may suspend the pool or spa rights of any person who violates these Rules.

Fitness Center

Use of the Fitness Center is subject to the following rules:

- Appropriate athletic wear required at all times.
- Equipment must be wiped down after each use.
- Persons must be 18 years or older or accompanied by parent or guardian.
- All visitors must be accompanied by an Owner or Occupant.
- Fitness Center is open 24 hours a day.

Clubhouse

Use of clubhouse is subject to the following rules:

- The clubhouse is open daily between the hours of 9 AM & 6 PM
- Persons must be 18 years or older or accompanied by a parent or guardian.
- All Guests must be accompanied by an Owner or Occupant.

ENFORCEMENT

These Rules are in addition to the restrictions on the use of the Units and Common Elements contained in the Declaration. All Owners and Occupants are responsible to read and abide by the restrictions on the use of the Common Elements and Units set forth in the Declaration. In addition to other remedies available to the Association in the event of a violation of the Declaration or these Rules and Regulations, the Board may impose reasonable fines against Owners and Occupants who violate the Declaration or these Rules and Regulations and may suspend the right of such Owners and Occupants to use the common recreational facilities.

Resident/Occupant Signature

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Resident/Occupant Signature

Property Name/Address

Unit Number

Landlord/Managing Agent Signature