

Deer Creek Homeowners' Association

Rules and Regulations

2011

Statement of General Philosophy - Recognizing the individual and collective property investments of the membership of Deer Creek Homeowners' Association and the value to all Owners and Tenants of the beauty, peacefulness, and elegance of this community, the Board of Directors has issued these Rules and Regulations. Your cooperation in supporting not only the letter, but also the spirit of these Rules and Regulations will contribute significantly to the protection of the rights and privileges of all.

The overriding philosophy is to establish guidelines that will maintain the private lifestyle, residential nature, and architectural décor of this community. The Board considers it essential that all members of the Association familiarize themselves with these rules and the rules contained in the Covenants, Conditions and Restrictions (CC&Rs), which is the governing document of our Association.

The terms and conditions set forth in these Rules and Regulations are binding upon all Owners, Tenants, and Guests residing within the boundaries of the Deer Creek Homeowners' Association (The Association) and invited guests who might be visiting or using any part of the common or other designated areas.

GENERAL POLICIES

1. All unit owners are responsible for the acts of their respective unit's occupants, be they family, guests, or renters.
2. Loud noises. stereo, TV, or radio shall not be allowed to reach a level that is objectionable to other residents. Quiet hours are to be enforced between 10:00 PM and 7:00 AM, except for snow plowing.
3. The use of firearms, fireworks, and explosives of any kind is forbidden.
4. Unsightly storage on the rear decks is prohibited. Storage is limited to such items as outdoor patio furniture, BBQ grills, bicycles and related items.
5. Storage of any kind is not allowed in the common areas.

6. Operation of a snowmobile and/or ATV (all terrain vehicle) is not allowed on the premises.
7. All pets must be on a leash.
8. It is the absolute responsibility and duty of all animal owners to clean up after their animals, which have used any portion of the property (including rear decks).
9. The Association, acting through the Board of Directors, shall have the absolute right to prohibit any resident from keeping any animal on the premises, which constitutes, in the opinion of the Board, a nuisance or safety risk to other residents.
10. Any continuing violation of the CC&R's of the Association will also be deemed a violation of these Rules and Regulations, and costs incurred by the Association will be assessed to the Owner of the unit involved.
11. Owners of units are financially responsible for any damage done to The Association's property or to another Owner's unit, or rule violation by themselves, family members, their lessees, guests, or pets.
12. Garbage is to be placed at the curb every Tuesday morning between 6:00 AM and 9:00 AM for pickup by the management company. Except for pick up time, all storage of trash shall be within Unit garages. Any resident who places their garbage outside at any other time is financially responsible for the clean-up of scattering of their garbage by bears (or any other reason). Any additional removal expense due to extraordinary amount of garbage will be assessed against the owner of that unit (i.e. remodeling, moving, etc.).
13. Garage doors shall be kept closed at all times unless work is being performed on the unit.

TRAFFIC AND VEHICLES

1. Maximum speed within the Association complex is 10 mph. No parking is permitted on Deer Court due to fire lane restrictions.
2. Up to four parking spaces may be allowed for each Owner's vehicles. Each vehicle allowed to park within the complex must be capable of being legally parked at their unit as follows: each vehicle must be either stored in their garage with the door closed or on their unit's driveway with the garage door closed and not intruding into the Deer Ct. street. Any vehicle not capable of being legally parked at their respective unit is prohibited from parking on the Association's property.

3. The parking area between Units at 295 and 289 Deer Ct plus the two parking areas outside the front gate are defined as temporary guest parking areas only and not to be used as an additional parking place for Owners or Tenants. Vehicles of workmen working on a unit for maintenance or repairs may also use the guest parking areas during normal business hours. No extended (more than 7 days) parking is permitted in the guest parking areas.
4. No parking is permitted on another unit's driveway or garage unless written permission is obtained ahead of time from the owner of that unit. E-mails are a recommended method to document permission. Any owner who grants such permission is financially responsible for any damage cause by the permitted vehicle.
5. All parking must be on paved surfaces only. Any parking off paved surfaces is prohibited.
6. No RVs, motor homes, campers, snowmobiles, ATV's, watercrafts, or trailers of any kind are permitted to be parked outside of the garage.
7. Major vehicle repairs are not permitted anywhere on the property outside of garages.
8. No unlicensed or unregistered vehicle shall be stored at any time outside of garages.
9. Initial parking violations will receive a warning notice and additional violations will result in fines being assessed against the unit's owner. If the violation persists, the Association will have the vehicle towed at the owner's expense from the property.

LANDLORD/TENANTS

It is the responsibility of unit owners to supply their tenants and guests with a copy of these Rules and Regulations. It is suggested that a copy be kept within the unit in a prominent location.

STRUCTURAL MAINTENANCE AND ALTERATIONS

1. Exterior painting and staining of each unit is the responsibility of the owner. Each unit is required to be re-stained a minimum of every four (4) years. All painting or staining must be performed to maintain the original color of each unit. However, any unit that becomes deteriorated to the point where re-painting or re-staining is obvious to most reasonable persons; the Board will issue a requirement to perform the painting or staining.
2. No alteration to the exterior of each unit or the landscaping surrounding the unit shall be made without approval of the Board of Directors.

VIOLATION ENFORCEMENT PROCEDURES

1. Violations of the rules and regulations are subject to fines as defined in Nevada Revised Statutes (NRS) 116.
2. The Board may authorize the management company to act on their behalf to enforce these rules.

Approved by the Associations Board of Directors February 1, 2011, and will become effective on March 10, 2011.

By Lee McLeanahan
Association President

DATE: 2/7/2011

By [Signature]
Association Secretary

DATE: 2-9-2011