

EL DORADO ESTATES **RULES & REGULATIONS**

The following Rules & Regulations (hereinafter "Covenants") have been developed as a basis for good relations with El Dorado Estates (hereinafter "Management", "Landlord" or "Community") and the Residents (hereinafter "Tenants") of this community. They have been prepared in accordance with the law to provide all Tenants 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 Tenants 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 Tenants a peaceful and quiet enjoyment of their home.

The spirit of the 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 Tenant 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 COVENANTS

- A. Tenants 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 Tenant of the violation by either hand delivering the notice to the Tenant or placing the notice in the United States Mail. The failure of 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. Tenant shall not rely upon the Landlord's failure to provide such notice in taking any action or not taking any action.
 - 2. The Tenant shall either immediately cease the violation of the Covenants or provide Landlord with a written explanation stating why the Tenant 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, Tenant 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 Tenant 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.

III. GUESTS

- A. For the purposes of these Covenants, the term "Guests" shall include all of Tenant'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 Tenant. 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 Tenant.
- B. A guest may not stay with a Tenant more than sixty (60) days in a calendar year unless they register and are accepted by the Community as an additional Tenant.

- C. Tenant is personally responsible for all the actions and conduct of his or her guests. It is the responsibility of the Tenant 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 Tenant. 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

Regular business 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 Tenants. Please try to conduct all normal community business during regular business hours. At the time these Covenants are published, staff accepts visitors in the office by appointment only. Pre-scheduled closures will be indicated on the calendar that is distributed monthly to all Tenants. 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 9 1 1

AFTER CALLING 9 1 1, PLEASE CALL MANAGER AT 702-364-8512.

The non-emergency number for fire, police, or paramedics is 3 1 1.

In case of any other kind of emergency involving Community, Management or Landlord responsibilities (such as a water line break or sewer back-up), please call the office at 702-876-1720 during regular business hours or contact Community Manager at 702-364-8512 after regular 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 |
| | Synergy Companies | 702-796-3749 |
| Water Main Break | Sin City Plumbing | 702-431-6502 |
| Sewer Backups | Sin City Plumbing | 702-431-6502 |
| Natural Gas | Southwest Gas | 877-860-6020 |
| Swimming Pools/Spa | Leisure Time Pools | 702-348-7230 |
| Stray Animals | Animal Control | 702-455-7710 |

NOTE: These numbers are for use only in case of a multiple home or entire community outage or problem. If a Tenant calls these companies without first attempting to notify Community Management, and the problem is found to be at the Tenant's home, the Tenant 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 Tenant. 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. TENANT CONDUCT

- A. Peaceful Enjoyment – Excessive noise or loud parties that disturb the peace and tranquility of other Tenants, whether inside the home or outside, will not be permitted. Tenants shall be held responsible for their conduct and damage caused or created by themselves, member of their household or any of their guests to any property within the Community
- B. Firearms – There shall be no brandishing of firearms or any other weapon(s) in an attempt to intimidate, threaten or harm anyone by any Tenant or their guest(s) while in the Community. Any use of BB guns, pellet guns or any other type of gun, slingshots, bows with arrows, or any other weapon is prohibited.
- C. Fireworks – Tenants and their guest(s) are prohibited from using any kind of fireworks in the Community.
- D. Rollerblading, Roller Skating, Skateboarding – Since the streets are also our sidewalks, rollerblading, roller skating, and skateboarding are not permitted in the Community to protect the safety of our Tenants and their guests.
- E. Alcoholic Beverages – 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.
- F. Marijuana – 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.

- G. 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.
- H. Subletting – Tenant shall not be permitted to assign, sublease or otherwise rent all or any portion of Tenant’s manufactured home or the space. Tenant 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 Tenant 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.
- I. 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. Management shall advertise at least one Yard sale per year for the entire Community.
- J. 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 the home.
 - 4. No manufacturing or construction is permitted at the home.
 - 5. Management is notified of intention to operate business and has given written approval for same.

VIII. PETS AND 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 Management. Pets are limited to two (2) domestic house pets only, defined as dogs, cats and birds. Fish tanks are permitted inside the home.
- 2. Exotic pets – including but not limited to pigs, iguanas, ferrets and snakes – are strictly prohibited.
- 3. 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.
- 4. An Emotional Support animal, comfort animal and therapy dogs are not Service Animals under Title II and Title III of the Americans with Disabilities Act. They will be treated as any other pet.

B. Conduct

- 1. 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 Community Manager immediately, and follow the animal. It is usually a signal that the animal's owner or master is in need of help.

2. 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 Tenant's tenancy.
 3. 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 taken to have the dog permanently removed from the Community or to terminate Tenant's tenancy.
 4. 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.
 5. Pets or service animals will not be allowed to cause any disturbance that might annoy neighbors, including, but not limited to, barking incessantly for no apparent reason, growling, biting or any other unusual noises or damage. Under no condition are pets or service animals to invade the privacy of another person's homesite, flower beds, shrubs, etc.
 6. Pets are not allowed in the clubhouse, tennis courts, horseshoe pits, swimming area or any Community facility except the office with their owners. Service animals are permitted in all common areas except the pool and spa.
 7. 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 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. We work with a local non-profit that traps feral cats, spays or neuters them, then returns them to the community.
 8. 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 Tenants 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 food is permitted in the dog park.
 8. Use the dog park at your own risk.
- E. Pet or Service Animal Pictures – For the safety of all Tenants 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 staff 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 renters 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 Tenant will be required to provide suitable evidence of such insurance to Management on request. It is the Tenant’s responsibility to take care of their own security needs, including the need for police or fire protection.
- B. Rental Tenant Responsibility – Every home rental Tenant shall be required to secure and maintain insurance coverage within ten (10) days of occupancy of rental unit naming El Dorado Estates as additional insured. Rental Tenant is to provide proof of same to Management.
- C. Landlord’s Responsibility – Landlord and Management personnel will make every reasonable effort to protect the safety and wellbeing of all Tenants.

X. UTILITIES AND OTHER SERVICES

- A. Electric – Tenant shall be responsible for making arrangements for service connection 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. Natural Gas – Tenant shall be responsible for making arrangements for service connection 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 service.

- C. Water and Sewer Charges
1. Billing – Water and sewer charges are listed on each monthly rental statement as a separate line item. The amount billed to each Tenant is the same as to every other Tenant; however, based on overall usage the amount billed will generally change every month. Calculations for monthly billing are posted on the bulletin board in the hallway outside the office,
 2. Usage – It is the responsibility of each Tenant 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 and Sewer Repairs
1. Repairs – Tenant is responsible for repairs from the water riser/shut-off valve to the home. Tenant 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, disposable diapers, medications, cigarette butts, kitty litter, pet feces, fats, oils or grease by flushing them down the toilet. Tenant shall be responsible for repairs and maintenance of the sewer lines from the sewer clean out to the home. Tenants will be financially responsible for cleaning/clearing a blockage caused by a violation of this provision.
- E. Garbage and Trash
1. Dumpsters are placed conveniently throughout the Community for the use of all Tenants. In accordance with an agreement with the Southern Nevada Health District, 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 to dispose of these items 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. These are recycled by the social club to provide funds for various activities throughout the year. All Tenants are encouraged, and thanked, for contributing to this endeavor at helping our environment and supporting our Tenants 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, Management will notify all Tenants 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 Tenants. Management will take every action possible to restore service to Tenants 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 Tenant shall keep his/her home and homesite in a clean and neat condition and free of any fire hazards. If a Tenant 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 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.

TENANT IS CAUTIONED THAT THERE ARE HOMES AND HOMESITES WITHIN THE COMMUNITY THAT CONTAIN ACCESSORY EQUIPMENT AND STRUCTURES THAT NO LONGER CONFORM WITH CURRENT COMMUNITY STANDARDS AND REGULATIONS OR STATE OR COUNTY CODES. NONETHELESS, TENANTS MAY NOT ASSUME

THEIR PLANS WILL BE APPROVED BECAUSE THEY ARE THE SAME OR SIMILAR TO EXISTING HOMES OR HOMESITES. ADDITIONALLY, THERE MAY BE 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 SALE OR TRANSFER.

- B. Additions, Improvements, Repairs
1. Before construction of any type is permitted on the homesite or added to a home, Tenant must obtain written permission from Management in the form of a Design Approval. Additional permits may be required by Clark County and/or Manufactured Housing Division. Depending on the type of improvement, a licensed contractor may be required. All construction must be done in a professional manner and completed in a time frame consistent with work being done as approved by Management and in accordance with the requirements of NRS.118B.097.
 2. The cost of additions, improvements or repairs to a Tenant's home or homesite are the sole responsibility of the Tenant.
 3. Tenant 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 Tenant 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 Tenant 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 invoice Tenant for these services. Said repair invoices shall be deemed as additional rent and shall be due and payable in full when the next month's rent is due.
- C. Governmental Permits, Contractor Requirements – It is the responsibility of Tenant 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. Depending on the nature of work to be done, information about licensed contractors may be obtained 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 in the desert and should be used sparingly, not wasted. Sprinklers and drip systems must be approved in writing by Management before installation. **LIVE GRASS IS PROHIBITED FROM BEING PLANTED OR INSTALLED.**

2. 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, FRUITLESS MULBERRY TREES, CHINABERRY TREES AND PALM TREES ARE SPECIFICALLY PROHIBITED.**
3. Trees planted by the Tenant shall become and remain the property of the Community should the Tenant vacate the Community. Trees will be maintained by the Community and may, at the sole discretion of Landlord, be trimmed or removed as deemed most appropriate. Any and all new plantings or removals of existing landscaping must be approved by Management in writing prior to commencement of said planting or removal. No invasive plants, such as oleanders, shall be permitted.
4. Shrubs, flowers, vines and bushes planted by the Tenant shall become and remain the property of the Community should the Tenant vacate the Community. Tenant 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 home or awning.
5. Because each site contains underground wiring, gas lines, water and sewer mains, Tenant 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. Tenant 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 Tenant suffer or permit a lien to be placed on the Landlord's real estate property by reason of dumpster rental.
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. Tenant 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 site, or are unsightly, are expressly prohibited.
8. Homesite must be kept free of weeds and debris at all times.
9. If Tenant fails to perform any of the obligations under this section Landlord may, but will not be required to, perform such obligations and Tenant 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 Management 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-one (31) 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) day 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, Tenant assumes all liability for any damaged caused by paint overspray. All colors must be approved in writing by Management prior to commencement of painting.

H. Porches, Decks and Steps

1. Porches and decks must be constructed to comply with current Clark County 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 manufactured home dealers must be

removed from the homesite no later than sixty (60) days from the date the home is moved in to 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) vehicles.
2. The Landlord shall maintain all driveways within the Community; however, it is the responsibility of each Tenant to keep the driveway of their homesite clear of debris, oil and stains. Costs of repairing damage caused as a result of direct actions or neglect of the Tenant shall be passed on to the Tenant.
3. Painting or staining of driveways, concrete sidewalks or planter edging materials is prohibited.

J. Fences – Tenant 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 the space.
2. Any new fencing installed must not exceed seventy-two (72) inches in height and must be vinyl or treated wood.
3. All fences must be installed in a professional manner. Fences must be installed three (3) feet or more 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, Tenant must present a plan or diagram to Management and obtain written approval.
6. Tenant shall be responsible for any damage caused to the Community or neighbor's property during installation of the fence,
7. All fencing must 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 and Porch Furniture, Grills

1. Patio and porch furniture constructed for outdoor use must be maintained in an attractive and neat condition and are the only types of furniture to be placed and kept outside.
2. Barbecue equipment is permitted, but Tenants 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 5 pounds) is permitted. Charcoal

- briquettes must be disposed of by being placed in a plastic bag or other container after certainty that they are cold.
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. Paint, oil, tires, batteries, lumber, and other similar items may not be stored on the patio or anywhere else outside on the homesite. Clark County inspects annually and documents these types of items and may cite/fine the Landlord for such infractions. Any fines may be passed on to the offending Tenant as additional rent.
 5. 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 of 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 Conditioners, 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 Tenant. 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.
 3. Window air conditioners and evaporative coolers may not be placed or installed on the front/street side of the home.

- N. Hot Tubs, Spas
1. A spa is provided for use by all Tenants. The spa 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 and patio as outlined above in section K.
 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 that may be stored under the home.
 4. Unless specifically approved in writing 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 the street, other homes and exterior walls.
 2. Any Tenant who violates this regulation will bear all costs incurred to correct the violation.
- Q. Hitches – Hitches must be removed from homes moving into the Community.
- 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 Tenant.
- S. Handicap Access – Any Tenant requiring handicap access improvement such as ramps may install same at his/her sole expense and in compliance with Clark County, State and Federal regulations. Management must approve in writing any ramps or elevators to be installed at any homesite.
- T. Construction to HUD Standards – All homes entering the Community after the effective date of these Covenants must conform to the HUD National Manufactured Home Construction and Safety Standards established in June 1976 and all subsequent amendments. Owners wishing to bring a pre-owned 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 Owner’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 – Tenants 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 Tenant advising of the intent to move a home out of the Community, and said home is not moved out within said thirty (30) day period, said notice shall be of no further force or effect and Tenant’s Rental Agreement shall remain in full force. If a Tenant wishes to remove a home after his/her notice to move out has expired, said Tenant 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 Tenant fails to clear and clean the homesite. Tenants vacating a homesite must leave the site clean and free of debris within forty-eight (48) hours of removing the home.
- W. Outdated Standards – Tenants are advised that there may be homes and homesites in the Community that contain accessory equipment and structures that no longer conform with present Community Rules and Regulations or are not in compliance with current State or Local Codes. Nonetheless, Rules and Regulations in effect at the time when any modifications were made, or new accessories or structures are placed will be enforced. Tenants who have any questions as to what is acceptable and permissible should contact Management for written approval.
- X. Health Codes, Home Safety
 - 1. Violations of health rules and regulations established by the State of Nevada and/or the Southern Nevada Health District are prohibited. Under NRS 118B.200.f, said violations may be grounds for termination of tenancy.
 - 2. Any condition constituting a fire hazard shall not be permitted. Each home shall contain all safety equipment required by governmental ordinance or law. A working smoke detector is required by NRS 489.701. It is recommended that a smoke detector be placed near each bedroom as well as in the living room area of the home. Carbon monoxide detectors are also recommended.
 - 3. All water heaters must be secured with earthquake straps. A drip pan should also be installed under water heaters.
- 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. They should not be placed more than thirty (30) days before the Holiday.
 - 2. American flags, not to exceed 4’ x 6’ 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. Advising Management of Desire to Sell – Tenants desiring to sell their home must advise Management prior to putting the home on the market. Management will provide a document entitled “Notice of Intent to Sell” that must be completed and returned to Management. Management will then advise if there are any upgrades that must be made or illegal additions that must be removed or properly remedied.
- B. Upgrades on Sale – A prospective buyer must agree to make upgrades or repairs to the home within a specific time frame as designated by Management in order to bring home into compliance with Community standards as well as current State and County codes, regulations and law. Illegal additions made prior to sale of home must be removed or properly remedied within sixty (60) days of transfer of ownership.
- C. Advertising Home for Sale – Tenants 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.
- D. Listing Home for Sale with Licensed Dealer – Although Tenant may choose to sell their own home without using a Manufactured Housing Licensed Dealer, it is recommended that Tenant check with various Licensed Dealers to determine their commission structure, what advertising sources they utilize and how many sales they have had in our Community before committing to sign a Listing Agreement. For your consideration, El Dorado Home Sales, Inc. is a licensed dealer, owned by El Dorado Estates, and sells exclusively in El Dorado Estates. Please contact Management if you have any questions.
- E. New Prospective Tenant Qualifications – A prospective Tenant must do the following before occupying a home within the Community:
 - 1. Complete an application for tenancy including proof of income, proof of identification and any other required documentation.
 - 2. Meet with and be approved by Management.
 - 3. Execute a Rental Agreement for the occupancy of the space, these Rules and Regulations, as well as any and all other required documents.
- F. Transfer of Ownership – To ensure proper transfer of ownership, all ownership documents must be executed in the Management office or be completed by a licensed dealer and copies provided to 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 Tenant’s driveway. The term “passenger car” specifically includes those vehicles commonly referred to as sports cars, coupes, sedans, station wagons, vans, mini-vans, SUV’s, and pick-up trucks less than ¾ 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 Tenant's driveway under any circumstances.

- B. Recreational Vehicles/Boats/Utility Trailers
1. 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 in the Recreational Vehicle Storage area provided for that purpose or stored off premises at the expense of the Tenant.
 2. 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.
 3. 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/or sewer connections. Recreational vehicles shall be parked only in the RV Storage Area. RV's may be parked in front of the Tenant's home on the street overnight for one night only prior to departure for 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 Tenant's 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 the 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 homesite must carry current licensing and insurance. Vehicles with expired licenses will be subject to towing at owner's expense after proper written notification of the 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 of each homesite, but water conservation is ABSOLUTELY necessary.

Tenants shall limit car washing to once a week and are strongly encouraged to use California dusters or commercial car wash facilities.

- G. Speed Limits and Traffic Control Signs
 - 1. 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.
 - 2. Stop signs, whether painted on the road or erected at intersections, must be obeyed.
 - 3. Complaints or observations of a Tenant's disregard for the Community's regulations governing traffic safety, speed and control may result in termination of a Tenant's Rental Agreement.
- H. Guest Parking – Guests may park either in designated guest parking spaces or in the host Tenant'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. Tenants must advise guests of the necessity to observe speed limits and traffic control signs.
- I. Gate Operations – Each Tenant household will be provided with two (2) gate Fobs. These Fobs will allow access to the Community and should be guarded with the same care given your driver's license or credit cards. Additional Fobs and replacement Fobs shall be available for a fee of Twenty Dollars (\$20.00). Remote control gate openers are available for a fee at the Community office. For the security of the Community, Management has the right to limit the number of gate devices that any household may acquire. **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 TENANT AS A RESULT OF UNAUTHORIZED PERSONS ENTERING VIA THE ACCESS GATE SYSTEM.**
- J. Towing of Vehicles – 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 Tenant the reasonable and shared use of certain limited facilities including the 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 Tenants 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 within the confines of El Dorado

Estates 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 Management to leave, or who is not a Tenant or guest of a Tenant, 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 or use of alcoholic beverages is permitted in and around the recreation area and common areas 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 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 Tenant. Management may refuse any Tenant or guest access to the facilities if their presence would reasonably detract from other Tenants' use and enjoyment of the facilities.
6. Management reserves the right to refuse the use of any and all facilities to any person violating these Covenants or Rental Agreement terms.
7. Persons in swimming suits or trunks, wet or dry, will not be allowed in the clubhouse. Tenants and guests must wear a shirt or jacket at all times in the clubhouse. Footwear must be worn in all areas of the clubhouse or the office.
8. Smoking is not permitted inside the clubhouse/office building including the kitchen, billiard room, library, fitness center, spa or restrooms. Southern Nevada Health District regulations prohibit smoking in the pool area. Cigar and pipe smokers are asked to be considerate of other Tenants and guest in and around the outdoor recreational areas.

B. Clubhouse

1. Management will attempt to make the clubhouse available at all reasonable hours. Tenants 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.
2. Parking – There is to be NO on street parking in front of any Tenant'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 that are clearly marked and allocated for handicapped unless their vehicle bears appropriate handicap plates or placard.
3. Traffic Control – SPEED LIMIT OF FIFTEEN (15) MILES PER HOUR MUST BE OBSERVED! Also, please observe all STOP signs and drive in a courteous manner.

4. Times Available for Access – Normally, the clubhouse 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.
5. Gate Access – If your group is using the clubhouse on a regular basis, Management will assign a gate code for your group’s usage which will allow them to open the gate each time they enter.
6. Special Events – If you are using the clubhouse for a special event such as a wedding 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. Gates will open automatically to exit the Community.
7. Clean-Up – Although no rental fees are required, a clean-up deposit may be requested by Management. We 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. Remove garbage to the dumpsters. Tables and chairs should be returned to their original positions.
8. Kitchen Usage – The contents of the cabinets and cupboards and refrigerator units in the kitchen do not belong to El Dorado Estates. They are the property of the Tenants’ social club. If you need to use dishes, pots and pans, silverware, coffeepots, crock pots, ice or refrigeration, you will need to contact Management for access or bring these items with you. If you use the stove or sink, please leave them in a clean and neat condition
9. Decorations – We realize that certain occasions call for special decorations such as streamers and balloons. Please consult with Management before your event regarding any special decorating needs.
10. Access to Other Areas – The swimming pool, spa, library, billiards table and fitness center are for the exclusive use of Tenants and their guests unless prior arrangements have been approved by Management. In any case, Tenants shall have first priority for use of these and all facilities. Please observe these limitations.
11. Insurance Requirements – If your function will include guests other than Community Tenants, Management may require you to contact your homeowner’s insurance company and obtain a special policy rider for your function. El Dorado Estates must be named as an additional insured on this rider.

C. Swimming Pool

1. Persons using the swimming pool do so at their own risk. There is no lifeguard on duty.
2. Swimming pool is open 24 hours a day. Swimming season, weather permitting, is approximately April 1st through October 31st. Solo swimming is prohibited.

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 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 swimming pool will be prohibited from using this facility.
6. Flotation mats are permitted as long as their use does not interfere with the use of the facility by other Tenants. 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 facility by other Tenants. Flotation "noodles" are permitted.
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.
9. Management reserves the right to limit the use of the pool at any time and to restrict use of the pool by anyone. Tenants 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 do so at their own risk. There is no lifeguard on duty.
2. In accordance with Health Department regulations, persons under twelve (12) years of age must be accompanied by an adult.
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 conditions may be adversely affected by the warm water and the agitation of the water. It may be advisable to consult with a physician before using the spa.
5. Spa rules are clearly posted in the spa room 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 the spa will be prohibited from using the spa.
8. A bathing suit must be worn in the spa. Nude bathing is prohibited.

- E. Saunas – Dry heat saunas are available for the use of Tenants. One is located in the men's outside restroom for the use of men, and one is located in the women's outside restroom 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 use of Tenants and their guests.
2. No food or beverages of any kind are permitted on the billiard table.
3. The library is maintained on a voluntary basis. The books, magazines and puzzles have been donated for the enjoyment of all Tenants.
4. Magazines that are not more than six months old may be donated but will be purged on a regular basis since space is limited.
5. 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.

H. Tennis Court – Sport Court

1. The tennis court areas are available for all Tenants 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.
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 may not be turned on before 7:00 a.m. and must be turned off by 10:00 p.m. Tennis players must be respectful of Tenants surrounding the tennis court area.

I. Putting Green – The putting green is available for use by Tenants and their guests. 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 Tenants and their guests.

K. Dog Park – See Section VIII D for full details.

L. Drying yard – A drying yard is available for use by Tenants. This yard is not locked. 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 Tenants 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 trailer may not be stored on a Tenant driveway or any other location on their homesite, in guest parking or in 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 area shall be kept in good condition. All tires must be properly inflated. Should a Tenant 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 Tenant's expense.
5. Tenant assumes 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. Tenant 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. local 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.

XV. LOST AND STOLEN ARTICLES

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

XVI. GRIEVANCES, COMPLAINTS

To facilitate the prompt and equitable resolution of any complaints by Tenants, the Tenant must submit all complaints to Management IN WRITING. Complaints must

be legible, specific, dated and signed. Should Management disagree in principle to the propriety of any complaint, Management will state their understanding of the Community's position on such matters. Management is required to uniformly enforce the Community's Rental Agreement 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 Tenant believes are necessary to the Landlord's property on which a Tenant relies should be submitted in writing to Management. Under no circumstances shall a Tenant 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 El Dorado Estates.

Date _____ Tenant _____

Date _____ Tenant _____

Date _____ Management _____