



## Northern Terrace Homeowners Association

October 5, 2016

Re: Resolution to Revise Rules and Regulations- 11.4, 10.3, 11.5 and 6.14

Dear Homeowner(s);

Provided is a copy of the signed resolution that has been adopted by the Northern Terrace Homeowners Association Board of Directors. The enclosed resolutions will become effective 30 days from the mailing date. Please take a moment to review each resolution.

Sincerely,

Kimberly Snyder  
Community Manager



**FirstService**  
RESIDENTIAL

Clubhouse  
[nevada.fsrconnect.com/NorthernTerrace](http://nevada.fsrconnect.com/NorthernTerrace)

7610 Silver Run Peak | Las Vegas, NV | 89166  
phone: 702.737.8580 fax: 702.737.3360



## Amendment to an Existing Rule

This document is in reference to the Northern Terrace Association Rules & Regulations dated  
05 / 04 / 2016

The Northern Terrace Association Board of Directors do hereby agree to make the following changes and / or additions to the Rules & Regulations as outlined below. These additions shall be made valid as if they are included in the Rules & Regulations dated September 20, 2016.

### Current Rule

11.4 All guests must be accompanied by a homeowner as noted on the Deed, trustee as noted on the Trust or tenant as noted as in the Lease at all times during their visit to the facilities. The use of the clubhouse by guests is a privilege.

### Amended Rule or Additional Rule

11.4 All guests must be accompanied by a homeowner as noted on the Deed, trustee as noted on the Trust or tenant as noted as in the Lease at all times during their visit to the facilities. Spouses of the deeded owner may also bring guests once the certified marriage certificate has been provided.

The use of the clubhouse by guests is a privilege

This Amendment shall become effective thirty (30) days form the date of the mailing of this Amendment to the Owner, Occupant, Resident, Visitor, Guest, Invitee or any Family Members within the Community.

By *Paul M. Pearson*  
Signature and Title

By *Lori Spredeman, Secretary*  
Signature and Title

By *Marianne C. Jupp, Treasurer*  
Signature and Title



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Arville Office

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The Northern Terrace Association Board of Directors do hereby agree to make the following changes and / or additions to the Rules & Regulations as outlined below. These additions shall be made valid as if they are included in the Rules & Regulations dated September 20, 2016.

#### Current Rule

10.3 The sidewalks and other Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the buildings, clubhouse or pool area. No carts, bicycles, carriages, chairs, tables or other similar objects or personal property shall be stored in, on or upon the Common Elements, except in areas, if any, designated for such purposes.

#### Amended Rule or Additional Rule

10.3 The sidewalks and other Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the buildings, clubhouse or pool area. No carts, bicycles, carriages, chairs, tables or other similar objects or personal property shall be stored in, on or upon the Common Elements, except in areas, if any, designated for such purposes. The Speed limit on all thoroughfare streets to include: Silver Run Peak, Crescent Mountain and San Luis Peak, are now 25 miles per hour; all other residential streets inside the subdivisions will have a speed limit of 13 miles per hour.

This Amendment shall become effective thirty (30) days form the date of the mailing of this Amendment to the Owner, Occupant, Resident, Visitor, Guest, Invitee or any Family Members within the Community.

By [Signature] President  
Signature and Title

By [Signature] Director  
Signature and Title

By [Signature] Director  
Signature and Title



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The Northern Terrace Association Board of Directors do hereby agree to make the following changes and / or additions to the Rules & Regulations as outlined below. These additions shall be made valid as if they are included in the Rules & Regulations dated September 20, 2016.

### Current Rule

11.5 Clubhouse hours of operation are Monday - Sunday 5:00 am - 10:00 pm. The reception desk is open Monday - Friday 8:00 - 5:00 pm for Association business.

### Amended Rule or Additional Rule

11.5 Clubhouse hours of operation are Monday - Sunday 5:00 am - 10:00 pm. The reception desk is open Monday - Friday 8:00 - 5:00 pm for Association business.

Holiday Hours- The Clubhouse will be closed on the following days:

Thanksgiving Day, the day following Thanksgiving Day (family day), Christmas and New Year 's Day.

This Amendment shall become effective thirty (30) days form the date of the mailing of this Amendment to the Owner, Occupant, Resident, Visitor, Guest, Invitee or any Family Members within the Community.

By Randy A. [Signature]  
Signature and Title

By: [Signature] Director  
Signature and Title

By: [Signature] Director  
Signature and Title



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## **Amendment to an Existing Rule**

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05 / 04 / 2016

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### **Current Rule**

6.14 Owners should have received two (2) guest parking passes when they bought their house. If not, contact Management. Replacement passes are fifty dollars (\$50.00) each.

### **Amended Rule or Additional Rule**

6.14 Owners should have received two (2) guest parking passes when they bought their house. If not, contact Management. Replacement passes are fifteen dollars (\$15.00) each.

This Amendment shall become effective thirty (30) days from the date of the mailing of this Amendment to the Owner, Occupant, Resident, Visitor, Guest, Invitee or any Family Members within the Community.

By *Paul M. Pisuor*  
Signature and Title

By: *Lori Spredeman, Secretary*  
Signature and Title

By: *Marianne C. Jozzo, Treasurer*  
Signature and Title