

PEPPER TREE CONDOMINIUM ASSOCIATION
HOUSE RULES

**THESE RULES ARE A PART OF THE CONDOMINIUM
AND ARE TO BE KEPT IN THE UNIT.**

4/1/97

MANAGEMENT:

The Board of Directors has authorized enforcement of any and all rules unless a particular provision indicates otherwise.

If the *Pepper Tree Condominium Association* confirms the occurrence of the violation, written notice will be given to the owner and/or resident responsible.

RULE ENFORCEMENT FEES:

The first notice of a violation will be regarded as a warning. If the identified violation occurs a second time within 14 days, the applicable fine will be levied against the owner/resident involved. A Rule Enforcement Fee of \$25.00 dollars will be levied against a unit if the violation is not cleared within thirty days of the date of the notice. Thereafter, an additional fee of \$5.00 per day will incur until the violation is corrected.

NOISE:

Quiet hours are 10:00 P.M. to 7:00 a.m. (Clark County Regulation.)

Noise from radios, television, musical instruments, amplifiers, washers, dryers, parties, vehicles or gatherings, must be kept at a reasonable and respectable level at all times. Persons using common areas during late night hours are to refrain from loud or boisterous behavior.

RESIDENTIAL USE:

The condominiums shall be used for single-family residential purposes only.

All homeowners leasing their condominium unit(s) are to notify the Association and provide a copy of the lease to the Board of Directors or the Managing Agent.

Homeowners shall also provide each renter with a copy of the *Covenants, Conditions and Restrictions* and *House Rules* for the *Pepper Tree Condominium Association*. These are available from the Manager.

No more than two persons per unit are allowed.

Garage sales/yard sales and any similar activities are prohibited, unless organized and/or authorized by the Board of Directors.

APPEARANCE:

The exterior of any unit may not be decorated or altered by an owner or resident without the written consent from the Board of Directors. With the exception of temporary (December holiday decorations between November 30th and January 5th and other appropriate holiday decorations, i.e., Halloween)

Owners leasing or renting their units are required to maintain the interior and exterior of their condominiums and limited common elements (patios, planters, walkways) to the same standard required of resident owners. Failure to maintain a unit will result in the Board of Directors causing the work to be performed at the sole expense of the owner of that unit.

Owners and residents will keep all areas of the premises clean, sanitary, and free of debris, filth, rubbish, and garbage and dispose of the same in a proper manner.

The owner or residents are required to maintain a neat and tidy appearance to the exterior of their unit at all times.

Clothing, laundry, or other items shall not be hung in doorways, windows or patios/balconies in view of persons outside the building.

Only furniture, potted plants and decor appropriate to balconies or patios may be displayed on them. Wood storage is not allowed on decks or patios.

Each owner shall keep their unit in good state of preservation and cleanliness. Nothing shall be done in any unit or in, on, or to the common elements which will impair the structural integrity of the building or any part thereof.

Nothing shall be done in any unit or in, on, or to the common elements which will change the building structurally or any part thereof, except with prior written consent of the Board of Directors.

Trees, shrubs, and other vegetation are not to be removed or planted in any common, limited common or private area without the consent of the Board of Directors. Small flower beds around individual units are encouraged and do not require this approval.

SIGNS:

“For Sale” or “For Rent” signs may be placed in the ground immediately adjacent to the unit, or in the window of the unit. Only one sign per unit is allowed. The dimensions of any sign may not be greater than 24”x 30”, or five square feet.

No other signs of any kind or for any purpose may be displayed without prior written consent from the Board of Directors, with the exception of alarm signs.

PARKING:

Only two cars per unit are allowed.

Residents’ cars must be parked in garages or designated parking areas. Vehicles must be parked in driveways and parking spaces “nose-in.” Trailers/campers/boats/boat-trailers/recreational vehicles may not be parked on Association property.

No inoperative vehicles or vehicles with expired registration may be stored on the premises, in driveways or on the street in view of other residents.

Residents are not to park their vehicles in such a manner as to block driveways, sidewalks or paths.

Illegally parked vehicles or vehicles not in compliance of these rules are subject to immediate tow at owners expense.

PETS:

NO PETS OF ANY KIND ARE TO BE KEPT ON PREMISES.

In the event of a dispute about any resident’s right to maintain a household pet, the Board of Directors shall be the absolute and final judge of this right.

MISCELLANEOUS:

Only nonflammable articles and products are to be stored in storage areas, common areas and unit garages.

A copy of these rules are to be kept in the unit at all times.

The speed limit in the complex has been set at 10 mph.

Nothing shall be done or kept in any unit or in the common area which will increase the rate of insurance on the common area or unit. No owner shall permit anything done or kept in his unit or in the common area or limited common areas which will result in the cancellation of insurance or any unit or any part of the common or limited common areas, or which would be in violation of the law.

The Board of Directors reserves the right to charge any owner/resident for damage to any of the common area property, including building equipment and furnishings as a result of negligence, carelessness or misuse.