

**EL DORADO ESTATES**  
4525 W TWAIN AVENUE LAS VEGAS, NV 89103  
PHONE 702-876-1720 FAX 702-876-0656  
www.eldoradohomesales.com

**COMMUNITY INFORMATION LETTER**

The owners and management of El Dorado Estates wish to thank you for your interest and extend its warmest welcome to one of the finest communities in the Las Vegas area. We hope the following information will be helpful to you in getting acquainted with this area and manufactured home living.

Here at El Dorado Estates you will find many comforts and conveniences that were built to serve you and make living in your manufactured home a most pleasant and happy experience. We hope you will wish to stay here for a long and enjoyable time.

The required documents have been carefully prepared to protect and promote the convenience, safety, welfare, and enjoyment of the residents of the community, to protect the owner's property from abusive use, and to make a fair distribution of services and facilities generally available to the residents. These documents shall be applied to all residents of the community in a uniform and fair manner.

In this community, we strive to enforce strict resident acceptance policies. This community does not discriminate against any applicant on the basis of race, color, religion, sex, national origin, familial status or handicap. However, 85% of this community is restricted for residency by "Older Persons" 55 years of age or more. At least one regularly residing resident must be 55 years of age or older. No more than 15% of the occupied homes may be occupied by at least one regularly residing resident between the age of 45 and 55. Other residents in every home must be 25 years of age or more. In order to provide equal housing opportunity to everyone, we will accept approved applicants on a first come first serve basis. Under N.R.S. 118B management does have the right to deny tenancy on the basis of, including, but not limited to: credit references, tenant history, criminal records, verifiable income, pets, number of occupants, completed application, and character references. Under HUD regulations, management also has the right to deny tenancy based on residency status.

Accordingly, this community has adopted specific guidelines and procedures by which each and every application is reviewed before a prospective resident can be approved to reside in this community. The following applicant screening criteria outlines our resident acceptance policy and the required information that is needed from each individual applicant:

- 1) A complete and legible rental application, signed by the prospective resident(s);
- 2) A completed Declaration of Residency Status;
- 3) Two pieces of ID, such as Drivers License with photo AND a Social Security card;
- 4) Acceptable credit history;

- 5) Rental history verifiable from an unbiased source, with no history of evictions, disturbances or property damage;
- 6) Number and names of occupants (no more than 2 per bedroom plus 1 additional occupant) and no more vehicles that meet community standards than will fit in carport/garage driveways. No sub-leasing or renting is permitted;
- 7) Sufficient income/resources. Income must be verifiable through pay stubs, employer contact, or social security income;
- 8) Three character references that are not relatives;
- 9) No criminal record of a type that may jeopardize the security/safety of residents;
- 10) Personal pets must meet the requirements of the community in regard to number and size of pet (basic criteria is no more than two non vicious, in home, cats or dogs per household with no exotic pets);
- 11) Personal interview with management.

### **GENERAL**

- A) All persons wishing occupancy must fill out an application for residency and be approved prior to moving a manufactured home into the Community or moving into an existing home in this Community. Prior to occupancy, all community documents (ie: Rental Agreement, Rules and Regulations and other required documents) must be signed and turned in to the Community office.
- B) Residents should be aware that provisions of federal, state, and county laws apply to manufactured home living communities. NRS 118B provides Landlord/Tenant Statutes for manufactured home communities within the State of Nevada. The management will be glad to help you find the answers to any questions you may have.
- C) All residents will be required to fill out and provide general information to be used in the event of an emergency and/or to conform with the requirements set by the U. S. Department of Housing and Urban Development (HUD). Residents who plan on being out of the community for more than 72 hours should notify Community Office as a security measure.
- D) To ensure the privacy of all residents, no soliciting or peddling is permitted by any resident or non-resident. Please report any door to door salesperson to the Manager's office. By law, Political Candidates and their representatives are permitted to canvass the community.

At all times, the Rules & Regulations will be interpreted in a reasonable fashion consistent with then current applicable law, as it may change from time to time. However, the Rules & Regulations are not permanent by nature, and may be changed any time in conformance with procedures required by NRS 118B. Changes to NRS 118B occur every two years, and copies will be provided as required by law. Please contact Management if unclear about interpretation.

The Community is a reflection of modern society, with many of the same benefits and risks. All residents should exercise typical precautionary measures for their own protection and well being. While there are no specific incidents that call for warnings or precautionary security measures by the management known at this time, good "common sense" advice should be

remembered. First be aware of your surroundings. When walking, be aware of traffic, bicyclists, and other people. Be even more careful at night when vision is reduced. Ordinary security measures are also appropriate, including locking of doors and windows, watching for suspicious activity, watching out for your neighbors. Report any suspicious activities to the police. Do not allow strangers into your home for any reason.

Universal rule: The universal rule always applicable and controlling unless a more specific rule exists, is that residents must conduct themselves in a reasonable manner, so as not to adversely affect neighbors, management, property, or others. In other words, no nuisance, breach of quiet enjoyment, annoyance, violation of laws or regulations, or injurious conduct or conditions are permitted, even if not specifically described. It is important to carefully read all Community Rules and Regulations so that you have a clear understanding of them.

As a general rule, the Community is similar to other typical residential neighborhoods of similar quality and population composition in our geographic area. In the same respect as other typical residential areas, all residents are expected to accept a reasonable amount of disturbance and other activity by our neighbors and others, from time to time, which may not be to your liking, such activities that commonly occur in any other neighborhood. If one of your neighbors, another resident or their guest is creating a disturbance and you are unreasonably being disturbed, it is our understanding and expectation that you and others so affected would undertake a neighborly effort, in a reasonable and amicable fashion, to talk to the resident or guest who has created the disturbance or other problem in order to seek a solution. If the issue involves intervention of the police or other public authorities, please be sure to contact such public authority and register a complaint and notify management immediately. Additionally, if there is a breach of the peace and substantial disturbance to your quiet enjoyment, please provide us all details (times, dates and witnesses) in writing so the matter can be investigated.

If you are unable to resolve a problem and you are unreasonably affected, we will attempt to take reasonable steps to try to resolve the matter. Please keep in mind that, as a practical matter, we are not able to serve as "policemen" for all the various and ordinary daily types of routine disturbances which may be experienced or perceived or other problems which may occur in the Community. Therefore, everyone must realize that, although management will make a reasonable effort to have residents and guests comply with the Community Rules & Regulations, they will not seek to "over-enforce" them where claimed infraction seems to be a reflection of the routine or daily occurrences most people are expected to endure and tolerate in a typical residential environment.

There will be instances where management will not be able to be successful in enforcing the rules. In many instances, it may be impossible or impractical for them to enforce the rules because, for example, their ability to enforce is limited by the time available of personnel, the severity of the violation, and other practical and legal considerations and constraints.

Because of these and other considerations, you would agree that by moving into this Community or continuing to live here, we can not be liable to you or others for normal, routine disturbances or other kinds of things which one should commonly expect when they live in our society, nor can we be liable to you for our inconsistent or lack of enforcement of the Rules & Regulations. Every effort will be made to enforce the Rules & Regulations in a uniform and non-discriminatory manner.

Business hours of the Community Office will be posted. Except in an emergency, please do not telephone or contact the Community Managers after normal business hours. Except for emergencies, all complaints should be in writing and signed by the person making the complaint.

Thank you again for your interest in our community. We hope the above information will help you in making an informed decision about El Dorado Estates.

Sincerely,

EL DORADO ESTATES



Jeanne Parrett  
Manager

The following is a list of the services you may need if you are new to this community:

- |    |                     |   |              |
|----|---------------------|---|--------------|
| A. | TELEPHONE:          | Century Link  | 702-244-7400 |
| B. | ELECTRICITY:        | Nevada Energy   | 702-367-5555 |
| C. | CABLE TELEVISION:   | Cox Cable   | 702-383-4000 |
| D. | NATURAL GAS:        | Southwest Gas   | 877-860-6020 |
| E. | GARBAGE COLLECTION: | Dumpsters are located throughout community.<br>Current pick up days are Wednesday and Saturday. |              |

Your official mailing address will be: 4525 W. Twain # \_\_\_\_\_  
Las Vegas, NV 89103

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Revised 1/4/11