

LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC.

PO Box 542, Zephyr Cove, NV 89448 Phone: 775-588-4840 Fax: 775-588-7590

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POLICY – L31

ASSOCIATION RULES AND REGULATIONS

Owners, their guests, long and short term renters are jointly and severally responsible for reading and complying with this L-31 policy-the Association Rules & Regulations.

Failure to comply with this L-31 policy-the Associations Rules & Regulations-could result in fines as set forth in Practice L-32 and/or revocation of facility privileges and removal from the premises.

Lake Village provides an on-site employee from 8:30 am to 10:00 pm (7 days a week) for guest services.

CODE OF CONDUCT

- **“Quiet time” hours are from 10:00 pm to 7:00 am. No loud parties (inside or outside), music, vehicles or other loud disturbances which would disrupt the peace and quiet of residents and visitors are permitted.**
- Never discard cigarette butts anywhere on the premises. Extinguish them completely and dispose of them properly.
- Fireworks are illegal at Lake Tahoe, in Lake Village and all surrounding areas. Violators will be reported to the Douglas County Sheriff’s Department and prosecuted to the fullest extent of the law.
- No snowmobiling, sledding, skiing, snowboarding, skateboarding, rollerblading or scooters (unless licensed for road use) are allowed anywhere in Lake Village.
- Pets are always required to be on a leash. Pet owners must clean up their pet’s solid waste and dispose of properly.
- No continual barking or nuisance dogs will be tolerated.
- When, in the opinion of Lake Village office staff anyone displaying unacceptable behavior such as but not limited to, inappropriate language, verbal or physical abuse, indecent exposure, being under the influence of alcohol or drugs will not be allowed access to the recreation area, all common areas or will be expelled from the facility. You may be subject to state and local laws and prosecution.

PARKING

MAXIMUM OF 2 OUTSIDE PARKING SPACES PER UNIT

- Parking permits are required for overnight parking. Obtain permits at the Clubhouse.
- Park only in the designated space for the unit in which you are staying. A second vehicle may park in any available unmarked or unposted space.
- Parking is permitted on paved areas only. DO NOT park in or block the driveway of any unit.
- Overnight parking of trailers, boats (excluding small roof top boats), motorhomes or any vehicle that exceeds 21 feet in length and/or 84 inches in width is strictly prohibited in the residential areas of the complex. Temporary parking for these specified vehicles is permitted along the bank across from the Clubhouse for **ONE NIGHT ONLY**. A parking permit is required and must be obtained at the Clubhouse.
- Service and trade vehicles are permitted only during approved construction hours and must register at the Clubhouse.
- Long-term parking (over 30 Days) is permitted in owner’s assigned parking space with a resident parking permit obtained from the Clubhouse during normal business hours. During snow removal season, the vehicle must be moved at least once in a 24-hour period to allow for the space to be cleared.

RECREATION AREA

Exclusively for Lake Village Homeowners, their Guests, Long & Short-Term Renters.

All persons are required to sign a release and hold harmless form.

Parent or Guardian to sign for anyone under the age of 18.

- Staff has the discretion to limit the number of persons using the recreation area.
- You must sign in at the Clubhouse and get a recreation pass to use the facilities. One recreation pass will be issued to each unit.
- Children under the age of 14 must be accompanied and supervised by an adult to use all of the Clubhouse amenities.
- Alcohol is allowed to be consumed by those 21yrs and older in the Recreation area inside the Clubhouse, the picnic areas, firepit area and at tables around the pool as long as it is served in a non-glass container.
- No Glass or hard plastic of any kind is permitted around or in the recreation areas including pool, hot tub, saunas, play structure, tennis, pickleball and basketball courts.
- No smoking of any kind including e-cigarettes is allowed in the Clubhouse, pool area, saunas, restrooms, hot tub, picnic areas, play structure, tennis, pickleball and basketball courts.
- Smoking is permitted next to the kiosk in front of the Clubhouse.
- No pets allowed except for service animals.
- No using portable devices or instruments to play music or videos unless earphones or headphones are used. Exceptions are during fireworks events and private Clubhouse rentals (inside the building at a low-level volume).
- Picnic tables and the rental of gas barbecues are available on a first-come basis. Please have your picnic on the wooden tables or the grass area. No picnics are allowed on the pool deck.
- Dispose of all trash in the bins located around the recreation area.
- Pool table cost is \$.75 per game; pool cues are available to use (collateral required).
- Ping pong balls cost \$.25 each; ping pong paddles are available to use (collateral required)

SWIMMING POOL

WARNING: NO LIFE GUARD ON DUTY

- Children must always be supervised.
- Open every day 10:00 am to 10:00 pm, mid-May through mid-October, weather permitting.
- Lap swim and exercise for adults only is available from 9:30 am to 10:00 am by calling the Clubhouse 24 hours in advance before noon, Monday through Friday, holidays excluded.
- No cut-off pants or shirts allowed in the pool except for tee shirts used for sun protection.
- Children who are not toilet trained must use a swim diaper. All children using swim diapers are required to have plastic pants over the swim diaper. Plastic pants are available for purchase at the Clubhouse.
- Please shower before using the pool. Soaps and lotions interfere with the chemical balance.
- No food or beverages of any kind permitted in the pool. Plastic water bottles are permitted on the deck of the pool area.
- No rafts, floats, large toys, balls or games allowed in the pool.
- **NO DIVING, JUMPING OR RUNNING PERMITTED. VIOLATORS WILL NOT BE ALLOWED TO USE THE POOL.**

HOT TUB WARNING: NO LIFE GUARD ON DUTY

- Open every day 10:00 am to 10:00 pm year-round.
- Please shower before using the hot tub. Soaps and lotions interfere with the chemical balance.
- No children under the age of 5 allowed.
- Children under the age of 14 must be accompanied and supervised by an adult.
- No cut-off pants or shirts allowed.
- No food or beverage of any kind is permitted in the hot tub. Plastic water bottles are permitted on the deck of the hot tub.
- **Pregnant women and heart patients are advised not to use the hot tub.**

SAUNAS

- Open every day 10:00 am to 10:00 pm year-round.
- Children under the age of 14 must be accompanied and supervised by an adult.
- No food or beverages of any kind allowed except plastic water bottles.
- **Pregnant women and heart patients are advised not to use the saunas.**

TENNIS, & PICKLEBALL COURTS

Exclusively for Lake Village Home Owners, their Guests, Long & Short-Term Renters.

- Open 9:00 am to dusk, weather permitting.
- No alcohol is allowed on the courts.
- Plastic or metal beverage containers are allowed on the courts. No glass or hard plastic containers of any kind.
- Non-marking shoes (made specifically for playing tennis and pickleball) are required. Dark-soled or running shoes are not allowed.
- Tennis court #1 (closest to Hwy 50) and tennis court #2 (closest to Clubhouse Ave) are accessible through the Clubhouse and are primarily for skillful tennis players. Recreational tennis players are encouraged to use court #3 at the end of Clubhouse Ave.
- Court #4 is for pickleball and is located behind the maintenance building.
- Courts may be reserved for two hours at a time and will be forfeited at 10 minutes past the hour. Limit of 2 hours per day per residential unit.
- Reservation sign-up sheets are located outside of each set of courts.
- Tennis rackets & pickleball paddles (up to 4) are available for \$5.00 for 2 rackets or paddles. Collateral is required.
- New tennis balls (3) may be purchased for \$4.00. Used tennis balls and pickleball balls can be borrowed.
- All four courts are closed during winter conditions.

BASKETBALL COURT

Exclusively for Lake Village Home Owners, their Guests, Long & Short Term Renters.

- Located on court #3 at the end of Clubhouse Ave.
- Open 9:00 am to dusk, weather permitting.
- Non-marking shoes must be worn. Please wear same shoes as required for tennis and pickle ball.
- Court maybe reserved for 2 hours at a time and will be forfeited at 10 minutes passed the hour. Limited 2 hours per day per residential unit.
- Reservation sign-up sheets are located outside the court.
- Plastic or metal beverage containers are allowed on the courts. No glass containers of any kind.

ADDITIONAL


- Only gas or propane barbecues are allowed on the decks, balconies and entrances of units.
- Charcoal barbecues for use off the premises must be stored out of sight.
- Only outside furniture, gas or propane grills and stacked firewood allowed on the decks. No indoor furniture, lumber, bicycles, etc. may be stored outside. No hanging of towels or laundry outside or on decks.
- Yard sales are permitted only on the second Saturday of June and the third Saturday of August and are subject to Practice S-13.
- **Construction Hours:** Monday through Friday 7:00 am To 7:00 pm. Saturday and Sunday 8:00 am To 7:00 pm.
- The placement of temporary containers, structures and/or toilet facilities are subject to Practice - A3K. Copies are available at the Clubhouse.
- Excess Trash: There is a bear-proof container in the maintenance yard for excess household trash. Trash must be in bags and boxes must be broken down. Absolutely no appliances, mattresses, furniture, electronics, construction debris, hazardous materials, etc. Absolutely nothing is to be placed in or in front of any of the bays or left in the maintenance yard. Violators will be subject to fines.
- A green hazardous waste container is available in the maintenance yard. Disposal restrictions are posted on the container and must be strictly followed.

***Copies of all Practices and Policies are available at the Clubhouse.**

IMPORTANT NUMBERS


- **LIFE THREATENING EMERGENCIES: CALL 911**
- **DISTURBANCES FROM SHORT TERM RENTERS: HOST COMPLIANCE HOTLINE 24/7 775-234-0404 or www.hostcompliance.com/tips**
- **DOUGLAS COUNTY SHERIFF NON-EMERGENCIES: 775-782-5126**
- **ALL DISTURBANCES APPLICABLE FROM THIS POLICY, PLEASE CALL THE LAKE VILLAGE OFFICE AND REPORT: 775-588-4840**

This Policy supersedes the previous version dated September 11, 2015 and shall be in effect as of the date below and remain in effect until superseded. This Policy may be incorporated in to the omnibus rules, regulations and policies of Lake Village.

Signed: 
Bruce Jorgenson, President
Lake Village Homeowners Association

The undersigned certifies that a copy of this Policy was mailed to all Owners of record on

March 25, 2019.


Art Warrell, General Manager