

**LONE MOUNTAIN QUARTETTE COMMUNITY ASSOCIATION
RULES AND REGULATIONS
PREAMBLE**

The purpose of the Rules and Regulations is to establish basic standards of conduct required of all LONE MOUNTAIN QUARTETTE COMMUNITY ASSOCIATION (the "Association") members, residents, tenants and their guests of the LONE MOUNTAIN QUARTETTE COMMUNITY ASSOCIATION ("the community"). The Rules and Regulations are intended to ensure that every member, resident and tenant may fully enjoy their individual rights of quiet enjoyment and peaceful occupancy of their lot and their right to use the common area and facilities, 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, tenants and their guests who should be familiar with documentation which controls the affairs of the community. The Rules and Regulations, Declaration, Articles of Incorporation and Bylaws for the Association are the governing documents for the Association and control its daily affairs. A property management company provides orderly administration of the governing documents. The governing documents and their proper implementation by the Board of Directors working with its Manager provide the basis on which the Association can maintain, protect and enhance the Community.

I. THE GOVERNING DOCUMENTS

DECLARATION: Prior to the purchase of any lot within the community, the Developer recorded a Declaration of Covenants, Conditions and Restrictions and Grant of Easements against all of the lots within the community. The purpose of the Declaration is to maintain, protect and enhance the community including all of the common areas and lots within the Community. Each member of the Association is legally bound by the Covenants, Conditions and Restrictions contained in the Declaration.

ARTICLES AND BYLAWS: The Association is a not-for-profit corporation organized under Chapter 81 and 116 of the Nevada Revised Statutes. The filing of Articles of Incorporation with the Nevada Secretary of State establishes the Association as a legal entity with all the rights and privileges attendant to a non-profit corporation. The Bylaws of the Association establish that the affairs of the Association are to be managed by duly elected Board of Directors and set forth the powers and duties of the Board.

RULES AND REGULATIONS: The Board of Directors for the Association is vested with the responsibility to adopt reasonable Rules and Regulations governing the use of the common areas, facilities and governing the personal conduct of members, residents and their guests. These Rules and Regulations as well as the other governing documents govern the conduct of the members, residents and guests. Each member and resident is responsible for the conduct of their minor children, guests and tenants during their use of the common areas and facilities. The Rules and Regulations for the Association are adopted, amended and repealed by the Board of Directors, unlike the Declaration, Articles of Incorporation and Bylaws which require a vote of the membership for amendment. The Rules and Regulations are based upon provisions found in the Declaration, Articles of Incorporation and Bylaws.

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II. MANAGEMENT

Inasmuch as the Association is a not-for-profit Corporation governed by a volunteer Board of Directors, the governing documents provide for daily regulation of the community by a management company. The Manager reports to and is responsible solely to the Board of Directors. The Manager does not make or change Association policies; as such authority is exclusively reserved to the Board of Directors. The Manager's duty is to assist the Board of Directors in their duty to maintain, protect and enhance the Community. One essential function of the Manager is to report potential violations of the Association's governing documents to the Board of Directors and assist the Board in its duty to comply with its responsibilities found in the governing documents.

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The governing documents and their proper implementation by the Board of Directors working with its Manager provide the basis on which the Association can maintain, protect and enhance the Community. Accordingly, it is essential that all complaints must be submitted in writing on the proper form and directed to the Board of Directors.

III. RULES AND REGULATIONS

The following Rules and Regulations are adopted to protect, maintain and enhance property values within the community and ensure that all residents in the Association shall have a pleasant environment in which to live.

STREETS AND PARKING

1. Residents must utilize their garage to the maximum potential for the parking of vehicles. Visitors may park on the street except in the designated no parking zones. Residents found parked on the street will be tagged and if still parked on the street after 48 hours, they will be towed.
2. Guest vehicles are not permitted to be parked on the streets between the hours of 2 a.m. and 4 a.m. unless the resident applies for a parking permit for their guest by contacting Excellence Community Management and has received an approved parking permit. Guest vehicles found parked on the street between 2 a.m. and 4 a.m. without parking permits may be tagged and after 48 hours towed
3. No parking is permitted in the common area driveways as these are designated fire lanes. No parking is permitted in the cul-de-sacs as 81 feet of clearance must be left for fire trucks. No parking is permitted in any other designated red zone. Vehicles parked in these firelane no parking zones may be towed immediately without notice.
4. All residents must have a completed current Resident Information Form denoting all vehicles residing at the residence. All registration forms must be kept current. Any residence that has not provided a completed Resident Information form may be penalized in accordance with the association penalty policy.
5. Garages are to be used for the parking of vehicles, not for storage, and may not be converted into a living space or used for recreational activities.
6. Inoperable and unregistered vehicles must be stored in the garages out of view from neighboring units and common areas.
7. Recreational vehicles including but not limited to, boats, trailers, motor homes, etc. are not permitted to be parked anywhere within the community streets or driveways, or in view from any other home or common area within the community.
8. Covered vehicles must be stored within the garage, and are not permitted to be stored on the street at any time.
9. Commercial vehicles over 1 ton are not permitted to be parked anywhere within the community unless stored in the garage of the unit out of view from neighboring units and common areas.
10. Garage doors should be kept closed at all times, excluding reasonable vehicle loading and unloading.
11. Repairing and restoration of vehicles is not permitted unless the repairs are conducted within the garage of the residence, with the garage door closed and must not cause a disturbance to others.

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- 12. Vehicles leaking oil or any other substance onto the common area drives or private streets are deemed inoperable vehicles and will be tagged and towed. All substances left on the streets or driveways are to be cleaned up immediately. Residents who cause damage to the common area drives or private streets may be assessed the cost for oil removal and any costs incurred to repair such damage.

PETS

- 1. Pets are to be on a leash at all times and controlled by the pet owner at all times when outside the confinements of the residence. Loose pets will be turned over to Animal Control.
- 2. Pet owners are responsible for the immediate removal ~~and~~ of all feces deposited on common areas, individual lots, or any other portion of the property. *Rub.* X
- 3. Barking and other such noise caused by a pet is to be kept to a minimum. Excessive barking should be reported to Animal Control at the time the infraction occurs and can be considered a violation of the CC&R's governing the community.
- 4. Members, Residents and Guests shall indemnify and hold the Association, other Members, Residents and guests, harmless from any and all damage and/or injury incurred by an animal owned by or under the control of a Member, Resident or Guests.

REFUSE CONTROL

- 1. Trash, debris and other waste material are to be stored in secured containers with lids. Trash containers and recycling bins are not to be stored where visible, from the front of the home, or common areas.
- 2. Trash containers and recycling bins are to be maintained in a sanitary condition so that no odors arise and should not create litter or obstruct any person in any way.
- 3. Trash containers and recycling bins are to be placed at the curb with a lid, and may not to be set out earlier than twelve (12) hours before pick up, and must be removed promptly within 12 hours after the scheduled pick up. .
- 4. All trash containers must have the residence's address clearly identified on the container. The association will provide two (2) stickers at no cost. Additional trash container identification stickers may be purchased by contacting Excellence Community Management.

HOLIDAY DECORATIONS

- 1. All holiday decorations, lights, etc. must be removed within thirty (30) days following the holiday and may be displayed no more than thirty (30) days prior to the holiday.

EXTERIOR ALTERATIONS

- 1. All exterior improvements and alterations must be submitted to and approved in writing by the Architectural Review Committee prior to commencement of work. The Board reserves the right to require the homeowner to fully restore the property to its original state if work is begun without formal written approval from all required parties as stated in the CC&R's. If compliance is not

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granted by the homeowner, the Board, at its discretion, may hire (a) licensed contractor(s) to perform any necessary work to restore the property and attach the cost of such work to the homeowner's account.

2. Architectural submittals are to include a completed architectural change form, neighbor signature forms, and complete plans and specifications showing the nature, kind, shape, height, color and materials to be used.

SIGNS

1. Only one (1) typical real estate sign, not to exceed 36" x 36", advertising an open house, home for sale, or home for rent shall be erected or displayed on any lot, building or other object or structure. The sign must face the street. The sign must be installed so as not to overhang a sidewalk and in compliance with the CC&R's governing the community.
2. Only one (1) open house sign, not to exceed 36"x36", may be placed at the residence in which the open house is being held. No open house signs are permitted to be placed on other lots within ~~Sunset Trails~~ ^{HONE MOUNTAIN QUARTETTE} or on common area property.
3. No other signs shall be permitted other than a typical political election sign, not to exceed 24" x 2" representing a candidate or regulation in a political election in which all members of the community are permitted to vote.
4. Any other signage must be submitted to and approved by the Architectural Review Committee prior to installation, other than one alarm monitoring sign per residence.

EXTERIOR MAINTENANCE AND REPAIR

1. Window coverings seen from the exterior of the home must be of a commercial nature; i.e. blinds, shutters, or drapes. The coverings must be tasteful and neat in appearance. Materials such as foil, cardboard, newspaper, sheets, or the like are not permitted.
2. Owners are responsible for maintaining the exteriors of their Lot and any improvements thereon. At no time shall any portion of the Lot fall into disrepair due to lack of maintenance such as exterior paint, roof repairs, etc. that would detract from the beauty and property value of the neighborhood.

UNSIGHTLY ARTICLES

1. No tent, shack, trailer, or other temporary building, improvement, or structure shall be placed anywhere within the community.
2. No sporting equipment shall be stored where visible from common area. All basketball hoops must be stored on the lot when in use and immediately removed and stored out of view when not in use.
3. No items, storage, or other unsightly materials as determined by the Board of Directors shall be stored anywhere on the property that is visible from the common area drives, common areas, or another home in the community.
4. No laundry or clotheslines are permitted to be hung where visible from common area or other neighboring units.

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YARD SALES

- 1. No individual yard sales are permitted.
- 2. The association will hold (2) two community yard sales per calendar year.

TENANTS

- A. All leases and rental agreements shall be in writing and are subject to the CC&R's. Owners are responsible for the action of their tenant(s). Any owner leasing or renting his or her property must comply with the following:
 - 1. Provide management with a copy of a completed rental agreement and/or the contact and vehicle information for all tenants residing in the unit. All owners renting their homes must provide a completed Resident Information form.
 - 2. Provide tenant(s) with a copy of the CC&R's and Rules and Regulations.
 - 3. Advise tenant(s) that they are jointly and severally liable and accountable for any infractions of the CC&R's or Rules and Regulations. This does not absolve the owner(s) of liability.

The Association is not responsible for providing mailbox keys to the tenants. The owner must provide these, at his or her cost.

The Board of Directors has adopted a Penalty Policy and Procedure Guide to assist them in obtaining compliance.

Approved: *[Signature]*
Board President

Date: 10/9/06

[Signature]
Board Secretary

Date: 10/9/06

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