



## L' ADAGIO PROPERTY OWNERS ASSOCIATION RULES AND REGULATIONS

L'Adagio's 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 24 day of March, 2010

1. **SIGNS** - no signs of any kind shall be displayed with the exception of one For Sale or one For Rent professionally made sign no larger than **24 inches by 36 inches** posted in front of the unit, only until rented or sold. Political signs may be displayed if the political sign is not larger than 24 inches by 36 inches, and is within such physical portion of the common-interest community as that owner or occupant has a right to occupy and use exclusively. ***There may only be one sign per candidate, political party or ballot question (NRS 116.325).*** Article IV Section 4.04
2. **FENCES** – ***Owners shall be responsible for maintenance and repair of all fences on his/her homesite.*** All fences must be approved in writing by the Architectural Review Committee. Article IV Section 4.05
3. **NUISANCE** - No rubbish or debris of any kind shall be placed or permitted to accumulate upon any property within the project and no odors shall be permitted to arise there from. ***Noise or other nuisances shall be permitted to disturb the quiet enjoyment of the neighbors.*** Article IV Section 4.06
4. **IMPROVMENTS & ALTERATIONS** - There shall be no construction excavation, removal or alteration, other than repairs, which in any way alters the exterior appearance of any home in the development ***without prior approval of the Architectural Review Committee.*** Article IV Section 4.08
5. **NO TEMPORARY STRUCTURES** - No tent, shed, shack or other temporary structure shall be placed on any property that is visible from public roadways or over the top of fences or walls without written approval by the Architectural Review Committee. Article IV Section 4.12
6. **VEHICLES** – Unless otherwise permitted by the board, ***no motor vehicle or trailer shall be parked or left within the Project other than within a garage, driveway, or on the street side of the curb.***



No boat, trailer, RV, bicycle, motorcycle, motor scooter, wagon, camper, large truck shall snow mobile or vehicle may be parked or left within the project for more than 48 hours in any 7-day period. **Other than within a garage, driveway or on the street side of the curb.** Prohibited vehicles will be subject to being towed at the Owner's expense. Article IV Section 4.14

- PETS** – No more than (3) normal household pets shall be raised or kept on any home-site, and all pets shall be restrained or confined to home-site and not allowed to run **at large or leave a Homesite except when restrained by a leash.** The Golf Course is private property and not intended to be used as a park or waste disposal site for pet excrement.

Excessive barking or other noises from household pets are not permitted. Owners shall clean up promptly after their pet(s) and dispose of the waste of the same in suitable containers.

Owners will be financially responsible and liable for damage caused by their pet to persons or property in the development. Article V Section 5.04

- UNSIGHTLY ARTICLES** – No unsightly article shall be on any homesite, which is visible from neighboring properties or private or public roadways. Trash cans will be stored in the garage or behind the fence and only be visible on the garbage collection day. Article V Section 5.05
- DECORATIONS** – All Holiday decorations shall be put up no earlier than **30 days** before the Holiday and are to be removed from exterior of homes and from fences within **30 days** after the Holiday.
- GARAGES** – The principal use of garages shall be for parking cars. No garage shall be used as living quarters. Garage door will not be left open on a regular and continuous basis.
- EXTERIOR PAINT** – The exterior color of all residences shall consist of earth tones with the specific requirements set forth in the design guidelines. The Architectural Review Committee must approve, in writing, painting of exteriors **prior to** a change in color. Article V Section 5.02 B
- BASKETBALL HOOPS AND BACKBOARDS** – Temporary portable basketball hoops are acceptable, but must be placed in such a manner that they do not block sidewalks and pedestrian walkways while in use. When not in use, temporary portable basketball hoops are to be kept out of view from front yards or streets within L'Adagio (i.e., behind the fence or in the garage) at all times. **Basketball hoops and any recreational equipment shall not be left out overnight.**
- LANDSCAPING AND TREE REMOVAL** – Pursuant to Section 5.08 of the Declaration, each and every Owner of a lot shall keep and maintain in an attractive, healthy, live and growing condition, any and all grass, shrubs,



trees, and other decorative landscaping which may be planted or growing upon said lots. Any and all dead or diseased lawn areas, shrubs, trees, and flowering plants shall be promptly removed and replaced with suitable and attractive replacement landscaping. Each Owner of a lot shall remove weeds promptly from said lot and shall water and trim all grass, shrubs, trees, and flowering plants located upon said lot as often as the same shall become reasonably necessary, subject to any applicable laws governing the frequency or timing of permitted watering.

All yards and lawn areas of every lot shall be kept mowed to a maximum height of 3 inches. In addition, each lot shall be kept free from brush or other growth or trash which, in the reasonable opinion of the Board of Directors, is unsightly, causes health and safety issues, or causes undue danger of fire.

No trash or clippings are to be thrown over the fences.

**14. EXCESSIVE IRRIGATION PRACTICES** – Please note that Indian Hills General Improvement District has enacted Ordinance 001 related to water use restrictions for outdoor watering.

The following rules have been enacted in compliance with Ordinance 001:

B. All watering is restricted between 12:00 noon and 4:00 p.m.

B. Water waste is prohibited. Water waste is defined as, but is not limited to, violation of the water use restrictions, or the careless consumption of water as evidenced by irrigation overflowing or puddling on a property and/or flowing from property into gutters, streets, gullies, neighboring property or washes for more than 30 (thirty) minutes.

Any Owner who violates any of these rules shall be fined in accordance with the policy set forth within these Rules and Regulations. Owners shall be fined for a violation of these Rules & Regulations even when committed by their tenants, guests, or invitees.

Separately, owners may also be subject to fines and a possible discontinuation of water service by Indian Hills General Improvement District if violations are reported.

**15. 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. Anonymous complaints will not be considered.

Notification should detail the facts of the situation and the CC&R or Rule that is being violated. Anonymity of persons filing a complaint shall be strictly maintained.



- 16. ENFORCEMENT OF RULES** – The Association, its Members, the Board of Directors, the Association Manager, and all Committees of the Association shall vigorously enforce all L'Adagio Rules & Regulations, and all rules set forth in the Governing Documents.

**PENALTIES/FINES:** Failure to adhere to the association's restrictions set forth in the association's governing documents, including the Declaration of Covenants, Conditions, and Restrictions, Bylaws, Articles of Incorporation and Rules and Regulations may result in fines being levied after notice and a hearing, as set forth below.

First Offense: Written courtesy letter of warning. Notice to homeowner giving nature of alleged violation.

Second Offense: Written **First Violation Notice** of ongoing alleged violation with date on which violation must be cured and notice of possible fine and/or sanction.

Third Offense: Written **Second Violation Notice & Notice of Hearing Date** and notice of possible fine and/or sanction to be impose.

In accordance with state law, ***no fine will exceed \$100 per violation however, if not corrected within 14-days of a hearing, the violation will be deemed continual and a fine will be levied for every 7-day period not corrected not to exceed \$1000.*** This fine policy has been adopted and implemented to protect property values and maintain a pleasant living environment.

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

- 17. AMENDMENT PROCEDURES** – The Rules & Regulations may be amended, repealed, and adopted from time to time by the Board of Directors.
- 18. EFFECTIVE DATE** – Rules & Regulations and any amendments shall become effective 30 days after publication to all homeowners.

Effective:  
April 25, 2010