

RULES AND REGULATIONS

Revised and approved by the Board of Directors on May 17, 2011

The following Rules and Regulations for owners and occupants of property at Tyrolian Village are adopted in accordance with the governing documents of Tyrolian Village Association, Inc.

Tyrolian Village is a common interest community. We live close to our neighbors, and must take care that our actions, or lack thereof, do not impact our neighbor's rights to enjoy their residence in safety, peace and quiet. Courtesy and consideration for your neighbors should be foremost in your mind, and will contribute to making Tyrolian Village Association a pleasant place to live for all our residents.

A. MOTOR VEHICLES AND PARKING

Owners are responsible for the compliance with these Rules and Regulations by themselves, residents of their property, and invited guests and agents, including contractors. Warnings and fines of up to \$50 per day may be assessed against the homeowner!

1. All vehicles operated within Tyrolian Village must be currently registered and insured in accordance with state law. Vehicles in violation are subject to being towed without notice. All vehicles parked within Tyrolian Village must be registered to the homeowner, resident, or guest.
2. The speed limit within all areas of Tyrolian Village is 15 MPH. Speeding or careless driving may subject the operator to a Sheriff's summons. Additionally, the owner responsible for the presence of a speeding or careless driver may be subject to warning and fine by the Association.
3. During the winter months, roads are frequently snow or ice covered. Road conditions mandate the use of snow tires or chains during the snow season, and require *extreme caution*. Safe speeds are frequently less than the 15 MPH posted limit.
4. During the snow season, Association snow removal equipment has the absolute right of way at all times. When approaching a snow plow, stop at least 50' from the equipment, and wait for the snow plow operator to signal to proceed.
5. The storage of vehicles, including wrecked or inoperable vehicles is prohibited. Vehicles parked unattended or unused for a period in excess of 72 hours may be deemed abandoned and towed as provided by applicable law. Note: In the event you will be absent from your chalet for a period in excess of 72 hours, please notify the Association Manager (include identification of your vehicle and its location, and with whom you will leave keys in the event it must be moved).
6. The CC&Rs provide parking for one vehicle per residence. In most areas there is sufficient space for an additional vehicle to be parked. Additional vehicles must be parked in paved areas. Vehicles cannot park in or block neighbor's parking space.
7. Parking is limited to paved parking areas, driveways and garages. Vehicles not parked in these areas, or which interfere with snow removal operations, may be towed without notice at the vehicle owner's expense. Further information on winter parking requirements is contained in the association's Snow Removal Policy.

Tyrolian Village Association Rules & Regulations

8. An approved Garage, once constructed, is intended for vehicle parking, and may not be converted into living, commercial, work or storage space that prevents or limits vehicle parking. Garages constitute the guaranteed parking space for the associated chalet and no other outside parking space is either guaranteed, nor may even be allowed in congested areas.– see Garage Program in ARC Guidelines VI.A.4
9. During the summer months, off-street parking may be permitted in selected areas if it does not create a potential traffic hazard, damage to pavement or create an erosion problem. Vehicles, which create a potential traffic hazard, may be towed without notice at the vehicle owner's expense. Contact the Association Manager for further information.
10. No automotive maintenance or repair work of any kind shall be performed on vehicles on Tyrolian Village property, except in case of emergency. Maintenance of Association owned vehicles in the maintenance area is allowed.
11. Motorcycles used for transportation are permitted for exiting and entering Association property. Due to noise pollution, cruising Tyrolian Village on motorcycles is not permitted.
12. No trailers may be parked in Tyrolian Village (except as permitted in 13, 14, and 15 below). Temporary parking of trailers is allowed only with prior approval of the HOA manager or the Board of Directors (Revised March 2015).
13. Boat parking in Tyrolian Village is restricted. Boat parking is permitted only during the period May 15th to October 15st each year (weather permitting). Boats and trailers must be currently registered to the homeowner or resident. Such parking must be on a space available basis, and must not infringe on neighbors parking. The Association Manager must be informed.
14. The parking or storage of Recreational Vehicles (RVs –see NRS 482.101¹) in Tyrolian Village is restricted. RV Parking is generally permitted only during the period May 15th to October 15st each year (weather permitting). RV's of length ***under 20 feet*** which will fit within a paved parking bay may be parked during this season. Motorized RV's (short campers, pickup trucks with camper shells, etc.) ***under 20 feet*** which are used for primary transportation are permitted year around. RVs ***over 20 feet*** may be parked for a period not to exceed 72 hours, for the purpose of loading, unloading and visitor parking. RV parking must be on a space available basis, and must not infringe on neighbors parking. RVs may not be used as living accommodations within Tyrolian Village. The Association Manager must be informed.
15. Only commercial vehicles which are used for primary resident transportation (pickup trucks and panel vans), and which can be parked within a parking bay, are allowed. Temporary parking of commercial vehicles necessary for performing commercial functions within Tyrolian Village (movers, contractors, delivery vehicles, trailers, etc.) is allowed.
16. *Vehicles in violation of the rules may be towed at the vehicle owner's expense.*

¹ **NRS 482.101 “Recreational vehicle” defined.** “Recreational vehicle” means a vehicular-type unit primarily designed as temporary living quarters for travel, recreational or camping use, which may be self-propelled, mounted upon, or drawn by, a motor vehicle. The term includes a recreational park trailer.

B. COMMON AREAS

1. Tyrolian Village is located in environmentally sensitive terrain. Keep off all sloping banks along either side of the roadways and parking areas.
2. Skiing, snowboarding and sledding are prohibited on the grounds and streets at all times for safety and liability reasons.
3. Skating and skateboarding are prohibited on the grounds and streets at all times for safety and liability reasons.

C. TENNIS COURTS

1. Tennis courts are provided by the Association for the use and enjoyment of property owners, residents and invited guests when accompanied by the owner. Use of the facilities by others is prohibited.
2. A tennis court pass must be displayed at the gate and/or presented if requested by management.
3. Management shall not permit play by unauthorized persons, use of improper equipment or play in an unauthorized manner.
4. These rules of dress and play must be followed by all players:
 - a. Courts are restricted for the use of Tyrolian Village property owners, their family, their guests and their tenants.
 - b. Tennis shoes required - no street shoes or bare feet allowed.
 - c. Appropriate tennis attire required; shirts are required.
 - d. Please clean soles of shoes of sand, dirt, etc., prior to entry.
 - e. When people are waiting for a court, play shall be limited to one hour (includes warm up time).
 - f. Children under 14 years of age must be accompanied by an adult.
5. Courtesy and consideration for others will go along way toward an enjoyable game of tennis for everyone.

D. DOGS

1. All dogs in Tyrolian Village shall be confined to the house (including porch areas) occupied by the dog owner or shall be restrained by a leash when off the residence premises. (per Washoe County Chapter 55.100. Revised October 2014).
2. Any officer, director, manager or employee of the Association is authorized to impound or cause to be impounded at any public or private facility - in accordance with the rules of holding and destroying animals of the facility - every dog which is not under control or which is disturbing the peace and quiet of the residents.
3. It is the resident's responsibility to control a barking dog. Barking dogs, which unreasonably disturb the peace are not permitted. It is recommended that you not leave your dogs unattended on your decks when you are not home, to assure your dog does not disturb your neighbors during your absence.

Tyrolian Village Association Rules & Regulations

4. In addition to notifying the Association of loose, unrestrained or barking dogs which unreasonably disturb the peace dogs, residents are encouraged to file a complaint with the Washoe County Animal Control by calling the Sheriff's substation in Incline (non-emergency phone 832-4110).
5. Owners are required to police and dispose of dog waste when walking dogs on roadways, paths, or regularly traveled trails. Dog mess is unsightly and unsanitary. If you are walking your dogs within the common area, you must carry some means of disposing of waste.

E. NOISE

1. Tyrolian Village is in a tranquil mountain setting, offering all of our owners and residents an environment of peace and quiet. Please assure that your activities do not infringe on your neighbor's right to enjoy the pace and quiet of the village.
2. Excessive and disturbing noise, loud radios or music, loud parties, noisy motor vehicles, and barking dogs are prohibited.

F. YARD SALES

1. Residents may conduct occasional yard sales on Fridays, Saturdays and Sundays. Mondays are permitted only when the Monday is a federal holiday.
2. Yard sales may be conducted only in the parking area adjacent to your chalet, and must not infringe on the parking allocated to your neighbors.
3. Goods may be put out not earlier than the afternoon prior to the start of the sale, and must be removed not later than the evening after completion of the sale.
4. Signs posted within the Association must not exceed one foot square, may be put up the day before the sale, and must be removed at the completion of the sale (same day).

G. TRASH DISPOSAL

1. Dumpsters are provided for the use of all residents for the disposal of household trash and garbage. Construction debris, furniture and similar large refuse is not to be placed in these dumpsters. Residents may dispose of such items at the IVGID recycling center, during their normal hours of operation.
2. ~~Additionally, the Association provides curbside pick up for household trash on Monday mornings. All household trash must be in closed and sealed plastic bags. Please put your trash at curbside between 8:00 a.m. and 10:00 a.m. If for any reason it is not picked up, please call the manager, but bring your trash in, or take it to the dumpster if not picked up by 5:00pm.~~
3. Trash taken to the dumpster *must* be placed inside the dumpster, and the dumpster lid latched. Trash in and around the dumpsters attracts bears and coyotes. Not only is the mess created unsightly and unsanitary, attracting wild animals to feed creates a serious safety hazard for everyone in the village! *Do not leave trash outside the dumpsters, or outside your chalet except during the designated pick-up hours.*

H. REPAIRS AND REMODELING

1. All exterior repairs and remodeling, to include repainting, require approval in advance by the Association Architectural Review Committee. Details and required forms are provided in the Homeowners Booklet, in the Architectural Committee Policy and Procedures section. Exceptions are provided only for repainting in the same colors as the approved existing colors, and for minor repairs, which do not alter the exterior of the chalet in any way (i.e., change its appearance). The Architectural Policy and Procedures do require Association approval for roof replacement of any kind and for landscaping of Association common area.
2. Homeowners informed of architectural deficiencies must correct them within a reasonable time as specified by the association. If the homeowner fails to remedy the deficiencies the Association may accomplish or contract for correction of the deficiencies, and assess the homeowner for the cost, as provided by the CC&Rs.

I. FIRE PREVENTION/DEFENSIVE SPACE

1. Tyrolian Village is located in a high fire-risk area during the summer and fall months. For the protection of your property, as well as that of your neighbors, certain preventive measures are necessary and required of all homeowners.
2. Spark arrestors are mandatory on all chimneys. These consist of a screen or grate, of not more than 1/2" opening, to prevent the release of burning debris from chimneys.
3. Ashes must be stored in metal containers, and disposed of in the ash containers adjacent to the dumpsters, not in the dumpsters.
4. Defensible space must be cleared at least 30' around your chalet, or to the mid-point between your chalet and your neighbor, if that is less. Shrubs and brush must be pruned to remove deadwood within this area, as well as removing pine needles and cones from the ground. Tree limbs must be pruned so that they do not touch the roof or chimneys.
5. Pine needles must be removed from your roof in the spring, and again in the late summer or fall if necessary.
6. Pine needle removal from the roof and clearance of defensible space must be accomplished not later than June 30th each year, and additionally as conditions may require. If the homeowner does not accomplish these fire prevention measures by June 30th each year, the Association may accomplish or contract to have the work done, and assess the homeowner for the cost, as provided by the CC&Rs.

J. TREE CUTTING

1. The cutting of any tree, whether on your property or on Association common area is prohibited. In order to legally cut a tree, a permit is required from the Nevada Division of Forestry or TRPA. A copy of the valid cutting permit must be provided to the Association and permission granted by the association before cutting is done. Please contact the manager for more specific information and assistance if you believe a tree needs to be removed.

2. Please be aware that TRPA imposes very stiff fines for the unauthorized cutting of any tree. This is in addition to any fine imposed by the Association.

K. SINGLE FAMILY DWELLINGS

Tyrolian Village is zoned by Washoe County as single-family occupancy. No chalet may be converted into two or more separate living spaces. Association's CC&Rs also prohibit the subdivision of any chalet into separate living spaces. Violations will be enforced through Washoe County as well as through the imposition of fines by the Association.

L. VIOLATIONS OF R&Rs: ENFORCEMENT AND FINE PROCEDURE

1. Homeowners are responsible for actions of family members, guests, residents, tenants, contractors, and agents. Warnings and fines for violations of the Rules & Regulations will be mailed and assessed directly to the homeowner. Complaints about violations should be made to the Association Manager in writing, providing specific facts to support the complaint. If a complaint cannot be resolved by the Manager, the complaint will be forwarded to the Board of Directors for further consideration and action.
2. The following procedure will apply to violations of the Association Rules & Regulations:
 - a) The Manager will, whenever practicable, (e)mail a **Notice of Violation** to the owner. The owner will have fifteen (15) days from the mailing of the Notice of Violation to cure the violation. In cases of gross vehicle and trailer parking violations, and when violations affect the health, safety, and welfare of the community, the trailer/vehicle may be towed without further notice and/or a **Notice of Hearing and Fine Assessment** will be mailed to the owner.
 - b) If a violation is not cured within fifteen (15) days from the mailing of the Notice of Violation, the Manager will (e)mail a **Notice of Hearing and Fine Assessment** to the owner. The Board of Directors has determined the minimum fine amount for each violation to be fifty (\$50) dollars and the maximum fine to be in accordance with the State of Nevada laws as set forth in NRS 116.31031.
 - c) If a violation is not cured within fourteen (14) days following the Hearing and fine assessment, the violation may be deemed a continuous violation. Thereafter, the Board may impose an additional fine for the violation for each 7-day period that the violation is not cured. Any additional fine may be further imposed without notice and an opportunity to be heard.

Violations of the Association Rules & Regulations, which affect the health, safety, and welfare of the community, are exempt from the Association's and State of Nevada's limit on fines and the Board of Directors may impose a fine exceeding one hundred (\$100) for each violation. Washoe County and other authorities may also be called to assist in enforcement of any of the Association's Rules & Regulations. Fines are payable upon receipt of the fine assessment letter and are subject to late fees and other legal remedies.