

RULES AND REGULATIONS

RED CEDAR ESTATES ASSOCIATION ADOPTED SEPTEMBER, 2005

The Red Cedar Estates Association Rules and Regulations are consistent with Nevada Revised Statutes 116.31065, 3108(4), 31031, and the Association's Governing Documents.

1. PARKING

- A. No unit owner, guest, visitor invitee or assign may park the following in the open common area: trailer, house trailer, motor home, motorcycle, bicycle, recreational vehicle, boat, vehicle trailer, water sport apparatus, or any other such vehicle of any kind. This list is not intended to be all-inclusive but should be liberally read to ban the parking of any type of recreational vehicle of whatsoever nature or kind.
- B. Maximum of two (2) passenger automobiles per unit, one of which must be parked in a garage if the unit has a garage.
- C. No visitors to a particular unit, other than those arriving by no more than two (2) vehicles, may park within the common area and, therefore, must park outside the entry gate. Parties and other such large gatherings are specifically covered by this rule.
- D. Parking must be in designated parking areas only. Parking is prohibited on the driveway.

2. GARAGES

- A. Units with garages are required to use their garages as their primary parking space.
- B. Garages shall be used solely for the parking of motor vehicles and for storage.
- C. The garage door must remain closed at all times when garage is not in immediate use.

3. STORAGE

- A. Storage of any items outside a unit or garage is not allowed with the exception of firewood which must be stored at least 10' from any structure, may be covered by a natural earth tone colored tarp, and must be out of sight of normal viewing traffic.
- B. No combustible material, including firewood, may be stored beneath decks, stairways or overhangs.
- B. Storage or placement of any items on the outside deck which creates an eyesore to any other units is prohibited. Specifically prohibited is the drying of clothes, towels, rugs, etc. over the deck railing or the placement of deck floor coverings (i.e. artificial turf, carpet, etc.) which is visible to any other unit.

4. LEASES/RENTALS

- A. No unit may be leased or rented for less than one (1) month and all leases/rental forms must have written Board approval.
- B. Units leased/rented may not have more occupants than two (2) times the number of bedrooms in the unit. A unit owner having a tenant with a need for more occupants shall apply for a variance and, if appropriate, the Association may grant such variance if required by law.
- C. Any unit owner who leases/rents his unit is responsible for the

deportment of the lessee/renter and their strict adherence to all of the governing documents, including, but not limited to the Rules and Regulations.

- D. Leases must obligate the lessee to fully adhere to these Rules and Regulations and governing documents. Any violation shall be grounds for eviction.

5. DOGS AND CATS

- A. Dogs and cats must be on a leash at all times when outside the unit. Owners must pick up pet litter and place it in the common area trash container. No person other than the owner of record or spouse of a Red Cedar unit shall keep a dog or cat on premises.
- B. Any pet type other than a cat or dog is prohibited on the premises unless written permission is granted by the Association.

6. PLAY AREAS

- A. There shall be no play in the street or on or immediately next to any unit. No activity or noise level shall be allowed that is disruptive to any unit owner or resident.
- B. All skateboards, roller blades, scooters and other similar wheeled devices are prohibited anywhere in Red Cedar Estates.

7. NOISE

- A. Quiet shall be observed from 10:00 p.m. until 7:00 a.m. No loud radios or other music sources are allowed outside or inside if windows and doors are open. All residents are encouraged to refrain from shouting from one unit to the other or from a unit to the garage area.

8. CONSTRUCTION PERSONNEL

- A. No construction personnel may park in the common area at any time, other than for the immediate loading and unloading of materials, and, therefore, must park outside the entry gate. Service personnel who are on the premises a short time (i.e. carpet cleaners, window washers, house cleaners, etc.) and Association maintenance personnel are exempt from the rule.
- B. The unit owner is responsible for any construction or service vendor's conduct.

9. FIREARMS/ FIRWORKS

- A. Use of firearms, air rifles, pellet guns or other types of weapons within the common area is strictly prohibited. No fireworks of any kind shall be stored or used on the premises.

10. GARBAGE, ASHES AND TRASH

- A. Do not place hot ashes in the trash container or empty ashtrays on driveways or walks; or throw cigarette or cigar butts/ ashes or waste of any kind over deck railings or on walks, planting areas or driveways.
- B. All garbage, trash, clippings and waste material must be placed in the dumpster.

11. USE OF COMMON PROPERTY

- A. No camping, sleeping or picnicking is allowed. Group meetings on common grounds for other than Association purposes to be by written permission of the Board of Directors.

12. ANTENNAS

- A. There shall be no television, radio or satellite television antennas (i.e. large Standard type dish) erected on or around any unit except as allowed by law. Small receiving antenna for DSS systems may be placed on a unit provided the antenna has been approved by the Architectural Committee.

13. ENTRY GATE

- A. The entry gate will be open during the winter months. When operable, the gate must be closed at all times except for ingress and egress. All residents are encouraged to check that the gate is closed and access is granted only to bona fide guests or service personnel.

14. VIOLATIONS

- A. Violations of the Red Cedar Governing Documents including these Rules And Regulations are subject to the following process: (See By-Laws, pgs. 8-11)
 1. Written notification to the unit owner of the nature of the violation, the applicable provision (s) of the governing document that forms the basis of the violation, and the date and time of the alleged violation. Unit owners are responsible for all violations, whether committed by the unit owner, family, resident, tenant, guest, invitee or assign.
 2. A notice shall be given for a hearing within a reasonable period of the notice by which the unit owner can present and appeal their case.
 3. The Board or a panel from the Board will hold such hearing with the alleged violator.
 4. If the violation is proved valid, the violator will be subject to a fine not to exceed \$100 for each violation or a total amount of \$500 unless it is a continuing violation which has an unlimited fine.

15. CONSTRUCTION PENALTIES

- A. Any construction by a unit owner shall follow a process and schedule as provided in the Red Cedar Association By-Laws, page 11.
- B. The Board may impose and enforce a construction penalty up to \$2,000 against a unit owner who fails to adhere to a schedule after proper notification has been administered and a hearing held.

16. CONTRACTORS

- A. Any construction work requiring Architectural Committee approval and/or Government permit, must be performed by a contractor who is licensed, bonded and insured. The Architectural Committee is authorized to determine the need for a contractor on any request submitted for its approval.
- B. Unit owners are responsible for ensuring these criteria are met and are liable for any governing document violations or damages occasioned by the vendors they have retained.

ACKNOWLEDGEMENT OF SHORT-TERM RENTAL LIMITATION

As purchasers of an interest in Red Cedar Estates, I (we) hereby acknowledge that we understand that rentals of units for a period of less than 30 days is prohibited according to Association Rules and the Red Cedar Estates CC&R's.

I (we) agree to abide by all rules and CC&R regulations as owners of a unit in Red Cedar Estates.

AGREED: _____
Buyer

Buyer

Date