

RULES AND REGULATIONS

Revised and approved by the Board of Directors on June 1, 2022

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 may be assessed against the Owner if violations occur!

1. All vehicles operated within Tyrolian Village must be currently registered and insured in accordance with state law. 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. The Association will take steps to enforce this speed limit pursuant to its violation and fines policy. This speed limit shall be enforced by the Association.
3. Owners are entitled to one parking space per residence under the CC&Rs. -Units with garages and driveways are required to use such garages and driveways for parking. An Owner or guest/visitor is allowed to park in available overflow parking, if the Owner is in residence.
4. 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 are considered to constitute the guaranteed parking space for the associated unit and no other outside parking space is guaranteed for Garage Owners. See Garage Program in ARC Guidelines VI.A.4. Units with garages are allowed to park additional vehicles in their driveway, so long as the entirety of the vehicle can fit in the driveway.
5. During the summer months, off-street/shoulder parking is permitted in selected areas if it does not create a potential traffic hazard, cause damage to pavement or create an erosion problem. Shoulder parking is only allowed for emergency vehicles, delivery trucks, workmen, and guests of an Owner staying less than one day (but not overnight) so long as the Owner is also in residence. No overnight parking on shoulders is allowed.
6. 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 may often be less than the 15 MPH posted limit.

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7. The Association's snow removal equipment has the absolute right of way at all times. When approaching a snowplow, stop at least 50' from the equipment, and wait for the snowplow operator to signal to proceed. Further information on winter parking requirements is contained in the association's Snow Removal Policy.
8. The storage of vehicles, including wrecked or inoperable vehicles is prohibited. Vehicles parked unattended or unused for a period more than 72 hours may be deemed abandoned and towed pursuant to applicable law. Note: In the event you will be absent from your unit for a period more than 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).
9. 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.
10. Motorcycles used for transportation are permitted for entering and exiting Association property. To limit noise pollution, cruising Tyrolian Village on motorcycles is not permitted.
11. No trailers may be parked in Tyrolian Village (except as permitted in 12, 13, and 14 below). Temporary parking of trailers is allowed only with prior written approval of the HOA Manager or Board of Directors (Revised March 2015).
12. Boat parking in Tyrolian Village is only permitted during the period May 15th to October 15st each year (weather permitting). Boats and trailers must be currently registered to the Owner or resident. Boat parking is only allowed if there is adequate space available and must not infringe on the other Owners' parking rights. Any Boat parking for longer than a few hours requires prior written approval of the HOA Manager or the Board of Directors.
13. RV Parking within the Association is permitted only between May 15th to October 15st each year (weather permitting) and only with prior written approval from the HOA or its Management Company. RV's **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/or temporary parking by guest. RV parking is only allowed if there is adequate space available and must no infringe on the other Owners' parking rights. Sleeping is not permitted in RVs while parked at the Association.
14. The Association allows for the parking of commercial vehicles only in accordance with NRS 350 statutory provisions.
15. The Association reserves any/all rights under the law to boot or tow vehicles which are in violation of the Rules & Regulations, State Law or are otherwise a danger to the health and safety of the Community in accordance with its rights set forth in NRS 487.038.

B. COMMON AREAS

1. Tyrolian Village is 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 always prohibited on the grounds and streets 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. All players must follow these rules of dress and play:
 - 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 a long 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.

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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 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 unit 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. 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 unit 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 unit 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. It is incumbent upon all Owners to maintain their Units in a neat, orderly and well-groomed manner, whether said Units are vacant or improved. The Board has sole discretion as to what is unsightly or unsanitary. Owners informed of architectural deficiencies will be given the opportunity, not longer than 45 days, to correct any deficiency. If the Owner fails to remedy the deficiencies the Association may accomplish or contract for correction of the deficiencies, and assess the Owner for the cost, as provided by the CC&Rs.

I. FIRE PREVENTION/DEFENSIVE SPACE

1. Tyrolian Village is 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 should be performed in conformance with the North Lake Tahoe Fire Department guidelines. Defensible space must be cleared at least 30' around your unit, or to the mid-point between your unit 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. Remove lower branches of trees within 10 feet of the ground. (Prune only the lower 1/3 of the tree's height for trees under 30 feet in height.) Detailed Defensible Space guidelines can be found on the North Lake Tahoe Fire Department website.
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 Owner 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 Owner for the cost, as provided by the CC&Rs.
7. Before hiring a contractor to work on Association common area land (any land other than the footprint of your unit), the HOA Manager must give written approval. The HOA Manager needs to confirm the contractor has the proper insurance to work on common area land.

J. TREE CUTTING

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1. The cutting of any tree, whether on your property or on Association common area is prohibited. 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. No tree, regardless of diameter, shall be cut without written approval from the Tyrolian Village Association Board of Directors and the Architectural Review Committee. 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.
3. Only the HOA or its Management Company may hire a contractor to work on Association common area land. In the event a tree is within a unit's defensible space ring, the Owner may hire a licensed contractor to perform tree services but must notify the management in advance to allow the HOA to confirm licensing and address any other issues.

K. SINGLE FAMILY DWELLINGS

Tyrolian Village is zoned by Washoe County as single-family occupancy. No unit may be converted into two or more separate living spaces. Association's CC&Rs also prohibit the subdivision of any unit into separate living spaces. The HOA will enforce its governing documents but also reserves the right to notify the County as to any zoning or subdivision violations.

1. Contact Information: All Owners should keep the Management Company apprised of their current contact information including a good phone number for emergency access.
2. Leases: Owners must provide a copy of the Association's Rules & Regulations to any renter of their property. This includes long term rentals as well as ski leases and other similar seasonal rentals. Owners must include in their rental listings: quiet hours, dog leash and waste rules (if allowing dogs), garage dimensions (to avoid oversized vehicles) and any other parking limitations specific to their unit. An emergency number must be provided to the Management Company.
3. Short Term Rentals (STRs): Owners are required to contact Washoe County to obtain a permit. Any Owner who decides to apply for a permit must first send their draft permit application to the HOA, through its Management Company, for review. Upon Washoe County approval, Owners must provide the HOA, through its Management Company, with a copy of their Short Term Rentals Permit and update it annually with the HOA. An STR permit does not relieve an Owner or their tenants of complying with any applicable CC&Rs or HOA rules. Owners must provide any tenants with a copy of the Association's R&Rs. Owners must include in their rental listings: quiet hours, dog leash and waste rules (if allowing dogs), garage dimensions (to avoid oversized vehicles) and any other parking limitations specific to their unit. Per Washoe County law, STR guests must park in the Owner's allotted space and are prohibited from using overflow and off-street/shoulder parking. An emergency number must be provided to the Management Company.

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

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1. Owners 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 Owner. 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.
 - d) The Association reserves the right to include non-monetary penalties as per its governing documents and as per NRS 116 when addressing violations within the community.

Violations of the Association Rules & Regulations, which affect the health, safety, and welfare of the community, are exempt from the standard limitations for a non-health, safety and welfare fine and the Association will impose such fines in accordance with its rights and abilities as set forth in State Law and in any NRED recommendations. These types of fines may also include amounts to cover related attorney's fees and costs. 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.