

# Tahoe Sierra Pines Rules and Regulations

These rules and regulations are adopted by the owners for the mutual benefit of the owners and the tenants of Tahoe Sierra Pines Condominiums. They are intended to assure quiet enjoyment of the property and protect the appearance of the project with no undue interference, burden, or restriction on any owners or tenants. All owners, lessors, tenants, and their guests are required to abide by these rules and regulations.

1. Parking of motor vehicles is restricted to the paved parking lot. Vehicles shall be parked in the marked spaces only. Recreational vehicles, boats, trailers, campers, motor homes, etc. may be parked in the designated parking spaces for periods not to exceed 3 days when there is space available and it will not interfere with other tenants. No automobile repairs of any kind will be allowed in the parking lot. Vehicles improperly parked, disabled vehicles and abandoned vehicles will be towed at the owner's expense.

2. Outdoor Common Areas are for the common use of Tahoe Sierra Pines residents and their guests for access parking and short term recreational activities. No owner or tenant may use any outdoor common area for storage. Bicycles, sports equipment, toys, and other personal articles shall be kept indoors or their unit's limited common area (rear deck).

3. Limited Common Area (rear deck) shall be kept neat, orderly, and free from decay and noxious odors. Clothes racks shall be lower than the rail, and clothes and towels shall not be hung on the railing to dry in the front or back. Storage is limited to deck furniture, bicycles, and similar items. No items are to be hung from the beams or ceilings other than plants, bird feeders, bird houses, and hanging patio furniture.

Any BBQ or cooking is strictly prohibited on decks or within 10 feet of the buildings. The stacking of firewood on either the back deck, front deck, or outside in the common areas is also strictly prohibited as they constitute a fire hazard.

4. Window coverings shall be of a light color to present a neat appearance to the building. Personal items, signs, advertisements are not permitted to be displayed in the window or on the sills.

5. Quiet time is between the hours of 8PM and 8AM. Noise that can be heard by adjacent tenants is not permitted. All residence has the right to quiet enjoyment of their property all hours of the day and night. Any loud noise or disturbance, not limited to parties, music, or conversation loud and prolonged enough to be heard by adjacent tenants, is not allowed.

6. Pets may be kept in the condominium units provided that they do not disturb neighboring units. When in the outdoor common areas, the pets shall be leashed by the pet's owner. The grass and landscaped areas are not to be used or permitted to be used for defecation or waste. All waste matter is to be disposed of by the pet owner.

7. Laundry Room Facilities are provided for the use of the owners, tenants, and their guests exclusively. Users are to clean up their own mess and leave the facilities neat and clean for the next user.

8. Lease and Rentals of the units is permitted as follows:

a) A resident owner may rent or lease part of the unit.

b) A non-resident owner may rent or lease only the entire unit. Rental or lease for more than thirty (30) days is restricted to not more than two (2) unrelated families.

c) A lessee may rent or sub-lease only the entire lease. The owner of the unit is responsible for the tenants' conformance to the Rules and Regulations. Fines for non-conformance are the owner's responsibility and will become liens against the property if not paid. Any lease and, or rental agreement shall require conformance to these Rules and Regulations and shall have a copy of the Rules and Regulations as an attachment.

When a rental agent is used, the owner shall provide the Managing Agent and the Board with the name of the rental agent and provide a 24 hour phone number for the agent. Owners shall provide the Managing Agent with the telephone number for leased or rented units for emergency contact of tenants.

9. Violation of the Rules and Regulations are subject to fines as defined in NRS 116.

10. Complaints of violations of the Rules and Regulations should be made to the managing agent in writing. The Managing Agent shall evaluate the complaint and take appropriate action as may be required to assure the quiet enjoyment of other owners and tenants. These are complaints that do not involve a threat or need immediate action to insure the safety and peaceful enjoyment of the complex.

11. Urgent Complaints When violation of the Rules and Regulations require immediate correction (Such as late loud parties, etc), call the Sheriff's office and immediately report the disturbance. The managing agent or owner should be notified in writing of any such disturbance.

12. Emergency Access Owners should provide the Managing Agent with a key to the unit to be used for emergency access. The managing agent shall be bonded.

13. Business or commercial activity other than a lease or rental is permitted on a strictly limited basis. An office in a homeowners unit is allowed when business is conducted within the confines of the unit. Business or activity that results in foot traffic or use of parking by non-residence is prohibited.

14. The Rules and Regulations may be revised at any time by the Board of Directors. A majority approval vote by the owners is required to revise the Rules and Regulations. The Secretary shall sign the Rules and Regulations and have them distributed to each homeowner.

**Statement of adoption of the Rules and Regulations:**

These Rules and Regulations have been adopted by The owners of Tahoe Sierra Pines Condominium Association by resolution on 9/19, 2007 and become affective on 10/19, 2007

Signed   
Secretary Tahoe Sierra Pines Condominium Assoc

Date 9/19/07