

**NAPLES COMMUNITY ASSOCIATION
RULES AND REGULATIONS
PREAMBLE**

The purpose of the Rules and Regulations is to establish basic standards of conduct required of all NAPLES COMMUNITY ASSOCIATION (the "Association") members, residents, tenants and their guests. 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 unit 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 (CC&Rs) 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, CC&Rs, 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 provides 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 (CC&Rs) and Grant of Easements against all of the lots within the community. The purpose of these CC&Rs 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 CC&Rs and the restrictions contained in them.

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 the personal conduct of members, residents and their 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 CC&Rs, 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 CC&Rs, Articles of Incorporation and Bylaws.

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.

The governing documents and their proper implementation by the Board of Directors working with its Manager provides the basis on which the Association can maintain, protect and enhance the Community. Accordingly, it is essential that all complaints be submitted in writing 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. Garages are to be utilized to the maximum potential for the parking of vehicles.
2. Inoperable and unregistered vehicles are not permitted to be parked on streets or driveways. Please store such vehicle within the garage of the home.
3. Commercial and recreational vehicles including but not limited to, boats, trailers, motor homes, trucks with racks, etc. are not permitted to be parked on streets or driveway. Acceptable vehicles are regular passenger type vehicles with commercial writing as long as they do not have racks, chemicals or materials stored in them and are $\frac{3}{4}$ Ton or below in GVW.
4. Garage doors should be kept closed at all times, excluding reasonable vehicle loading and unloading.
5. Repairing and restoration of vehicles is not permitted unless completely within the enclosed garage and not causing a disturbance to others.
6. Oil Stains and any leaking oil from any vehicle onto any street or driveway is to be cleaned up immediately.
7. The speed limit within any Residential Area is 20 mph. Please ensure that you are aware that this is a family community and be aware of families enjoying the community. This can be approached as a safety issue and if warranted, after proper notice and hearing the maximum fine penalty can be levied.
8. There is No Parking On The Streets by Unit Owners/Tenants. Guest may park on the street for up to 12 Hours. If guests are to park over this time limit then the Unit Owner/Tenant must contact the Association for a variance for the time required.

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 can be turned over to Animal Control by any resident.
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. Homeowners should keep their pets from using other homeowner lots to relieve themselves.
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.
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. Containers and recycling bins are to be concealed from view from the front of the home.
2. 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 anyway.
3. Containers and recycling bins may be placed at the curb not earlier than twelve (12) hours before and must be recovered not later than 12 hours after pick up.
4. No clothing, laundry or other such items are to be hung from or on any portion of the property visible to others.

HOLIDAY DECORATIONS

1. All holiday decorations, lights, etc. must be removed within thirty (30) days following the holiday and may be placed 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 (ARC) prior to commencement of work.
2. Architectural submittals are to include a completed architectural change form, complete plans and specifications showing the nature, kind, shape, height, color and materials to be used. All Back Yard Landscaping plans should be submitted for consideration and approval no later than One Year (1) following closing of the property.
3. Portable Basketball Hoops must be removed from sight of any homeowner immediately after use.
4. Satellite Dish/Antenna Policy (See Attachment 1 to these rules)

SIGNS

1. Only one (1) typical real estate sign, not to exceed 24" x 24", advertising a home for sale or rent shall be erected or displayed on any lot or other object. The sign must be installed so as not to overhang a sidewalk or street.
2. No signs of any kind are allowed in windows.
3. No signs such as political or vendor shall be permitted.
4. Any other signage must be submitted to and approved by the Architectural Review Committee prior to installation.

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.
3. Each owner shall, at his expense, maintain all landscaping on his Lot in a healthy and attractive condition and shall maintain all automatic irrigation systems in good operating condition and repair.
4. No tent, shack, trailer or other temporary building, improvement or structure shall be placed anywhere within the community.

EXTERIOR ALTERATIONS (ATTACHEMENT 1)

(Add) **Satellite Dish/Antenna Policy**

DEFINITIONS

FCC: The term FCC refers to the Federal Communications Commission.

ANTENNA: The term Antenna includes: (a) satellite dish; (b) TVBS – An antenna designed to receive over-the-air television broadcast signals; (c) MMDS – An antenna designed to receive (wireless cable) programming services via multi-channel, multipoint distribution services; (d) DBS – An antenna designed to receive direct broadcast satellite service.

REASONABLE: As used herein, the term reasonable shall mean such costs, requirements, locations and the like which do not impose unreasonable expense or delay nor preclude reception of acceptable quality signal.

IMPAIR: The term impair means (a) an unreasonable delay or prevention by the Association of installation, maintenance or use of the antenna; (b) an unreasonable increase in the cost of installation, maintenance or use; or (c) precluding reception of an acceptable quality signal.

RULES AND GUIDELINES

1. All satellite dish, MMDS and DBS antennas, must be one meter (39”) in diameter or less to be permitted within the Eagle Crossing Community Association. Antennas larger than one meter (39”) and TVBS antennas are prohibited unless approved by the Architectural Review Committee (the “ARC”).
2. Plans for antenna installation must be submitted to the Association’s Architectural Review Committee (ARC) for approval. The antenna may be installed before the request for approval is submitted, however, it is strongly recommended that Owners first secure ARC approval. If the antenna is installed before the plans are approved, the ARC may require the Owner to move the antenna, resulting in the Owner incurring additional costs to relocate, conceal or screen the antenna. The Owner shall make all reasonable efforts to minimize the visual impact the antenna may have on neighboring property. The Architectural Review Committee will consider size and type of antenna, make and model of antenna, location, reasonable screening/concealing options, signal quality, cost of compliance, among other factors. Any additional costs to conceal the antenna will take into account the cost of equipment or service and the visual impact of the antenna.
3. Antennas will be permitted only on property over which the Owner has exclusive use or control and a direct or indirect ownership interest. An Owner may not place an antenna on Common Area, Association owned property, nor on the property of another Owner.
- 4.. Concealment efforts may be required in order to reduce the visual impact of the antenna. Painting the antenna to make it blend in with its surroundings may also be required.
5. Antennas must be placed in “preferred” rear yard, ground mounted locations, and to the extent feasible, in locations that are not visible from; (a) the street; (b) common elements; (c) recreation areas; (d) other association owner property; and (e) the home and yards of neighbors, IF this placement does not impair reception of an acceptable quality signal, delay installation, or cause the Owner to incur additional, unreasonable cost.
6. For safety reasons, antennas must be adequately and safely installed. Bolting and/or guy-wires may be required for safe use, operation and maintenance of the antenna, or to prevent damage or injury to the property or person of others or property over which the Association has a maintenance responsibility. No bolting or mounting of guy-wiring may be attached or affixed to Common Elements, Association owned property or the property of others.

The purpose of this Rule is to prevent injury to persons or property caused by antennas falling or being blown off the support in a wind, other natural event, or as a result of use or maintenance by applicant.

7. For safety reasons, no antennas may be installed or maintained in such a location, or fashion, that results in the antennas obstructing; (a) a fire exit; (b)

any fire safety apparatus (e.g. smoke alarm, fire alarm, fire extinguisher, fire hose, fire tools and/or equipment, etc.);(c) access by any fire marshal or firefighter on fire department business; or (d) access by an owner, guest, tenant, invitee, or the like, to a neighboring property.

The purpose of this Rule is to prevent the delay or inability of fire and/or rescue personnel and equipment reaching a person or location where their help is needed.

8. The Association may enter an Owner's property, following reasonable notice to the Owner during reasonable times, to take comparative signed strength measurements and to verify the information on the application for Antenna Approval. These measurements will be used to assist the Association in its' review of alternative antenna locations, where appropriate.

IV VIOLATION AND PENALTY POLICY

1. On the first notice of an alleged violation, a written request for compliance/warning notice is mailed to the owner first class mail with a correction response form for owner's response without penalty. Owner is required to respond as to the action to be taken, etc.
2. On the Second Notice of an alleged violation, a second request for compliance is mailed to the owner. A Fine Not to Exceed \$100.00 will be imposed, the unit owner has the opportunity to pay the Fine or Request a Hearing before the Board of Directors to contest the violation. If the member does not request a Hearing to appeal, no hearing is held and the Fine becomes due and payable 30 days from the date of the letter.
3. Violation assessments imposed by the Board of Directors shall be determined on a case-by-case basis, but in no event shall the Fine exceed \$100.00 per infraction as determined by NRS 116. If the Violation continues the Fines will be imposed In Accordance with NRS 116. **FOR HEALTH AND SAFETY ISSUES the Fine MAY EXCEED the \$100.00 limit per Violation committed.**
4. Once a Violation Fine has been imposed, it will be assessed to the Unit Owners Association Account. A collection Lien will be filed against the property if payment in full is not received within thirty (30) days from the mailing of the notice, in addition to all remedies in bringing the violation in compliance. The payment of the fine imposed does not relieve the Unit Owner from full compliance.

THE ABOVE RULES & REGULATIONS WERE ADOPTED AND WRITTEN IN ACCORDANCE WITH ARTICLE X OF THE CC&RS

THESE RULES SUPERSEDE NAPLES COMMUNITY ASSOCIATION RULES ADOPTED OCTOBER 20, 2000 TO INCLUDE A FINE POLICY IN ACCORDANCE WITH NEVAD REVISED STATUTE 116 AND SENATE BILL 451.