



Centertowne Subdivision Association

RULES AND REGULATIONS

Centertowne Subdivision Rules and Regulations are an extension of the CC&Rs, and as such apply to all Persons within the Development. Each Owner is responsible for the actions of their Invitees, Guests, and Tenants to ensure compliance with the rules at all times.

These Rules and Regulations were adopted by the Board of Directors on the

__8TH__ day of __FEBRUARY__ 2010

USE RESTRICTIONS

- A. Each Owner/Tenant Shall Maintain the exterior of their Unit in a clean and attractive condition and in a good state of repair; which includes but is not limited to, window cleaning, removal of litter.
- B. No Garbage, refuse, newspapers, rubbish, obnoxious or offensive material shall be permitted to accumulate around any portion of the any unit or in the common area. No large items, appliances or furniture are to be placed in the Common Area or discarded around the dumpsters. Owner/tenants are responsible for disposal of such items. (CC&Rs Article V, Sec. 9)
- C. No Unsightly Objects shall be erected, placed or permitted to remain around any unit. (CC&Rs Article V, Sec. 8)
- D. Draperies, curtains, blinds and other window coverings shall be of good quality and in a color and design consistent with the rest of the complex. No plastic sheeting, aluminum foil or bed sheets are allowed to be used as window coverings.
- E. RVs & Trailers: no trailers, utility trailers, boats or RVs are allowed to be parked or stored at any unit or anywhere in the Common Area. (CC&Rs Article V, Sec. 15)
- F. Parking: There shall be no overnight parking on the streets or storage of vehicles and/or equipment on the streets or driveways. No inoperable vehicle may be stored outside of the garage. Vehicles parked on the streets overnight or stored outside of garages are subject to being towed at the owner's expense, excluding parking on Douglas Avenue. (CC&Rs Article V, Sec. 16)
- G. Commercial Vehicles: No commercial vehicles (any vehicle over $\frac{3}{4}$ ton or longer than 23 feet) shall be parked overnight anywhere in the development. (CC&Rs Article V, Sec. 14)
- H. Unnecessary Noise should not be created by residents and/or visitors at any time particularly between the hours of 10 p.m. and 8 a.m. Exterior speakers, horns, bells, sound devices except alarm systems are prohibited.
- I. No Offensive Activity is permitted that may become an annoyance or nuisance to the neighborhood. (CC&Rs Article V, Sec. 3)



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- J. No Business activities of any kind shall be conducted in any building or on any portion of the subdivision including garage or moving sales. (CC&Rs Article V, Sec. 8)
- K. No Signs No signs of any kind shall be displayed in the Common Area with the exception of one professionally made For Sale or one For Rent sign no larger than 30 inches by 30 inches which may be posted in front of the unit only until rented or sold. (CC&R Article V, Section 8)

Professionally made political signs may be displayed on the unit or in a window (not in the Common Area) as long as signs are not larger than 24 inches by 36 inches; conform to local laws; there is no more than one sign per candidate, political party or ballot issue. All political signs must be removed as per Douglas County Code within seven (7) days of an election.

- L. Sports equipment or recreational activities shall not be permitted within the Common Elements which could interfere with the quiet enjoyment and safety of the residents or be detrimental to Units/Common Elements or parked vehicles. Equipment examples are bicycles, skateboards, roller blades, skates, scooters, basketball standards or other sports apparatus (fixed or portable).
- M. No Animals, livestock, or poultry of any kind are permitted or shall be raised, bred or kept in any unit except for dogs, cats and other household pets which may be kept provided they are not kept, bred or maintained for commercial purposes. The maximum number of pets must not exceed the limits of Douglas County's Code.

Dogs and cats when outside of the unit are to be controlled by a reasonable person by means of a leash or other restraint. Said person is to immediately clean up any mess or feces created by their pets. No animal shall be allowed to make an unreasonable amount of noise. Pets are not allowed in any of the Common Areas. (CC&Rs Article V, Sec. 2) (Type A)

- N. Insurance for the Association covers general liability, hazard, fire and vandalism for insurable improvements upon the Common Elements. Owners' insurance responsibilities include casualty, public liability and personal property. No action, or lack thereof, by any Resident, invitees, or guests which is illegal or could result in a premium increase or cancellation of the Association's insurance policy will be tolerated.

ARCHITECTURAL GUIDELINES

- A. Exclusive Use Areas, any component in the subdivision which exists to exclusively to service an individual unit shall be the sole responsibility of that unit's owner to repair, maintain or replace. Such components shall include but are not limited to porches, steps, fences and driveways and in the case of the 8-plex units the parking lots.



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- B. Board Approval, no buildings, fences or other structures, exterior storage cabinets, shelves or boxes are allowed unless given approval by the Board. (CC&Rs Article V, Sec. 4)
- C. Exterior Paint, must receive prior approval of the colors by the Board before beginning the project. Only earth tone colors in browns, beiges, grays, creams and whites will be approved. The Association reserves the right to repaint any unit at the expense of the unit's owner having not received prior approval of color choices by the Board of Directors.
- D. Re-Roofing Policy: The Board has approved the use of Elk Prestique, asphalt, composition roofing in the color of "Hickory". Any other type or color must receive Board approval. (adopted at Board Meeting 03/26/04)
- E. Temporary Structures: No structures of a temporary nature, such as a trailer, tent, shack or other out building, shall be used at any time as a residence or for storage either temporary or permanent. (CC&Rs Article V, Sec. 1)

RENTALS/OCCUPANCY RESTRICTIONS

- A. Maximum number: Each Unit is to be used as a single family residence. Maximum number of two persons multiplied by the number of official bedrooms as per Douglas County approved plans is allowed. No business use such as commercial manufacturing, mercantile, storage or vending is permitted. Absolutely no garage or moving sales within the Units or Common Elements are permitted.
- B. Leasing of Units is permitted and terms of the lease shall be subject to all By-Laws/CC&Rs/Rules and Regulations of Centertowne Subdivision. Tenant is to be furnished with a copy of same. Failure of Tenant to comply shall be a default under the lease and could result in a fine levied against the Unit's Owner.

FINES

PROCEDURE FOR FILING COMPLAINTS - Owners and/or residents who witness any violation of the CC&Rs or these Rules & Regulations should report the violation to the Management Company in a signed written statement.

Notification should detail the facts of the situation and the CC&R or Rule being violated. Anonymity of persons filing a complaint shall be strictly maintained. Anonymous complaints will not be considered.

ENFORCEMENT - The Association, its Members, the Board of Directors, the Association Manager, and all Committees of the Association shall vigorously enforce all Centertowne Subdivision's Rules & Regulations and all rules set forth in the Governing Documents. Enforcement shall be as follows:



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The Association Manager, Committee Members and/or members of the Board of Directors will do a periodic inspection of the community and record violations.

The following course of action will be followed upon noting a violation.

- A. ***Courtesy Letter*** will be sent to any Owner found to be in violation of the governing documents with details of the violation.
- B. ***First Violation Notice*** will be sent to the Owner if not corrected with the date on which the violation must be cured and notice of possible sanction.
- C. ***Second Notice of Violation & Hearing Date*** will be sent to the Owner if still not corrected advising of the date, time and place of the hearing and potential fine or other sanctions that may be imposed. The scheduled hearing will be held whether or not the Owner elects to attend.

After an opportunity for the Owner to plead his case at the hearing, the Owner will be dismissed and the Board, in private, will determine if the violation is found to be with or without merit. The Owner will be notified of the Board's determination by letter. (NRS 116.31031)

All correspondence regarding violations shall be kept on file.

PENALTIES/FINES - Penalties for violation of any provision of the Governing Documents to be imposed by the Board are as follows: In accordance with state law (NRS 116.31031) the maximum fine will be \$100 with the minimum fine to be \$50. If deemed a continuing violation, fines may accumulate to a maximum of \$1000. Should the limitations of NRS 116.31031 be amended, the Association will follow the prescribed changes. This fine policy has been adopted and implemented to protect property values and maintain a pleasant living environment for the entire community.

Unpaid fines are collectible in the same manner as unpaid monthly assessments and may result in a lien on an owner's unit.

AMENDMENT PROCEDURES: These Rules & Regulations may be amended, repealed, and adopted from time to time by the Board of Directors.

EFFECTIVE DATE: Rules & Regulations shall become effective 30 days after publication to all homeowners.

Board Approved:
February 8, 2010