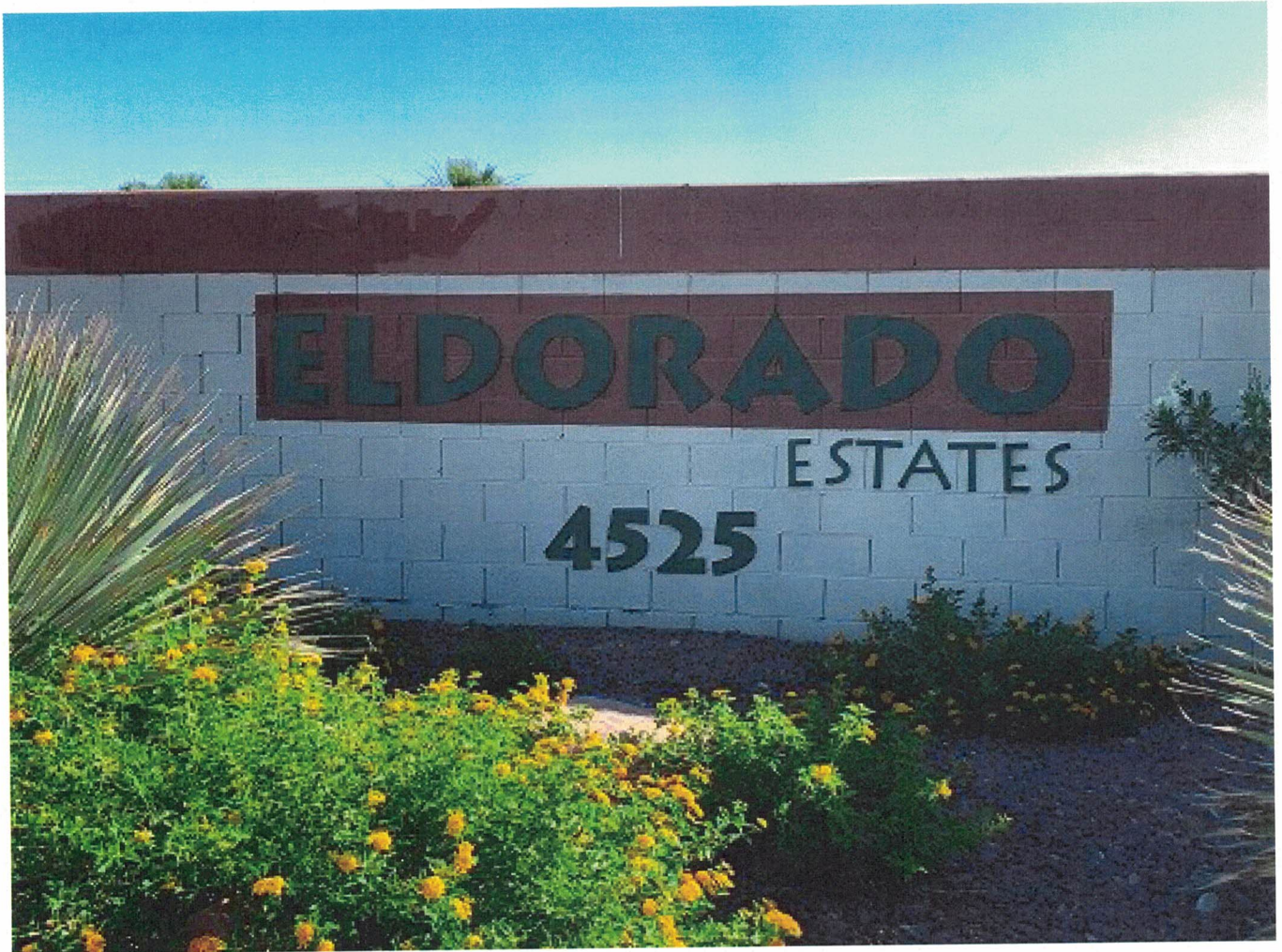


EL DORADO ESTATES RULES & REGULATIONS



EFFECTIVE OCTOBER 1, 2019

EL DORADO ESTATES RULES & REGULATIONS
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EL DORADO ESTATES **RULES AND REGULATIONS**

The following Rules and Regulations (hereinafter "Covenants") have been developed as a basis for good relations with El Dorado Estates (hereinafter "Management", "Landlord" or "Community"). They have been prepared in accordance with the law to provide all Tenants (hereinafter "Residents") with sensible, reasonable and responsible guidelines to follow while residing in the Community, so that proper order can be maintained, and so that the rights and privileges of Residents will not be left undefined. It is not our desire to interfere with individual lifestyles but to maintain the high level of appearance that the Community has enjoyed for many years and to allow all Residents a peaceful & quiet enjoyment of their home.

The spirit of these Covenants is in the Golden Rule: "Do unto others as you would have others do unto you." We trust we will have your complete cooperation not only to keep Community standards and home values high, but also to assure each Resident a maximum of privacy, enjoyment, safety, convenience and comfort.

These Covenants are a part of the Residency Documents of the Community. Please read them carefully and keep them on file, as they constitute a part of the conditions, covenants and restrictions between you and the Community.

Community Management has been instructed to enforce these Covenants in a fair, non-discriminatory, reasonable and uniform manner.

I. APPLICABILITY OF RULES AND REGULATIONS

- A. Residents – and their guests - shall comply with all applicable laws, ordinances, codes and regulations of the Federal Government, State, County and Community.
- B. In the event there is a violation of the Community Covenants:
 - 1. The Landlord shall notify the Resident of the violation by either hand delivering the notice to the Resident or placing the notice in the United States mail. The failure by the Landlord to provide such notice shall not constitute a waiver of any of the rights and remedies of the Community under applicable law or of the provisions of these Covenants. The Landlord shall have the right at any time once a violation occurs to provide such notice. Resident shall not rely upon the Landlord's failure to provide such notice in taking any action or not taking any action.
 - 2. The Resident shall either immediately cease the violation of the Covenants or provide Landlord with a written explanation stating why the Resident believes he/she is not in violation of the Covenant. In the event such explanation is not delivered to Landlord within five (5) days of the delivery of notice of the violation by the Landlord, Resident shall be deemed to have agreed that a violation has occurred.
 - 3. The Landlord shall have remedies, including, but not limited to, the following:
 - a. Charging and collecting a fine as additional rent. A first offense may incur a fine of Twenty-Five Dollars (\$25.00). Additional offenses may lead to higher fines, or charges to cover costs of Management resolving the issue covered in the notice.
 - b. The termination of the tenancy of the Resident pursuant to applicable law.

II. OCCUPANCY LIMITATIONS

We limit the number of occupants in any given home to two (2) occupants per bedroom plus one (1) additional occupant.

Under the guidelines established by the Federal Department of Housing and Urban Development, this Community is designated as an "Older Persons" Community. At least eighty percent (80%) of all occupied dwellings must have one member of the household who is at least Fifty-Five (55) years of age. The remaining twenty percent (20%) may be occupied in accordance with standards established by the Community, so long as those standards are enforced uniformly.

Our Community has set the following guidelines that at least eighty percent (80%) of all occupied dwellings must have one member of the household who is at least Fifty-Five (55) years of age. The remaining twenty percent (20%) must have at least one member who is thirty (30) years of age or older. All other permanent residents in any household must be at least Eighteen (18) years of age at the time of original occupancy. Proof of age may be required by management. If Resident becomes pregnant, adopts or becomes guardian or caretaker to persons under eighteen (18) years of age after registering, said Resident shall have ninety (90) days from date of birth or other event to vacate the Community.

III. GUESTS

- A. For the purposes of these Covenants, the term "Guests" shall include all of Resident's agents, employees, persons sharing the homesite pursuant to NRS 118B.150(6), invitees, permittees or licensees or other persons in the Community or on the homesite at the invitation, request or tolerance of Resident. Registered family members residing permanently in the home shall not be considered guests, even though their name may or may not appear on the title, and as such, shall be required to adhere to these Covenants as any other Resident.
- B. A roommate must apply for residency and pass a criminal background check prior to moving in with a Resident.
- C. A guest may not stay with a Resident more than sixty (60) days in a calendar year unless they register and are accepted by the Community as an additional Resident.
- D. Resident is personally responsible for all the actions and conduct of his or her guests. It is the responsibility of the Resident to ensure that guests are aware of the Community Rules and Regulations and abide by same.

IV. COMMUNITY PERSONNEL

Landlord shall be represented by a Community Manager who is vested with all the legal right and authority to enforce the Covenants on behalf of Landlord. Any reference herein to the term Landlord shall include and may be interchanged with the term Community Manager and Landlord's partners, directors, representatives, officers, employees, management companies and agents.

As of the time that these Covenants are printed, the Community Manager is Jeanne Parrett, whose address is 4525 W. Twain, Space 229, Las Vegas, Nevada 89103, and whose phone number is 702-364-8512. If a change in personnel should take effect, a written notice of said change will be delivered by mail to each Resident. Said change in personnel shall not constitute a change in these Covenants, nor shall it require a meeting as would be consistent with such a change.

V. OFFICE HOURS

Office hours are posted on the door at the outside entrance to the office. They are also published in the newsletter that is distributed periodically to all Residents. Please try to conduct all normal community business during regular business hours. Pre-scheduled closures will be indicated on the calendar that is distributed monthly to all Residents. On occasion, community business or emergencies will require office staff to be out of the office for a period of time. On those occasions, a notice and contact number will be placed on the door of the office.

VI. EMERGENCIES

IN CASE OF AN EMERGENCY WHERE HUMAN LIFE IS IN JEOPARDY, A FIRE IS BURNING OR A CRIME IS IN PROGRESS:

DIAL 911

AFTER CALLING 911, PLEASE CALL MANAGER AT 702-364-8512.

The non-emergency number for Fire or Paramedics is 311.

In case of any other kind of emergency involving Community, Management or Landlord responsibilities (such as a water or sewer break), please call the office at (702) 876-1720 during normal business hours or contact Community Manager at 702-364-8512 after normal business hours. If the Community Manager is not able to take your call personally, or the answering service is unable to locate and communicate with Community Management promptly, the following contractors will provide service to our community.

Electric Outage	Nevada Energy	702-402-5555
Water Main Break	Synergy Companies	702-796-3749
Sewer Backups	Synergy Companies	702-796-3749
Natural Gas	Southwest Gas	877-860-6020
Stray Animals	Animal Control	702-455-7710
Swimming Pool/Spa	Leisure Time Pools	702-348-7230

- **NOTE:** These numbers are for use only in case of a multiple home or entire community outage or problem. If a resident calls these companies without first attempting to notify the Community Management, and the problem is found to be at the resident's home, the resident will be responsible for payment of any charges.

- If a change in any of these contractors should be necessary in order to provide proper maintenance in the community, a written notice of said change will be delivered by mail to each Resident. Said change in contractors shall not constitute a change in these Covenants, nor shall it require a meeting as would be consistent with such a change.

VII. RESIDENT CONDUCT

A. Peaceful Enjoyment

Excessive noise or loud parties that disturb the peace and tranquility of other Residents, whether inside the home or outside, will not be permitted. Residents shall be held responsible for their conduct and damage caused or created by themselves, members of their household or any of their guests to any property within the Community.

B. Prohibited Conduct

1. **Firearms and Fireworks** - There shall be no brandishing of firearms or any other weapon(s) in an attempt to intimidate, threaten or harm anyone by any Resident or their guest(s) while in the Community. Any use of BB guns, any other types of guns, slingshots, bows with arrows, or any other weapon is prohibited. Residents and their guest(s) are prohibited from lighting and using fireworks in the Community.

2. Rollerblading, Roller-skating, Skateboarding - Since the streets are also our sidewalks, rollerblading, roller skating and skateboarding are not permitted in the park to protect the safety of our residents and their guests.
 3. Alcoholic Beverages and Marijuana
 - a. The consumption of alcoholic beverages within the Community must be done in a responsible manner and in accordance with state law. Public drunkenness, drunk driving or improper conduct stimulated by alcohol consumption is prohibited.
 - b. The use of marijuana within the Community must be reserved to the confines of one's home. In no event shall the smoke from marijuana be permitted to escape into the outside air where neighbors might experience the effects of the marijuana. Public displays of inappropriate behavior stimulated by marijuana consumption is unacceptable. Driving in the community while under the influence of marijuana is prohibited.
 4. Illegal Drugs - The use, possession and/or sale of illegal drugs, and the driving of vehicles while under the influence of same, or the conduct of oneself in an improper manner while under the influence of drugs is prohibited.
 5. Subletting - Resident shall not be permitted to assign, sublease or otherwise rent all or any portion of Resident's manufactured home or the space. Resident shall not assign or encumber his/her interest in this Agreement of the space. No consent to any assignment, encumbrance, sublease or other renting shall constitute a further waiver of the provisions of this paragraph. If Resident consists of more than one (1) person, a purported assignment, voluntary, involuntary or by operation of law, from one person to the other shall be deemed an assignment within the meaning of this paragraph.
 6. Yard Sales - No yard sale, patio sale, porch sale, estate sale or any other rummage sale of one's personal property, new or used, is permitted within the Community without written approval from Management. Management shall not unreasonably withhold such approval and shall advertise and hold at least one Community Yard Sale per year.
- C. Home Based Businesses
- Home Based Businesses are permitted when the following requirements are met:
1. Business is a legally operated business.
 2. All required licenses and permits have been obtained.
 3. There is no client/customer traffic at home.
 4. No manufacturing or construction is permitted at home.
 5. Management is notified of intention to operate business and has given written approval for same.

VIII. PETS/SERVICE ANIMALS

A. Types Permitted

1. Domestic house pets of appropriate size are permitted in this Community. Determination of whether a pet is "appropriate size" is at the sole discretion of the Management. Pets are limited to two (2) domestic house pets only, defined as dogs, cats, and birds. Fish tanks are permitted inside the home.

Exotic pets (including, but not limited to, pigs, iguanas, ferrets and snakes) are strictly prohibited.

2. A Service Animal is any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability. Emotional support animals, comfort animals and therapy dogs are not service animals under Title II and Title III of the Americans with Disabilities Act and will be treated as any other pet.

B. Conduct

Service animals must adhere to the same conduct and behaviors as all other domestic animals. Service animals perform a service for their owner or master. When a dog is presented as a service animal, it is to stay at its owner's or master's side. If a service animal approaches you without its owner or master, please call the office or management immediately, and follow the animal. It is usually a signal that the animal's owner or master is in need of help.

Any dog or cat that exhibits aggressive behavior, no matter what size or breed, must be immediately and permanently removed from the Community. Failure to comply will result in legal action to terminate Resident's tenancy.

No pets or service animals are permitted to run loose in the Community. If you have a fenced yard and allow your dog outside, it is still necessary to clean up after your dog on a daily basis. If your dog jumps the fence, you will receive a verbal warning. On second offense, you will receive a written warning. Upon a third offense, legal action will be commenced to have the dog permanently removed from the Community or to terminate Resident's tenancy.

No exterior pet or service animal housing is permitted in the Community. This includes, but is not limited to, any type of confining barricade or structure. Leaving pets or service animals connected to a rope or chain outside the home is prohibited.

Pets or service animals will not be allowed to cause any disturbance that might annoy neighbors, including, but not limited to, barking, growling, biting or any other unusual noises or damage. Under no condition are pets or service animals to invade the privacy of anyone's homesite, flower beds, shrubs, etc.

Pets are not allowed in the clubhouse, tennis courts, horseshoe pits, swimming pool area or any Community facility, except the office with their owners. Service animals are permitted in all common areas except the pool and spa.

Do not feed stray cats or other animals. Any dog found in the Community without proper identification and/or licensing will be picked up by the Clark County Animal Control authorities. Cats trapped in the Community without proper identification will be transported to the nearest no-kill shelter that is then accepting cats.

Exterior bird feeders, other than hummingbird feeders, are prohibited. Feeding of birds by placing food on the ground is also prohibited.

C. Identification/License/Vaccinations

Each pet and service animal must be licensed and inoculated in accordance with local law. Proof of vaccination must be submitted to community office upon request.

D. Dog Park

A dog park is available for use by all Residents and their guests. The following rules must be followed:

1. Dogs must have registration and current vaccinations.
2. Dogs in heat are not permitted in the dog park.
3. Dog handlers must be in view of and in control of their dog(s) at all times.
4. Owners must clean up and dispose of pet waste immediately.
5. Dogs who bark incessantly or are aggressive must be removed.
6. Owners are responsible for any injury or damage caused by their dog(s).
7. No children in dog park.
8. No food is permitted in dog park.
9. Use dog park at your own risk.

E. Pet or Service Animal Pictures

For the safety of all residents as well as the safety of your pet or service animal, a recent picture of your pet or service animal should be provided to the office. If you do not have a recent picture, arrangements may be made with office personnel to have a picture taken. If a new pet or service animal is brought into the home, a picture should be provided at that time.

F. Insurance

It is strongly recommended that all pet and service animal owners include a "pet rider" with their homeowners or renter's insurance.

IX. INSURANCE, HOME SECURITY

A. Homeowner's Responsibility

Each Homeowner must carry adequate "Fire and Extended Coverage" insurance on his/her home and must also maintain reasonable general public liability insurance. Each Resident will be required to provide suitable evidence of such insurance to Management on request. It is the Resident's responsibility to take care of their own security needs, including the need for police or fire protection.

B. Rental Resident Responsibility

Every home rental Resident shall be required to provide proof of Renter's Insurance coverage within ten (10) days of occupancy of rental unit, naming El Dorado Estates as additional insured.

C. Landlord's Responsibility

Landlord and Management personnel will make every reasonable effort to protect the safety and wellbeing of all Residents.

X. UTILITIES AND OTHER SERVICES

A. Electric

Resident shall be responsible for making arrangements for service hook-up through the local electric supplier, currently NVEnergy. In the case of a new home being placed on a homesite, Community Management will make

arrangements for location and placement of necessary meter pedestal for electric service.

B. Gas

Resident shall be responsible for making arrangements for service hook-up through the local natural gas supplier, currently Southwest Gas. In the case of a new home being placed on a homesite, Community Management will make arrangements for location and placement of necessary pipeline and riser for natural gas.

C. Water/Sewer Charges

1. Billing – Water and sewer charges are listed on each monthly rental statement as a separate item. The amount billed to each Resident is the same as to every other Resident; however, based on overall usage, the amount billed will generally change every month. Calculations for monthly billing is posted on the bulletin board in the hallway outside the office.
2. Usage - It is the responsibility of each Resident to use water wisely both inside and outside the home. Water efficient toilets, dishwashers and shower heads are strongly recommended when repairing or replacing such items.

D. Water & Sewer Repairs

1. Repairs - Resident is responsible for repairs from the water riser/shut off valve to the home. Resident is also responsible for repairs to any sprinkler, drip or other irrigation systems installed on their homesite. Community shall be responsible for repairs from the main supply line to the water riser/shut off valve.
2. The only items that should go down the toilet bowl are human waste and toilet tissue. Do not dispose of bathroom wipes, personal wipes, baby wipes, paper towels, facial tissues, table napkins, cotton balls, dental floss, feminine hygiene products, condoms, medications, cigarette butts, kitty litter, pet feces, fats, oils or grease by flushing them down the toilet. Resident shall be responsible for repairs and maintenance of the sewer lines from the sewer clean out to the home. Residents shall not dispose of sanitary napkins, disposable diapers, etc. by flushing them down the toilet. Residents will be financially responsible for cleaning/clearing a blockage caused by a violation of this provision.

E. Garbage & Trash

1. Dumpsters - Dumpsters are placed conveniently throughout the Community for the use of all Residents. In accordance with an agreement with the Clark County Health Department, all garbage must be placed in closed containers (plastic bags). Any item that will fit inside the dumpster may be placed into the dumpster **EXCEPT paint, air conditioning condenser units and refrigerator or freezer units. If it sticks up outside the dumpster, please refer to Large Item Pickup, or call the office to make arrangements for disposal in the construction dumpster currently located in the RV storage area.**
2. Large Item Pickup - it is recommended that large items such as couches, chairs, beds, and major appliances should be picked up by making removal arrangements with any of several local non-profit organizations. What they

cannot repair or resell will be sold for scrap, and a charitable contribution can be deducted from your taxes.

3. Recycling - Aluminum beverage cans are collected from near the mailbox of each home site on a weekly basis. Please consult the newsletter for current pick-up days, as the day is subject to change based on volunteer availability. They are recycled by the Social Club to provide funds for various activities throughout the year. All Residents are encouraged, and thanked, for contributing to this endeavor at helping our environment and our Residents' social organization.

F. Interruption of Services

1. Scheduled Interruptions - When repairs or maintenance to any of the utilities provided by the Community are scheduled in advance, Community Management will notify all Residents who are within the portion of the community where it is anticipated that they will be affected by the planned interruption in service by providing at least 24 hours' notice. Notice may be provided by publication placed in the mail tube under the mailbox, by e-mail or by text message or other electronic means.
2. Emergency Service Interruptions - Emergencies, like accidents, are unplanned and unscheduled events that create inconvenience for some or all Residents. Management will take every action possible to restore service to Residents as quickly as possible. Preventive maintenance is done on a continual basis to reduce the likelihood of emergency service interruptions.

XI. HOMESITE STANDARDS

The key to adherence with homesite standards is recognition that home values are maintained or improved based on a neat, clean, well-kept, orderly appearance of the exterior of each home. Specific criteria are necessary for certain items and are outlined herein.

Each Resident shall keep his/her home and homesite in a clean and neat condition and free of any fire hazards. If a Resident causes any damage to the homesite including, but not limited to, paving, landscaping or utility systems, he/she will be held financially responsible for repairs.

- A. WRITTEN PERMISSION MUST BE OBTAINED FROM COMMUNITY MANAGEMENT PRIOR TO THE COMMENCEMENT OF ANY ACTIVITY THE RESULT OF WHICH WILL CHANGE THE EXTERIOR APPEARANCE OF THE HOME OR HOMESITE, INCLUDING EXTERIOR PAINTING. MANAGEMENT RESERVES THE RIGHT TO ISSUE A STOP WORK ORDER/ RULE VIOLATION FOR ANY WORK STARTED WITHOUT PROPER PRIOR AUTHORIZATION

RESIDENT IS CAUTIONED THAT THERE ARE MANUFACTURED HOMES AND HOMESITES IN THE COMMUNITY THAT CONTAIN ACCESSORY EQUIPMENT AND STRUCTURES THAT NO LONGER CONFORM WITH CURRENT COMMUNITY STANDARDS AND REGULATIONS. NONETHELESS, RESIDENTS MAY NOT ASSUME THEIR PLANS WILL BE

APPROVED BECAUSE THEY ARE THE SAME OR SIMILAR TO EXISTING MANUFACTURED HOMES OR HOMESITES.

ADDITIONALLY, THERE ARE HOMES IN THE COMMUNITY THAT HAVE ADDITIONS OR MODIFICATIONS THAT WERE BUILT WITHOUT PROPER PERMITS, LICENSURE OR INSPECTIONS. UPON SALE OR TRANSFER OF OWNERSHIP OF THESE HOMES, MANAGEMENT WILL REQUIRE THAT PERMITS AND INSPECTIONS BE ACQUIRED OR THAT ILLEGAL ADDITIONS BE REMOVED WITHIN SIXTY (60) DAYS OF TRANSFER OR SALE.

B. Additions, Improvements, Repairs

1. **Before construction of any type is permitted on the homesite or added to a home, Resident must obtain written permission from Management in the form of a Design Approval.** Additional permits may be required by Clark County. All construction must be done in a professional manner and must be completed in a time frame consistent with work being done as approved by Management.
2. The cost of additions, improvements or repairs to a Resident's home or homesite are the sole responsibility of Resident.
3. Resident or their contractor must provide a dumpster, at their expense, for all construction or renovation debris, whether building materials or landscape debris. Community dumpsters are not to be used for this debris. In no event shall a Resident suffer or permit a lien to be placed on the Landlord's real estate property by reason of any addition, improvement or repair.
4. If Resident fails to maintain the homesite to Community standards as outlined in these Covenants, Landlord may, at its option, after proper written notice, make such repairs or perform such maintenance and bill Resident for these services. Said repair bills shall be deemed as additional rent and shall be due and payable in full when the next month's rental is due.

C. Governmental Permits, Contractor Requirements

It is the responsibility of Resident to research the need, apply for and obtain any and all required governmental permits prior to the commencement of any building, remodeling, repair or removal of any portion of the home or homesite. A list of licensed contractors is available from the Manufactured Housing Division or the Nevada State Contractor's Board.

D. Landscaping

1. Desert landscaping is mandated. Water is always at a premium here in the desert and should be used sparingly, not wasted. Sprinklers and drip systems must be approved in writing by Management before installation. **NEW LIVE GRASS IS PROHIBITED FROM BEING PLANTED OR INSTALLED.**
2. Trees planted by the Resident shall become and remain the property of the Community should the Resident vacate the Community. If Resident desires to maintain trees on Resident's homesite, Resident shall be required to sign a waiver of responsibility in confirmation of that desire. Otherwise, trees will be maintained by the Community and may, at the sole discretion of the Landlord, be trimmed or removed as deemed most appropriate. Any and all

new plantings or removals of existing landscaping must be approved by Landlord in writing prior to commencement of said planting or removal. No invasive plants, such as oleanders, shall be permitted.

3. Shrubs, flowers, vines and bushes planted by the Resident shall become and remain the property of the Community should the Resident vacate the Community. Resident is responsible for the trimming and maintenance of all shrubs, flowers, vines and bushes in a manner that maintains an attractive shape and prevents such plants from blocking a neighbor's view or from being excessively high or brushing against a neighbor's manufactured home or awning.
4. Any new trees or shrubs must be approved in writing by Management prior to planting. No deciduous trees or bushes (those that drop their leaves each year) may be planted. Oleanders, olive trees, and fruitless mulberry trees are specifically prohibited.
5. Because each site contains underground wiring, gas lines, water and sewer mains, Resident shall not install any pegs, posts, shrubbery, trees, plants or anything else below the surface of the ground without written permission from Management.
6. Before removing any trees or shrubs, written permission must be obtained from Management. Resident or their contractor must provide a dumpster, at their expense, for all landscape debris. Community dumpsters are not to be used for this debris. In no event shall a Resident suffer or permit a lien to be placed on the Landlord's real estate property by reason of any addition, improvement or repair.
7. Small vegetable or fruit gardens, not to exceed 100 square feet are permissible in the rear of the homesite providing it is out of view from the Community Street. Resident must contact Landlord to determine whether the vegetables or plants they intend to plant are permissible, as several varieties of plants that may infringe on a neighbor's property, or are unsightly, are expressly prohibited.
8. Homesite must be kept free of weeds and debris at all times.
9. If Resident fails to perform any of the obligations under this section, Landlord may, but will not be required to, perform such obligations and Resident shall pay, as additional rent, a reasonable charge for the work done after having been provided proper notice.

E. Sheds

1. In accordance with Clark County Code Title 30, each homesite shall be permitted to erect a maximum of two (2) storage sheds which shall not exceed two hundred (200) square feet in total combined floor space. Shed(s) must be built of non-combustible materials such as metal or fire-retardant treated wood material. Shed location must be approved by Landlord to assure compliance with Clark County Code.
2. Sheds shall not be utilized for the storage of hazardous materials or flammable liquids
3. Sheds shall not be utilized for occupancy by humans or animals.
4. Sheds shall not be constructed over utility lines, water lines or sewer drains, impede public safety access, obstruct surface water drainage, obstruct utility access, block egress from the home, restrict required light or ventilation or restrict maintenance of appliances such as water heaters or furnaces.

F. Antennas, Satellite Dishes

1. A television antenna is permitted at each homesite. It must be placed not more than fifteen (15) feet from the rear of the home and not more than eight (8) feet above the roof. Any antenna must be installed in a professional manner.
2. Satellite dishes may be installed at the side or rear of any home below the lowest roof elevation. They may not exceed thirty-nine (39) inches in diameter. Any dish must be installed in a professional manner.
3. External amateur radio, short wave or citizens band radio antennas are expressly prohibited.

G. Skirting, Siding

1. Skirting that has been approved by Management must be installed within sixty (60) days of move-in date. Only skirting which is constructed of fire-resistant material and compatible in color to the home is acceptable.
2. All skirting and siding must be maintained in good repair and in a safe and attractive condition. Proper maintenance shall include, but not be limited to, the repainting of the exterior whenever the paint begins to fade, peel, flake, chip or deteriorate in any other manner that detracts from the esthetic beauty of the Community. Spray painting may be performed; however, Resident assumes all liability for any damage caused by paint overspray. All colors must be approved by Landlord prior to commencement of painting.

H. Porches, Decks and Steps

1. Porches and decks must be constructed to comply with current Clark County Building Codes as outlined in Title 30 and any other applicable code. Safety railings must be constructed around any open porch. The colors and materials must match or complement the home's exterior siding. Screened porches and decks must be approved in writing by Management.
2. All steps must have approved handrails as required by law. Temporary steps provided by mobile home dealers must be removed from the homesite no later than sixty (60) days from the date the home is moved into the Community.
3. No clothing, rugs, pillows or other materials may be hung outdoors around the home. A drying yard is provided for this purpose.

I. Driveways

1. Sufficient space is provided at most homesites for the parking of a minimum of two (2) motor vehicles.
2. The Landlord shall maintain all driveways within the community; however, it is the responsibility of each Resident to keep the driveway on their homesite clear of debris, oil, and stains. Costs of repairing damage caused as a result of direct actions or neglect of the Resident shall be passed on to Resident.
3. Painting or staining of driveways, concrete sidewalks and planter edging materials is prohibited.

J. Fences

Residents may install fences within the boundaries of their space provided all the following specifications are fulfilled:

1. Fences must be installed on the lot line to a maximum of one foot inside the lot lines at the rear and both sides of space.

2. Any new fencing installed must not exceed seventy-two inches (72") in height and must be vinyl or treated wood.
 3. All fences must be installed in a professional manner. Fences may not be installed less than 3' from the curb at the front of the home and may not be installed closer to the curb than the front of the home. Fences shall not impede access to driveway parking area.
 4. Fences may not be attached to the perimeter block wall or any other fencing within common areas of the Community without prior written approval from Management.
 5. Prior to proceeding with an installation of a fence, Resident must present a plan or diagram to Management and obtain written approval.
 6. Resident shall be responsible for any damage caused to the Community or neighbor's property during installation of the fence.
 7. All fencing shall be maintained in such a way that fencing does not detract from the esthetics of the Community.
 8. Fences shall be in compliance with all Clark County codes and requirements.
- K. Patio Furniture, Grills
1. Patio and porch furniture must be maintained in an attractive and neat condition
 2. Barbecue equipment is permitted, but Residents are cautioned to make sure adequate clearance is maintained when using such equipment to prevent fire hazards. Barbecue equipment must be maintained in an attractive and neat condition. A gas grill with attached LPG tank (maximum 20 pounds) is permitted.
 3. Other items which may be appropriate for normal placement on a patio, (such as a gardening cart, bottled water, or trash can), must be maintained in an attractive and neat condition.
 4. Unless specifically approved by Management, no inappropriate items may be placed or stored outside of the home or storage shed. This includes, but is not limited to, overstuffed furniture, appliances, ironing boards, brooms, mops, tools, gardening equipment, debris, refuse, litter or any item which is unsightly in appearance.
- L. Carports, Awnings, Windows
1. A carport with awning is required to cover the parking area provided at each homesite. Carport must be built of non-glare aluminum and installed in accordance with then current Clark County Codes.
 2. All awnings must be a color to match or complement the home. They must be built of anodized aluminum or steel and be of an approved manufactured type.
 3. No window shall be covered with any foil, paper, cardboard, wood, metal or other non-transparent substance or material, with the exception of commercially manufactured solar screens. Appropriate curtains or blinds shall be the only window coverings permitted. Materials of a commercial nature designed to reduce or eliminate glare and harmful sunrays may be installed to the manufacturer's specifications. Stacking of boxes, furniture or other items, against the interior windows, so as to appear unsightly from the exterior of your home, is prohibited.

- M. Air Conditioning, Evaporative Coolers
1. Air conditioning equipment and evaporative coolers must be in good repair and free of rust or loose covers and connections. All cooling systems must be maintained so as not to make excessive noise that will be disturbing to any other resident. Condensation accumulation from any air conditioner or evaporative cooler must be piped away from the home and not be allowed to fall onto the ground under the home.
 2. Covers may be placed over air conditioning units and evaporative coolers during off-season periods, so long as covers do not detract from overall appearance of homesite.
- N. Hot Tubs, Spas
1. A spa is provided for use by all residents. It is located near the pool and maintained for year-round use. A key is required for access. See Section XIV – D for detailed usage of the spa.
 2. Hot tubs and spas are prohibited from being installed on the exterior of any homesite.
- O. Outside Storage
1. No items are to be stored outside the home except inside approved sheds. Patio furniture and barbecue equipment are permitted on the porch as outlined above.
 2. Firewood storage is permitted only in a covered fireproof box with a hinged cover and may not be placed in front of the home. Storage box must match or complement the exterior colors of the home.
 3. Wheels, hitches and other items permitted by law are the only objects which may be stored under the home.
 4. Unless specifically approved by Management, no inappropriate items may be placed or stored outside of the home or storage shed. This includes, but is not limited to, overstuffed furniture, appliances, ironing boards, brooms, mops, tools, gardening equipment, debris, refuse, litter or any item which is unsightly in appearance.
- P. Setbacks
1. All homes, sheds, porches, decks and other appurtenances must be placed on the homesite in strict compliance with then current community standards and Clark County ordinances as regards minimum setbacks from street, other homes and exterior walls.
 2. A Resident who violates this regulation will bear all costs incurred to correct violation.
- Q. Hitches
1. Hitches must be removed from homes moving into the Community.
 2. Hitches may be stored underneath the home.
- R. Tie Downs
- Tie downs are required on all homes in accordance with Clark County ordinances and Nevada laws and regulations. Installation of tie downs is the sole responsibility and expense of the Resident.
- S. Handicap Access
- Any resident requiring handicap access improvements such as ramps may install same at his/her sole cost and in compliance with Clark County Regulations.

- T. Construction to HUD Standards
All homes entering the Community after effective date must conform to the HUD National Manufactured Home Construction and Safety Standards established in June 1976 and amendments. Owners wishing to bring a used home into the Community will be required to have the home reviewed by Management prior to making arrangements to have the home moved. Homes more than twenty (20) years old will not be permitted to be moved into the Community.
- U. Destroyed Homes
In the event that a home is destroyed by fire or storm, it must be removed from the Community at the homeowner's expense within fourteen (14) days after the destructive event. Rent will be due and payable until the homesite is cleared.
- V. Vacating a Site
Residents vacating a homesite must leave the site clean and free of debris within forty-eight (48) hours. Residents shall notify Management in writing no less than thirty (30) days prior to the removal of their home. When a thirty (30) day notice is given by resident advising of the intent to move a home out of the Community, and if said home is not moved out within said thirty (30) day period, said notice shall be of no further force or effect and Resident's Rental Agreement shall remain in full force. If a Resident wishes to remove a home after his/her notice to move out has expired, said Resident must re-issue in writing a new thirty (30) day notice. Rent shall be due and payable through the new move out date and may continue to be charged for every day that Resident fails to clear and clean homesite.
- W. Outdated Standards
Residents are cautioned that there may be homes and homesites in the Community which contain accessory equipment and structures which no longer conform with present Community Rules and Regulations. Nonetheless, Rules and Regulations in effect at the time when any modifications were made, or new accessories or structures are placed will be enforced. If you have any questions as to what is acceptable and permissible, contact management for written approval.
- X. Health Codes, Home Safety
1. Violation of health rules and regulations as established by State of Nevada and/or Clark County Health Departments is prohibited.
2. Any condition constituting a fire hazard shall not be permitted. Each home shall contain all safety equipment required by governmental ordinance or law. It is recommended that a smoke detector be placed near each bedroom as well as one in the living room area of the home.
- Y. Holiday Decorations/Flags
1. Holiday decorations, no matter what Holiday, must be taken down or removed within twenty-one (21) days after the Holiday.
2. American flags not to exceed 3' x 5' in size may be flown in accordance with U. S. Code Title 4, Chapter 1, Sub-sections 5-7. No other flag may be flown above the American flag.

XII. SALE OR TRANSFER OF HOME OWNERSHIP

A. New prospective tenant qualifications

A prospective Resident must do the following before occupying a home within the Community:

1. Complete an application for tenancy and remit the then current application fee for each prospective applicant.
2. Be accepted by the Landlord.
3. Execute a Rental Agreement for the occupancy of the space or home.
4. Execute and deliver to the Landlord a copy of the Community's then effective Community Rules and Regulations and any other required residency documents.

B. Upgrades on sale

A prospective buyer must agree to make upgrades or repairs to the manufactured home within a specific time frame as designated by Community Management in order to bring home into compliance with Community standards as well as State and County codes, regulations and law. Illegal additions made prior to sale of home must be removed, or appropriate permits and inspections made within 60 days of occupancy.

C. Assignment and Subletting

Resident shall not be permitted to assign, sublet or otherwise rent all or any portion of Resident's home or the space. Resident shall not assign or encumber his/her interest in the Agreement of the space. No consent to any assignment, encumbrance, sublet or other renting shall constitute a further waiver of the provisions of this paragraph. If occupancy consists of more than one (1) person, a purported assignment, voluntary, involuntary or by operation of law, from one person to the other shall be deemed an assignment within the meaning of this paragraph.

D. Advertising Home for Sale

Residents desiring to sell their home may advertise in the Community by placing a maximum of two (2) signs not to exceed 24" x 24" on the outside of the home, preferably one in front of the home and one on the driveway side. The signs must be professionally printed, not homemade.

E. Advising Management of Desire to Sell

Residents desiring to sell their home must advise Management prior to putting home on the market. Management will then advise if there are any upgrades that must be made or illegal additions that must be removed or properly remedied. Management also maintains a list of homes available that may assist in efforts to sell the home.

F. Transfer of Ownership

To ensure proper transfer of Ownership, all ownership documents must be executed in the Community Management office or be completed by a licensed dealer and copies provided to Community Management. This requirement is in place to protect both Seller and Buyer as well as to confirm that Buyer has been properly approved by Management and that all Community Documents have been properly completed.

XIII. VEHICLES, PARKING, SPEED LIMITS, GATES

A. Vehicles Permitted

Only passenger cars and motorcycles may be parked in Resident's driveway. The term "passenger car" specifically includes those vehicles commonly referred to as sports cars, coupes, sedans, station wagons, vans, mini-vans and pick-up trucks less than $\frac{3}{4}$ ton. Motorcycles are permitted provided they are used only for ingress and egress. Golf carts, motorized wheelchairs and motorized scooters must abide by the same rules and regulations as automobiles or trucks. No off-road vehicles or unlicensed vehicles shall be operated in the Community or parked in Resident's driveway under any circumstances.

B. Recreational Vehicles/Boats/Utility Trailers

Recreational vehicles, boats and utility trailers may not be stored or parked in driveway areas. Pick-up trucks over $\frac{3}{4}$ ton, campers, buses, semi-trailer rigs and other commercial vehicles of every kind and description, dune buggies, and race cars are prohibited from parking in driveway areas. All of the above described vehicles must be stored or parked in the Recreational Vehicle parking area provided for that purpose or stored off premises at the expense of the resident.

Items stored in the Recreational Vehicle Storage Area are stored in compliance with an additional agreement specifically for the purpose of storing items in that area. A monthly fee will be charged and is considered additional rent.

No person may sleep or live in any type of vehicle within the Community. In no case may a recreational vehicle be attached to water and sewer connections. Recreational vehicles shall be parked only in the RV storage area. RV's may be parked in front of home for one day in preparation for travel. They may be parked on the street overnight for one night only prior to departure from a trip or for one night only upon return from a trip.

C. On Street Parking

NO ON-STREET PARKING WILL BE PERMITTED OTHER THAN OUTLINED BELOW. Vehicles making deliveries to your home may park on the street only while making that delivery. Loading and unloading of groceries, packages or passengers from your car must be limited to a maximum of FIFTEEN (15) minutes. Vehicles belonging to service companies doing work in or on your home may park on the street while completing the necessary work but must be clearly marked or recognizable as a commercial vehicle. Vehicles belonging to health care providers shall be clearly marked or display a sign visible in the dashboard identifying them as a health care provider.

D. Licensing and Insurance

All vehicles operated in the community or parked on the home site must carry current licensing and insurance. Vehicles with expired licenses will be subject to towing at owner's expense after proper written notification of violation.

E. Noise

All vehicles must be properly muffled with engine and exhaust noise kept to a minimum. Engines shall not be "raced", "gunned" or "revved" in a manner or at a time that will disturb the peace and quiet enjoyment of the Community.

F. Repairs and Washing of Vehicles

The repairing, rebuilding or refurbishing of any motor vehicle within the Community, other than the changing of tires or road-aid service, is prohibited. Vehicles may be washed in the driveway area of each homesite, but water conservation is ABSOLUTELY necessary. Residents shall limit car washing to once a week and are strongly encouraged to use California dusters or commercial car wash facilities.

G. Speed Limits & Traffic Control Signs

Motor vehicles within the Community shall be operated in a responsible manner and in no event shall be driven in excess of the posted FIFTEEN (15) MILES PER HOUR speed limit.

Stop signs, whether painted on the road or erected at intersections, must be obeyed.

Complaints or observations of a Resident's disregard for the Community's regulations governing traffic safety, speed and control may result in termination of one's Rental Agreement.

H. Guest Parking

Guests may park either in designated guest parking spaces or in the host Resident's assigned parking area (driveway). Because of limited parking facilities, traffic congestion and noise, Management reserves the right to restrict the number of guests bringing vehicles into the Community. Residents must advise guests of the necessity to observe speed limits and traffic control signs.

I. Gate Operations

Each Resident household will be provided with two (2) gate access cards. These cards will allow access to the Community and should be guarded with the same care given your driver's license or credit cards. Additional cards and replacement cards shall be available for a fee of Twenty Dollars (\$20.00). Remote control gate openers are available for a fee at the Community office.

THE PRESENCE OF A CONTROLLED ACCESS GATE SYSTEM DOES NOT IN ANY WAY ENSURE THAT UNAUTHORIZED PERSONS WILL NOT ENTER THE COMMUNITY. MANAGEMENT ASSUMES NO RESPONSIBILITY FOR THE PERSONAL SAFETY OF ANY RESIDENT AS A RESULT OF UNAUTHORIZED PERSONS ENTERING VIA THE ACCESS GATE SYSTEM.

J. Towing of Vehicles

Community Management reserves the right to tag and tow vehicles not in compliance with this section in accordance with local and state law.

XIV. COMMUNITY FACILITIES

As stated in the Space Rental Agreement to which these guidelines are attached, Landlord rents to Resident the reasonable and shared use of certain limited facilities including swimming pool, spa and clubhouse. The other facilities as listed here are not a part of the Rental Agreement, and Landlord shall have no responsibility to maintain or continue same.

However, so long as these facilities remain in place, the following information will govern their use.

A. General Rules and Information

1. Community facilities are for the exclusive use of the Community Residents in good standing and their guests on a "use at your own risk" basis. Management is not responsible for accident or injury to any person. These facilities, which include the clubhouse, swimming pool, spa, common areas and elsewhere are private property; their use is a privilege and not a right. Any person who remains within the confines of the Community after being requested by the Community Management to leave, or who is not a Resident or guest of a Resident, will be considered to be trespassing.
2. Posted rules at the pool area, in the spa area, tennis courts and other recreational and common areas must be observed at all times and will be strictly enforced.
3. Consumption of alcoholic beverages is permitted in and around the recreation area or building so long as consumption of same is done in a responsible and respectful manner. No glassware or glass containers may be taken into the pool area or spa area.
4. Consumption or use of marijuana is not permitted outside of one's home.
5. Guests using the facilities must be accompanied by a Resident. Children under 18 years of age must be accompanied by an adult resident. Management may refuse any guest access to facilities if the guest's presence would reasonably detract from the Residents' use and enjoyment of the facilities.
6. Community Management reserves the right to refuse the use of any and all facilities to any person violating the Community Covenants or Rental Agreement terms.
7. Persons in swimming suits or trunks, wet or dry, will not be allowed in the clubhouse. Residents and guests must wear a shirt or jacket at all times in the clubhouse. Footwear must be worn in all Community buildings
8. Smoking will not be permitted inside the clubhouse/office building including the kitchen, billiard room, library, spa and restrooms. Cigar and pipe smokers are asked to be considerate of other Residents and guests in and around the outdoor recreational areas.

B. Clubhouse

1. Management will attempt to make the clubhouse available at all reasonable hours. Residents desiring to use the clubhouse for special events must coordinate and schedule said usage with management so as to maintain a master calendar for all activities. Guidelines for clubhouse use are as follows.
2. Parking - There is to be NO on street parking in front of any Resident's home or in a manner that would block a handicap access ramp. Guests may park in any visitor parking areas but are requested not to park in the spaces which are clearly marked and allocated for handicapped unless their vehicle bears appropriate handicap plates or placard. SPEED LIMIT OF 15 MILES PER HOUR MUST BE OBSERVED! Also, please observe all STOP signs and drive in a courteous manner.

3. Times Available for Access - Normally, the Clubhouse area is open for public access from 8:00 a.m. until 10:00 p.m. seven days a week. These hours are subject to change based on usage and weather conditions.
4. Gate Access - If your group is using the Clubhouse on a regular basis, Management will assign a code to the gate for your group's usage which will allow them to open the gate each time they come in.
If you are using the Clubhouse for a special event such as a wedding reception or birthday party, Management will arrange for the gates to be left open during a specific period of time to accommodate the entry of your guests.
Anyone may exit the community by simply pulling up to the exit gate and waiting for the gate to open. Again, please observe all speed limits and STOP signs.
6. Clean-up - Although no deposits are required, a clean-up deposit may be requested by management. We do appreciate your cooperation in leaving the Clubhouse premises in the same or better clean condition as when you entered them. Put all trash in appropriate containers. We do ask that any garbage be removed to the dumpsters. Tables and chairs should be returned to their original positions.
7. Kitchen Usage - The contents of the cabinets and cupboards and refrigerator units in the kitchen do not belong to Eldorado Estates. They are the property of the Social Club. If you need to use dishes, pots and pans, silverware, coffeepots, crock pots, ice or refrigeration (coolers), you will need to make arrangements with the Social Club by contacting Management or bring these items with you.
8. If you wish to use the stove or sink, you are welcome to do so. Again, however, we request that you leave them in a clean and neat condition.
8. Decorations - We realize that certain occasions call for special decorations such as streamers and balloons. Please consult with the Community Manager before your event regarding any special decorating needs.
9. Access to Other Areas - The swimming pool, spa, library and billiards-exercise room are for the exclusive use of community residents and their house guests unless prior arrangements have been approved by Management. In any case, community residents shall have first priority for use of these and all facilities. Please observe these limitations.
10. Insurance Requirement - If your function will include guests other than community residents, Management may require you to contact your homeowner's insurance company and obtain a special policy rider for your function. Your cost for this should be nominal. El Dorado Estates must be named as an additional insured on this rider.

C. Swimming Pool

1. Persons using the swimming pool must do so at their own risk. There is no lifeguard on duty.
2. Swimming pool is open 24 hours a day during the swimming season. Swimming season, weather permitting, is April 1st through October 31st. Solo swimming is prohibited. Children (persons under the age of 14) are always permitted in the swimming pool and pool area between the hours of 9:00 a.m. and 1:00 p.m. daily and at other times so long as their use does not interfere with the use of the facilities by other residents. Persons under

the age of 18 must be accompanied by their resident host or another adult family member.

3. All persons must shower before using the swimming pool. Those persons using suntan lotion are required to shower before each time they enter the pool to remove the suntan lotion.
4. Pool rules are very clearly posted in the pool area and must be observed.
5. Anyone found washing their hair, shaving or using any kind of lotion in the pool will be prohibited from using this facility.
6. Flotation mats are permitted between the hours of 9:00 a.m. and 1:00 p.m. and at other times as long as their use does not interfere with the use of the facilities by other residents. Balls, Frisbees and other toys designed for water use may be used in the pool so long as their use does not interfere with the use of the facilities by other residents. Flotation "noodles" are permitted at all times.
7. Only manufactured swimwear in good condition may be worn. No cutoffs or other similar "homemade" swimwear is permitted. Nude bathing is strictly prohibited.
8. Persons who are incontinent or who are not "potty trained" are not permitted in the swimming pool or pool area.
9. Management reserves the right to limit the use of the pool at any time and to restrict use of the pool by anyone. Residents are responsible for the conduct of their guests and for ensuring that guests comply with all applicable rules.
10. No one is allowed in the pool while the pool service company is cleaning and servicing the pool.

D. Spa

1. Persons using the spa must do so at their own risk. There is no lifeguard on duty.
2. No one under the age of 18 is permitted in the spa at any time. Solo bathing is prohibited.
3. All persons must shower before using the spa. Those persons using suntan lotion are required to shower before each time they enter the spa to remove the suntan lotion.
4. The spa is heated to a maximum temperature of 104 degrees. Chemicals are added by the pool service company to control the healthful nature of the water. Users should be alert to the fact that people with high blood pressure, diabetes and other medical problems may be adversely affected by the warm water and the agitation of the water and it may be advisable to consult with their physician before using the spa.
5. Spa rules are very clearly posted in the area and must be observed.
6. Exterior windows are to remain open as set by Management to allow escape of vapors caused by chemicals in the spa.
7. Anyone found washing their hair, shaving or using any kind of lotion in this spa will be prohibited from using this facility.
8. A bathing suit must be worn in the spa. Nude bathing is strictly prohibited.

E. Saunas

Dry heat saunas are available for your use. One is located in the men's outside washroom for the use of men, and one is located in the women's outside washroom for the use of women. The saunas are to be used only by the

gender whose name appears on the doors, i.e. men in men's sauna and women in women's sauna.

1. You may adjust the heat to your liking but remember that you are going to be in this facility with the door closed, so your stay should be kept to a minimum to avoid any problems due to the high heat.
2. A bathing suit must be worn in the sauna. Nude use of the saunas is strictly prohibited.

F. Billiard Room/Library/Game Room

1. The billiard room, library and game room is normally open from 8:00 a.m. until 10:00 p.m. for the exclusive use of Residents and their houseguests.
2. No person under the age of 18 is permitted to use the billiard table.
3. No food or beverages of any kind are permitted on the billiard table.
4. The library is maintained on a volunteer basis. The books, magazines and puzzles have been donated for the enjoyment of all residents. If you take items from the library, please return them when you are finished with them.
5. Magazines that are not more than six months old may be donated but will be purged on a regular basis since space is limited.
6. At times when scheduled events are held in the library not involving the use of the billiards table, the billiards table shall be unavailable for use. Watch the monthly calendar for times when the billiard table is unavailable for use.

G. Fitness Center

Exercise equipment is used on an "At Your Own Risk" basis. If you are not sure of the proper usage of a piece of equipment, please refer to the instruction charts on the wall or ask a member of management to assist you. Persons under the age of 18 are not permitted to use the exercise equipment.

H. Tennis Courts/Sport Court

1. The tennis court areas are available for all residents for the purpose of tennis playing, badminton, volleyball, basketball and other net sports only.
2. Tennis shoes are the only type of shoes that may be worn on the tennis courts. Roller skates, skateboards, in-line skates and bicycles are prohibited on the tennis courts.
3. No glass bottles are permitted in the tennis court.
4. Pets are not permitted in the tennis court area.
5. Tennis court lights may be turned on for play after dark by utilization of the switches on the North side of the tennis court area. In accordance with the quiet and peaceful enjoyment requirements, lights must be turned off by 10:00 p.m.

I. Putting Green

1. Putting greens are available for use by all Residents and their guests.
2. Roller skates, skateboards, in-line skates and bicycles are prohibited on the putting green.

J. Horseshoe Pits

Horseshoe pits are available for use by all Residents and their guests.

K. Dog Park

1. Dog park is available for use by all Residents and their guests.
2. Dogs must have registration and current vaccinations.
3. Dogs in heat are not permitted in the dog park.
4. Dog handlers must be in view of and in control of their dog(s) at all times.
5. Owners must clean up and dispose of pet waste immediately.

6. Dogs who bark incessantly or are aggressive must be removed.
7. Owners are responsible for any injury or damage caused by their dog(s).
8. No children in dog park.
9. No food is permitted.
10. Use dog park at your own risk.

L. Drying Yard

A drying yard is available for use by all Residents. This yard is not locked. Community Management assumes no responsibility for lost or stolen laundry.

M. Recreational Vehicle and Boat Storage

1. A gated area is maintained for the convenience of Community Residents for the sole and exclusive purpose of storage of recreational vehicles, boats, utility trailers and extra motor vehicles. A monthly fee is charged for the storage of items in this area and is billed as additional rent on your monthly invoice.
2. Recreational vehicles, boats and utility trailers may not be stored:
 - a. On a Resident's driveway or any other location on their homesite
 - b. In guest parking or any other common area.
3. A storage agreement must be signed with Management before any item may be stored in the gated area. A key will be issued at the time the storage agreement is signed, and a specific parking space will be assigned. A refundable key deposit of twenty dollars (\$20.00) is required.
4. All recreational vehicles, travel trailers, camper shells, boat trailers, utility trailers, automobiles or other equipment left in the storage areas shall be kept in good condition. All tires must be properly inflated. All stored items must be insured. Should a Resident neglect to properly maintain property stored in the storage area, that property must be removed within seven (7) days from written notification by Management. If not removed, Management reserves the right to have it removed at the Resident's expense.
5. Residents assume all risk of damage or loss to any item(s) stored in the storage area and are advised by Management to keep any item(s) stored in the storage area locked at all times and properly insured against vandalism.
6. Storage is approved on a first come, first served basis.
7. The Resident must maintain their assigned site. No objects may be stored under or around the item approved for storage.
8. Storage area access hours are currently from 8:00 a.m. until 9:00 p.m. Pacific Standard Time. Access to Storage area during other times must be coordinated through management and may be subject to a Fifty Dollar (\$50.00) service fee.

N. Bulletin Board

1. There is a bulletin board in the hallway outside of the kitchen area that is available for use by all interested parties. Residents may use the bulletin board for no longer than 30 days to advertise the sale of a specific item or items. Before placing an advertisement on the board, you must have the notice signed and dated by Community Manager. If you sell an item before the end of 30 days, please remove the advertisement.
2. This bulletin board may also be used for special announcements, information, services and other items of interest. Before placing any item on the board, you must have the notice signed and dated by Community Manager.

O. Bocce Courts

There are two Bocce courts located near the southwest corner of the Community for the enjoyment of all Residents and their guests.

XV. LOST AND STOLEN ARTICLES

Landlord is not responsible for any lost or stolen articles or properties either from the Resident's home or homesite or from any common area facilities within the Community. Should items be stolen from a Resident's home or homesite, it is requested that a written report of same be given to Community Management and to Las Vegas Metro Police as appropriate.

XVI. GRIEVANCES, COMPLAINTS

To facilitate the prompt and equitable resolution of any complaints by Community Residents, the Resident must submit all complaints to Management in writing. Should the Management disagree in principle to the propriety of any complaint, he/she will state their understanding of the Community's position on such matters. The Manager is required to uniformly enforce the Community's Rental Agreements and these Covenants.

XVII. REVISIONS OF RULES AND REGULATIONS

Landlord reserves the right to add to, delete, amend, and revise these Covenants from time to time, as well as additional Rules and Regulations and hours posted in and about the recreational facilities, as provided in NRS 118B.100.

XVIII. NOTICES

Notices for any repairs that a Resident believes are necessary to the Landlord's property on which a Resident relies should be submitted in writing to the Management. Under no circumstances shall a Resident initiate any repairs to any of the Landlord's property.

I acknowledge receipt of a complete copy of these Rules & Regulations (Covenants) and understand they are an integral part of the Residency Documents of Eldorado Estates.

Date _____ Resident _____

Date _____ Resident _____

Date _____ Management _____