

Rules & Regulations



Homeowners Association

Rules & Regulations

INTRODUCTION

The Declaration of Covenants, Conditions and restrictions of Tropical Villas East Homeowners Association provide, under Article V the Association, Section "5.1.5" that the Board Of Directors shall have the power to adopt, amend and repeal the Rules & Regulations regulating the use of the Common Area and for such other purpose as are expressly allowed by this Declaration. However, the Rules and Regulations shall not be inconsistent with or materially alter any provision of this Declaration, the Articles, or the Bylaws. A copy of the Rules and Regulations as adopted, amended, or repealed , shall be mailed or otherwise delivered to each member. In case of any conflict between any provision of the Rules and Regulations and any provision of this Declaration, the Articles, or Bylaws, the conflicting provision of the Rules and Regulations shall be superseded by the provisions of this Declaration, the Articles, or the Bylaws.

It is, therefore, with the power authorized to the Board of Directors of Tropical Villas East Homeowners Association, under the CC&Rs, that the following Rules and Regulations are established.

The purpose of these rules is to establish basic standards of conduct required of all the Tropical Villas East Homeowners Association members, residents, and their guests. The Rules and Regulations are intended to ensure that every member, resident and guest may fully enjoy their individual right of quiet enjoyment and peaceful occupancy of their lot without unduly interfering with other's identical rights. Living in a community subject to Covenants, Conditions, and Restrictions requires cooperation and thoughtfulness of all members, residents, and guests. The Rules, Declaration, Articles of Incorporation and Bylaws for the Association are the governing documents for the Association. A property management company's Association manager provides orderly administration of the governing documents.

All members and residents should read fully and understand and abide by the Declaration, these Rules and the Architectural Guidelines. The members and residents of the Association should be familiar with the documentation that controls the affairs of the Community.

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RULES AND REGULATIONS

Article I : COMMON AREAS

(CC&R's, Art. III, Sec. 3.24 refer)

1. Owners are responsible for the actions and deeds of their family, guest, invitees, and/or tenants, their family, guests, and invites. Parents and/or Guardians will be notified by the Board of all reported infractions committed by their children, and will bear the responsibility for such acts. Parents or guardians will be held financially responsible for any damage, mischief or vandalism, to include graffiti caused by their children.
2. Damage to landscaping, including but not limited to, irrigation apparatus, trees and shrubs will result in replacement costs being billed back to the violators. Though it is not rule, it is helpful that residents report any irregularities in the common areas, such as broken sprinkler head, etc., to the Property Management Company so that repairs can be performed in a timely fashion and damages minimized.

Article II : SINGLE FAMILY RESIDENTIAL USE

(CC&R's, Art. III, Sec. 3.2 refer)

1. Residences within the subdivision shall be used exclusively for single family residential purposes only.
2. **NO** business, commercial, manufacturing, mercantile, storage, vending, or other non-residential activity may be engaged in without prior written consent of the Board.
3. Home occupations, hobbies or other activities that will increase the traffic in the neighborhood (that would otherwise not be present), increase noise, or create aesthetic incompatibility are not permitted.
4. **NO** short or long-term renting of rooms or leasing of anything less than an entire residence shall be permitted.
5. **NO** Residence may be lease for a period of less than ninety (90) days and then only with a written lease. A copy of any lease must be sent to the management company within thirty (30) days of signed agreement.
6. Leases and subleases must include a clause stating that the lessee shall be bound by and obligated to the provision of the CC&Rs, the Bylaws of the Association, the Architectural Guidelines, and these Rules.
7. The owner may not relieve his or herself from the obligations of the restrictions merely by leasing the residence to a tenant.

Article III : ARCHITECTURAL APPROVAL

(CC&R's, Art. III, Sec. 3.3 & 3.17 refers)

1. Entrance security doors and screen doors must be white or off-white in color only. Including any screens
2. Patio doors must have a white frame and include screens with Light Tan or Gray Solar screen material.

NOTE : Some Units have original aluminum frame and dark charcoal solar screen material. These Unit are asked when replacing the patio door if they will change it to a white frame and screens with light tan or gray solar screen

- 3 Solar screens with white borders, light tan or gray fabric with grids to match exterior window treatment may be installed without the approval of the Architectural Committee. All other colors require approval from the Board.

NOTE : The original screens on window are aluminum so it was silvery or gray in color.

- 4 The placement of decals, logos, names, numerals, or such decorations on exterior garage doors, windows shall be prohibited in the Community.

Article IV : PRIVATE VEHICLES

(CC&R's, Art. II, Sec. 2.6.5 & Art. III, Sec. 3.6 Thru. 8 refers)

1. Each Unit shall have at least two (2) parking spaces. A unit's garage design capacity will count as parking space's) applicable to a Unit to the extent of the capacity of vehicles each garage was designed to accommodate. Each driveways counts as a parking space's) applicable to a Unit to the extent of the capacity of the vehicles each driveway was designed to accommodate (stub driveways or garage aprons **DO NOT COUNT** as a parking space and **NO PARKING IS ALLOWED ON SUCH DRIVEWAYS/APRONS**)
2. Purple Parking Permit (Assigned Spots) is for Unit's authorize space's. The Management Company issue or issues Parking Permit after receiving "Owner/Resident Census Form".
3. Unit's Authorize Space's that is available as followed:
 - a. One Car Garage = One Purple Parking Permit.
 - b. Two Car Garage = Two Purple Parking Permits.
 - c. One Full Driveway = One Purple Parking Permit
 - d. Two Full Driveway (Units Guest Parking) = Two Purple Parking Permits.
 - e. One Assigned Parking Space = One Purple Parking Permit

PURPLE PARKING PERMIT CANNOT USE IN ANY OTHER SPACES THAN THEIR AUTHORIZE SPACE'S.

- 4 Residents of South-side Units with two-car garages and two driveways are not permitted to park in Common Area parking spaces without prior Board approval.

5 In accordance to Tropical Villas East Association CC&R's Article VI, Section 5.2.7 Operation and Maintenance of Common Area. The Association shall operate, maintain, and otherwise manage or provide for the operation, maintenance, and management of the Common Area and all its facilities, improvements, and landscaping, including any private driveways and private streets. **VEHICLES PARKED IN DRIVEWAYS THAT ARE IN VIOLATION OF THE CC&R'S AND RULES AND REGULATION ARE SUBJECT TO BE TOWED IN ACCORDANCE WITH NRS 116.3102 (S); USUALLY AFTER FORTY-EIGHT (48) HOUR'S NOTICE AS PROVIDED BY LAW.**

6 Parking space on the North-Side of the main thoroughfare from the perimeter fence, from the the east to west end, are available for GUEST PARKING expect for two assigned parking spaces per bldg.

7. All vehicles on Tropical Villas East property must display a parking permit placard all time except for service vehicles like COX's, FED-X, Plumbers, and etc

8. Residents of Unit shall be provided with Association parking placard (s):

a. Placards are to be display in front windshield when outside of the garage.

b. Placards may be transferred to other vehicles owned by Residents so long as all vehicles parked outside of a garage display a placard at all time.

c. If the owner of a vehicle sells or trades a vehicle, the owner of the vehicle must remove the placard for use on new, and send in the new information of the vehicle to the Management Company.

d. All owners of vehicles **must and shall** provide vehicle information to the Association to receive a placard. (Fill out Owner/Resident Census Form)

e. Placard will be numbered, and will not contain Unit Resident information on the placard. The Association will maintain a database of placards issued to the Units, which will be kept confidential, for use in placard use enforcement.

f. Guest placard (Orange Permits) are to be used for guest who desire parking.

NOTE: Guest is on a first come basis.

They are not to be used by residents with extra vehicles. Any vehicles in excess of the allowable number should park offsite.

The Orange Parking Permit can not exceed two (2) weeks. (And shall not exceed 14 days in any 30 days period)

Everyone will be issue Two (2) guest permits. Except The Units on south side with two full driveways because that is their Guest parking .

g. Placards that are lost or stolen must be reported to the Association. Placards that have been reported as lost or stolen that are found on a vehicle after such report, **WILL SUBJECT THE VEHICLE TO TOWING.**

h. A charge of fifteen dollars (\$15.00) applies to all replacement placards.

- j. Total number of parking permits.

NORTH SIDE

	Purple	Orange	Total
CORAL REEF, (Over Garage)	2	2	4
TROPIC, (Down Stair)	2	2	4
SEA BREEZE, (2 Car Garage)	2	2	4

SOUTH SIDE

	Purple	Orange	Total
CORAL REEF, (Over Garage)	2	2	4
TROPIC, (Down Stair)	2	2	4
SEA BREEZE, (2 Car Garage)	4	0	4

9. Short term parking (up to 5 minutes) is allowed in front of mailboxes. Short term parking, or sitting at the main gate between gate and Lake Mead Blvd or between gate and east west thoroughfare is forbidden at all times. Any parking that obstructs the entry and exit of the community shall result in a fine and immediate tow. Furthermore, as a security and safety measure, it is forbidden to hold the main gate open in any way not intended by the operating device. Any delayed parking that causes damage to the gate or requires resetting of the gate will result in the resident being billed for the repair.
10. Inoperable vehicles must be parked in an enclosed garage at all times.
11. Commercial vehicles shall not be parked, stored, or kept anywhere on the property except as allowed by law, "Commercial Vehicles" **means any vehicle displaying commercial license plates, business logos, decals, or any vehicle on which equipment racks, materials, ladders, or tool racks are visible.**
12. No vehicles may be parked, stored or kept within the property, outside of a garage, which are deemed to be nuisance by the Board.
13. Repair or restoration of vehicles is and will be **prohibited** on the property except in a fully enclosed garage, limited to the Unit's Resident's personally owned vehicles, and it is not a nuisance to the neighbors.
14. Recreational vehicles are **prohibited** from the Property. "Recreational Vehicles" **means vehicles including but not limited to, motor homes, buses, trailer, coaches, boats watercraft, aircraft, aircraft, campers, and similar vehicles. Motorcycles are not considered recreational**
15. Rental moving vehicles used in the movement of home furnishings in connection with a move-in or move-out of a unit are allowed to park on the property for up to twenty-four (24) hours for the purpose of such moves.
16. Stored/Abandoned vehicles are **prohibited** on the Property outside of an enclosed garage. "Stored/Abandoned vehicles" **means any vehicle that has not been moved for more than seven (7) consecutive days.** However, waivers for such vehicles may be obtained from the Board with a showing of hardship, in the Board's discretion.

17. All vehicles parked in violation of the CC&R's or these Rules and Regulations are **subject to tow** in accordance with NRS 116.3102 (S); usually after forty-eight (48) hour's notice as provided by law.
18. Vehicles blocking a fire hydrant, fire lane, parking, space for handicapped, the crash gates on the East and West ends of the Property, or constituting an imminent threat of causing a substantial adverse effect on the health, safety and/or welfare of the unit's owners or residents of the community, are subject to IMMEDIATE TOW.
 - a. Regardless of the above, and in addition to, or in place of towing, violations of the Parking Rules and Regulations may subject the vehicle and/or Unit Owners to fines and other sanctions.
19. If vehicles is in assigned parking which is not resident of Unit assigned parking. The resident may have the vehicle towed. The resident right to call towing company and have vehicle towed away. The resident must give proof his/her unit before the towing company will towed.
20. Vehicles, with expired license plates, leaving oil and/or other fluids are NOT PERMITTED on streets, driveways, or in guest parking areas.
21. Do to the high cost of water and Las Vegas Valley Water District recommends use of a Commercial or self-serve car wash where water captured to the sanitary sewer, which allows for recycling. So there is **NO WASHING OF VEHICLES ON PROPERTY**.
22. Owners will not be allowed to park, store or keep any vehicle or vehicular equipment deemed to be unsightly or a nuisance. The determination of whether an item is unsightly or a nuisance is left to the sole discretion of the Board.

Article V : ANIMALS

(CC&R's, Art. II, Sec. 3.12 refers)

1. Pets forty (40) pounds or less in weight do not need board approval.
2. If your pet is over forty (40) pounds you need prior approval from the Board. The Board need to know breed of dog (German Shepherd, Collie, Boxer & etc), weight and one big question is your animals friendly (is it a pet) or aggressive (guard dog).
3. No more than two (2) pets per Unit are allowed without Board approval.
4. Exotic animals (including, but not limited to, snakes, reptiles, wild animals, venomous or poisonous animals, or encaged birds) shall only be kept on the Property with written permission of the Board of Directors.
5. Pet owners are responsible to pick up after their pets (feces), when walking the dogs on Property they must and shall be kept on a leash at all times.
6. NO pets are allowed in the swimming pool area except as provided by law. Proper service animal certification paperwork will be required to show proof of allowance in the pool area.
7. NO pets food or water is permitted to be left outside of Unit except on an enclosed patio.
8. The Association reserves the right to have animals removed from the Property, after notice and hearing which are deemed a danger and/or nuisance to others.

- 9 The Association reserves the right to contact Animal Control to have any animal removed that Animal Control deems removed appropriate, including animals that are found outside of Unit without owner control and/or direct supervision.
- 10 Pet door installation requires prior ARC approval.
- 11 Animal owners shall indemnify and hold harmless the Association for any damages and/or personal injury, and/or any other claim, resulting from any action of their animal.
- 12 Cats that are allowed to roam outside a unit are subject to being trapped and removed by Animal Control.

Article VI : GARBAGE AND REFUSE DISPOSAL

(CC&R's, Art. III, Sec. 3.5 & 3.13 refers)

1. There will not be accumulation or storage of litter, refuse, garbage or trash nor storage of containers utilized to contain and handle such matter on or about the common areas. Storage and accumulation of such matter should be accomplished in the **garage or storage area** assigned to each Unit until the scheduled pickup day.
2. Trash containers (rubber/plastic cans) with the unit number may be placed in the customary pickup area for a period not to exceed twelve (12) hours prior to scheduled pickup. (OUR SCHEDULED PICKUP IS THURSDAY 6:00 AM)
3. The established pickup area for each Unit is at the foot of its driveway.
4. Discarded major appliances such as washers, dryers, water heaters, stoves, refrigerators, freezers, mattresses, car batteries and large furniture as well as containers of paint, oils, solvents, etc, should not be placed for pick up. The garbage collection service will not pick up such items. Accordingly, such items should be disposed of by private arrangement. Any fees associated for such pick-ups are the responsibility of owner.
5. Empty trash containers must be put back into garage or storage area assigned to each Unit by end of the scheduled pickup day.

Note : That mean before 11:59 PM on day of pick up.

6. Littering of the common area by any person is prohibited. The act of littering shall be subject to violation fine's.

Article VII : ENTRY GATE SYSTEM (FOR YOUR SECURITY)

(CC&R's, Recitals, Art. V, Sec. 5.2.4, 5.2.5 and 5.2.7 refers)

1. The entry gate into the community is controlled and operated by a portable transmitter or keypad and your phone number.
 - a. All new residents need to complete the "Member Information Form" and return it in order to have their name programmed into the entry gate. All changes, i.e., phone numbers, names, etc. need to be reported to the management company.

- b. Residents may authorize guest entry by telephone. Guest may contact residents by dialing the three (3) digit code number assigned to their unit. Residents should press the nine (9) key on their telephone, before hanging up, to open the gate. To deny entry when a call has been placed to your unit, simply hang up the phone.

Article VIII : POOL AND SPA USE

(CC&R's, Art. II, Sec. 2.6.2, 2.6.3, Art. V, Sec. 5.1.5, 5.2.4, & 5.2.7 refers)

1. The pool and spa facilities "Pool Area" are intended for the exclusive use of Association Residents and their guests.
2. Residents are limited to no more than four (4) guests per Unit in the Pool Area at any given time.
3. The Pool Area is not available for private parties.
4. The Pool Area is subject to closure due to Association events, such as a Board or Homeowner meetings, Clark County Health District, or for construction, repair and maintenance, without notice, at any time.

ANY PERSON USING THE SWIMMING POOL OR SPA WILL DO IT ON THEIR OWN RISK. THERE IS NO LIFEGUARD ON DUTY AT ANY TIME.

5. No cut-offs, or clothing other than normal swimming attire is allowed in the pool or spa. The Pool Area is a family recreation area: please wear attire which is appropriate for a family recreational situation-Nudity is not permitted.
6. All persons must shower before using the pool or spa.
7. Pool use is limited to Residents and Guests. Residents must be present with their Guest at all time.
8. Person under the age of fourteen (14) must be accompanied at all times in the Pool Area by an adult.
9. Residents are responsible for the safety and conduct of their family members and Guests. The word "conduct" refers to, but is not limited to, proper pool etiquette, care of the pool furniture and restrooms, disposing of litter in the receptacles provided and refraining from running and rough play within the confines of the Pool Area.
10. Smoking is prohibited in the pool area.
11. Pets of any kind (except Service Animals), bicycles, skates, roller blades, skateboards, scooters and any other similar items are strictly prohibited within the Pool Area.
12. Food, other than beverages, are prohibited within the Pool Area. **BEVERAGES ARE ALLOWED ONLY IN UNBREAKABLE CONTAINERS. NO GLASSWARE IS ALLOWED WITHIN THE POOL AREA, INCLUDING, BUT NOT LIMITED TO SUNTAN LOTION, SOAP AND SHAMPOO CONTAINERS.**
13. The showers in the pool area are for rinsing before and after utilizing the pool or spa. The showers in the Pool Area shall not be used as substitute for showering in a Unit.

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- 14 Unruly conduct is not permitted within the Pool Area. "Unruly Conduct" means running, horseplay, diving, shouting, yelling, and similar disruptive activities.
- 15 Lounge chairs, chairs, and tables are available on a first-come, first-service basis, and cannot be reserved.
- 16 **NO DIVING IS ALLOWED IN THE POOL OR SPA.**
- 17 Persons with health conditions consult with their physicians before using the spa.
- 18 The spa is temperature controlled by thermostat. Water is not to be transferred from the pool to the spa to cool down the temperature of the water.
- 19 Radios, disc and tape players, and other music and sound producing equipment must be operated as a sound level that is not disturbing to others in the Pool Area or the surrounding Residents.
- 20 Inner tubes, rubber boats or oversized inflated pool toys are not allowed in the Pool Area.
- 21 Spitting, soiling, or in any way contaminating the pool, spa, walkways, drinking fountain, shower area, or restrooms is prohibited.
- 22 **DIAPERS ARE STRICTLY PROHIBITED IN THE POOL OR SPA.**
- 23 **VIOLATION FINES AND/OR SUSPENSION OF POOL AREA ACCESS MAY BE INVOKED BY THE BOARD FOR FAILURE TO OBEY ANY OF THE RULES AND REGULATIONS PERTAINING TO THE SWIMMING POOL AND SPA.**
- 24 Any person under the influence of alcohol are **NOT ALLOWED IN POOL AREA.**
- 25 **SWIMMING POOL AND SPA OPERATIONS.**
 - a. The proximity of the swimming pool area to neighboring Units of the community requires noise levels to be moderated during the evening and early morning hours.
 - b. Swimming pool area is open to residents from 8:00 AM to 10:00 PM. (The pool is **CLOSED** from 10:01 PM to 07:59 AM)

NOTE: WE TRIED QUIET HOURS AND FEW RESIDENTS HAD NO REGARD TO UNITS NEAR THE POOL. SO THE POOL AREA IS CLOSE AT NIGHT.

 - c. Pool area is closed during the **WINTER MONTHS** (1 October - 1 May).

Article IX : BARBEQUES

(CC&R's, Art. III, Sec. 3.11 refer)

1. There shall be no exterior fires except barbecue fires contained within receptacles Designed for such purpose or outside fireplaces approved by the Architectural Committee.
2. Barbecues will not be allowed on any entryway, patios or balconies appurtenant to a Unit.

3. Per the Clark County Fire Code:

- a. **1102.6 & 1102.5.2.2 Residential Barbecues & Pits** - Outdoor cooking at apartment, condominium and other residential occupancies with portable barbecuing equipment and pits is prohibited within **10 feet** of any building wall, overhang, balcony, or opening. **EXCEPTIONS:** Electric Barbecues, Single Family Residences.
- b. The Storage of LPG fueled barbeques and equipment is prohibited within living quarters.

Article X : MAINTENANCE OF LOTS

(CC&R's, Art. II, Sec. 2.14 & Art. III, Sec. 3.3, 3.5, 3.9 & 3.14 - 18 , Art. V, Sec. 5.2.7 refers)

1. The owner/resident of a property shall install acceptable landscaping as pursuant to the governing documents.
2. Any changes or additions to landscaping must be submitted to the Architectural Review Committee for approval.
3. No rubbish, brush weed, undergrowth, debris of any kind or character shall ever be placed or permitted to accumulate upon any property so as to render it as a fire hazard, unsanitary, unsightly, offensive or detrimental to any other Real Property in the Community or to any occupants in the Community.
4. Gates and attachments must be kept in good repair and in colors which are approved by the Board. Gate screening shall be of permanent nature and shall be maintained and not allowed to be unsightly.
5. Garage doors must be maintained in proper repair. The garage doors must be **CLOSED** when garage is not attended or in use.
6. No clothes line or other devices for drying clothes may be installed or placed on any subdivision lot.
7. No boxes, refuse, bicycles, play equipment, or other items may be placed on patios, balconies or entryway for storage for any length of time.
8. Toys must be placed inside the unit, storage area or garage.
9. Laundry, towels, clothing, etc., may not be placed to dry on patios, balconies or entryways, or any other common areas.
10. All basketball hoops must be stored out of sight when not in use. They may not remain in the street or near the curbs. Hoops cannot be of a permanent nature. All hoops must be safe and in reasonable condition.
11. Failure to abide by these requirements will give the Association the right to initiate legal proceedings to enforce compliance.
12. Failure to pay for these costs shall constitute a lien being placed on the property.

- 13 Each Unit Owner is responsible for removing snow, leaves and debris from all patios and balconies which are Limited Common Elements appurtenant to his/her Unit. If any such Limited Common Element (Stairways) is appurtenant to two or more Units, the owners of those Units will be jointly responsible for such removal. (CC&R's Art. V, Sec. 5.2.7)

NOTE: This means that three Units on each end of the building are responsible for keeping the stairway clean.

Article XI : NUISANCES

(CC&R's, Art. III, Sec. 3.21 refer)

1. As a courtesy to you neighbors, no obnoxious or offensive activity shall be carried on, in or upon any Association Property, nor shall anything be done therein which is an unreasonable annoyance or a nuisance to any other homeowner. Without limiting the generality of the foregoing provision, loud noised (Stereos, Television, Horns, Whistles, Dogs or other devices, excluding security devices used exclusively for security), should be held to a minimum both day and night. Noisy motorcycles, or other items, which may unreasonably interfere with the tranquility, of the Community, are in violation of these Rules and Regulations.
2. Trash cans must have lids as to prevent such odors, unsanitary and unsightly conditions. It is a County Ordinance that to Trash cans be visible from the street; All Trashcans must be kept behind a screened fence or in the garage.
3. No member or resident shall be permitted to breed or harbor infectious plant diseased or noxious insects.

Article XII : SATELLITE DISHES

(CC&R's, Art. II, Sec. 2.14 & Art. III, Sec. 3.17 refers)

- 1 No antenna, satellite dish, or roof-mounted solar equipment may be installed or maintained anywhere in the property without ARC Submission and Board approval, except as allowed by law.

Article XIII : EASEMENTS

(CC&R's, Art. II, Sec. 2.11 refer)

1. The Association has the right of easement onto member's property so as to install and maintain utilities, water lines, drainage, etc. That has been conveyed as shown on the recorded plat and otherwise of record and for purpose of planting and maintaining the slop banks.

Article XIV : WINDOW COVERINGS

(CC&R's, Art. III, Sec. 3.5 refer)

1. All draperies, curtains, shutters or other window covering, that can be seen from the outside, shall be of good quality and of such color, design and construction as to be in accord with the attractive appearance of the Project and presented to the public view in first-class manner.
2. No plastic, aluminum foil, bedroom sheet will be permitted as window coverings as they appear unsightly. Room darkening shades or blinds and lined draperies will accomplish the room darkening that may be desired during daylight hours.

3. Solar screens with white borders, light tan or gray fabric with grids to match exterior window treatment may be installed without the approval of the Architectural Committee. All other colors require approval from the Board.

Article XV : OUTDOOR FURNISHINGS

(CC&R's, Art. III, Sec. 3.5, 3.22 refer)

1. Only normal outdoor patio/yard furnishings are permitted.
2. No Member or resident shall allow indoor household furniture or furnishings to remain in view of the common area.
3. Residents may display the United States Flag in their exclusive use area which includes the balcony, patio, or in the window of their home. The flag must be made of cloth, fabric or paper, and displayed from a pole or staff or in a window. All other locations would require Board approval prior to installation. NRS 116.320

Article XVI : SIGNAGE RESTRICTIONS

(CC&R's, Art. III, Sec. 3.19 refer)

1. No signs or advertising **of any kind**, except for a single "FOR SALE" sign, shall be erected or maintained on any Subdivision Interest.
2. No signs may be installed on any Common Area. Such signs will be deemed unsightly articles or abandoned property and removed and disposed of accordingly.
3. Residents may display political signs in their exclusive use area which includes the balcony, patio, or in the window of their home. The political signs must be smaller than 24 inches by 36 inches. Political signs are defined as being a sign that expresses support for or opposition to candidate, political party, or ballot question. NRS 116.325

Article XVII : BLOCK WALLS

(CC&R's, Art. III, Sec. 3.16 & 3.17 refer)

1. The block walls surrounding the perimeter of the property are the shared responsibility of the Member and the Association.
2. No fence, wall or hedge shall be permitted to be installed on any premises without the prior consent of the Architectural Review Committee.
3. All such installations must be provided with one opening every three feet at ground level to provide for proper drainage.

Article XVIII: DRAINAGE

(CC&R's, Art. III, Sec. 3.24 refer)

1. Each Member or Resident agrees that he/she will not in any way interfere with the natural or established drainage of water over his/her property.

Article XIX : PERSONAL PROPERTY

(CC&R's, Art. V, Sec. 5.1.4 refer)

1. Each Member, Resident, and Guest is responsible for his or her own items or personal property including, but not limited to, vehicles, bicycles, clothing and other recreational equipment.
2. Any item of personal property that is stolen, lost or in any way damaged is the sole responsibility of the owner. The Association takes no responsibility for any personal property.
3. Any personal property left unattended on any portion of the common areas within the subdivision may be taken into the custody and control of the Association.

Article XX: DRILLING EQUIPMENT

(CC&R's, Art. III, Sec. 3.20 refer)

1. No drilling equipment may be erected on any lot.

Article XXI : INSURANCE

(CC&R's, Art. VII, Sec. 7.1, 7.5, 7.6 refer)

1. Nothing shall be kept or done on any premises or common area that might increase the rate of, or cause the cancellation of, insurance of the Association without the prior written consent of the Board of Director.
2. No Member or Resident shall permit anything to be done or kept on his/her property that violates any law, ordinance, statute, rule, or regulation of any local, county, state or federal body.

Article XXII : HOLIDAY DECORATIONS

(CC&R's, Art. III, Sec. 3.5 refer)

1. Holiday decorations or light for any publicly observed holiday between December 1 and December 31 may not be displayed before November 15. For other holidays, decorations or lights may not be displayed more than two (2) weeks in advance of the holiday. Decorations must be removed within 30 days after the holiday has ended.

Article XXIII : COMPLAINT SYSTEM

(CC&R's, Art. III, Sec. 3.22, Assembly Bill # 395, NRS 202.470 refer)

1. There are three (3) ways to make a complaint (THE COMPLAINT MUST BE IN WRITING).
 - a. Homeowner can make complaint on the Management Company Website by checking in on your account.
 - b. A renter need inform homeowner and he make the complaint on website or by letter.
 - c. Write a complaint and send or E-Mail it to Management company.

Blank

Here a right way and wrong way to do something. IF YOU DO NOT LIKE SOMETHING AND WANT TO GET ANSWERS. YOU DO IT BY ONE OF THE THREE WAYS ABOVE. YOU DO NOT NOT TO GO ANY BOARD MEMBER, EMPLOYEE (INSPECTOR) OF THE COMMUNITY MANAGER, EMPLOYEE OR AGENT OF AN ASSOCIATION, A UNIT'S OWNER OR GUEST OR OR TENANT TO GET A ANSWER.

IF YOU DO, YOU CAN BE CHARGE AS A PUBLIC NUISANCE AND GO TO JAIL.

Assembly Bill # 395 was passed in March 18, 2013.

PROHIBITING BULLYING, INTIMIDATION, THREATS AND HARASSMENT AMONG PERSONS WITHIN A COMMON-INTEREST COMMUNITY.

A PERSON WHO VIOLATES THIS, COMMITS PUBLIC NUISANCE AND SHALL BE PUNISHED AS PROVIDED IN NRS 202.470.

The forgoing Rules and Regulations were adopted by the Board of Directors of Tropical Villas East Homeowners Association on October 20, 2014 and hereby supersede all those Rules and Regulations previously adopted and/or published. These Rules and Regulations are subject to amendment and further promulgation at the discretion of the Board of Directors Tropical Villas East Homeowners Association.

Roger Stockton
President - Roger Stockton

14 NOV 2018
Date

Bruce Davidson
Vice President - Bruce Davidson

11-14-18
Date

Guadalupe Peralta
Secretary - Guadalupe Peralta

11-14-18
Date

Charles A. Shaak
Treasurer - Charles Shaak

14 NOV 2018
Date

Paula Mack
Director - Paula Mack

14 NOV 2018
Date