



# Tahoe Village Homeowners Association

## RULES AND REGULATIONS

**WHEREAS**, the Tahoe Village Homeowners Association (the “Association”) is a non-profit Corporation duly organized and existing under the laws of the State of Nevada; and

**WHEREAS**, NRS 116.3102(1) (a) provides that a unit-owners’ association may adopt and amend rules and regulations; and

**WHEREAS**, the Association’s Board of Directors (the “Board”) has the power to adopt, amend, and repeal Rules and Regulations as it deems reasonable per Article IV, Section 4.4 f of the CC&Rs.

### **NOW, THEREFORE, BE IT RESOLVED:**

The Rules, Regulations and Policies (the “Rules”) set forth below apply to all unit owners of Tahoe Village, their tenants and unit occupants. It is each unit owner’s responsibility to provide its tenant(s) or unit occupants a copy of the Rules. Unit owners shall obtain from their tenant(s) or unit occupants, and provide to the Association, a signed receipt reflecting the tenant’s receipt of the Rules

If, as a unit owner a problem or dispute arises regarding these Rules, please contact the Board through the management company.

### **POLICY DATES**

These Rules were duly updated by the action of the Board on August 13, 2015 and shall be effective September 21, 2015.

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**CHANNEL 13 IS THE LOCAL INFORMATION CHANNEL**, please watch for important information!

### **VEHICLES AND PARKING**

Parking is allowed ONLY in designated lots and spaces. NO parking on easements, double parking or blocking of vehicles. NO blocking dumpsters, fire hydrants/lanes or building access. Vehicles must be moved every 72 hours (**every 24 hours if snowing or if snow has fallen in the last 24 hours**). NO parking of R.V.’s, campers, trailers, buses or boats, without prior permission from the Association. NO camping. NO snowmobiles, dirt bikes, off – road or unlicensed vehicles may be operated in Tahoe Village. Speed limits are 25 mph on Tramway and 15 mph on Quaking Aspen. Tramway Drive is open for two-way traffic between the intersection of Tramway Drive and Quaking Aspen Lane and the intersection of Tramway Drive and Olympic Court. The remainder of Tramway Drive and all of Quaking Aspen are one-way streets.

If you must leave Tahoe Village for an extended period of time (vacation, business trip, etc.) you MUST arrange for parking off property however, you may inquire with the Association on availability of limited temporary parking on-site. All vehicles is left unattended for more than 72 hours will be towed at owner’s expense.

**NO PARKING BETWEEN SNOW STORAGE SIGNS BETWEEN OCTOBER 31<sup>st</sup> and APRIL 30<sup>th</sup>**

### **SNOW REMOVAL**

Vehicles parked in snow storage areas will be towed immediately without notice and at owner’s expense. All vehicles must be moved at least every 24 hours during snow storms. **VIOLATORS WILL BE TOWED** without notice at owner’s expense. NO parking along Quaking Aspen or Tramway except in marked spaces. Snow will not be cleared within four feet of any vehicle. **PLEASE CLEAR SNOW** from vehicles. Neither the Association nor its contractors are responsible for damage to vehicles which are not marked or exposed to view. Snow stakes must not be moved from their original positions.

### **REFUSE**

Dumpsters are for owners, tenants and guests use only. Household refuse only; no construction or non – resident use is allowed. Please break down boxes. No ashes in dumpsters. **PLEASE SECURE THE BEAR PROOF DUMPSTERS PROPERLY!** Dumpsters MUST be locked after leaving the dumpster area.



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### **TELEVISION**

The Association owns and operates the cable television system. Channels received via antenna (local) are subject to interference; satellite channels are from varying time zones. Channel listings are available at the Association Office, Association Website and on channel #14. Report reception problems directly to the service company, SPW Communications, at (775) 901-6335.

### **ANIMAL CONTROL**

Pets MUST be kept under control at all times and cannot annoy other owners or guests. **You must pick up after your pets and dispose of properly.** Violators will be reported to the Douglas County Animal Control and fines assessed accordingly.

### **SHUTTLE SERVICE**

Heavenly Valley may operate a shuttle (every hour weekdays and every half-hour weekends and holidays) during ski season.

### **RECREATION CENTER**

The Association's pool and spa are located at 321 Olympic Court on the corner of Tramway. Further information on seasonal hours of operation, the gate code, and rules are available on Channel #13. The Spa is open year round. The Pool season starts Memorial weekend and ends Labor weekend, weather permitting.

Smoking is not permitted at the pool inside the fenced in deck area. Those needing to smoke may go out to the parking lot area of the clubhouse.

### **PRIVATE PROPERTY - NO TRESPASSING**

The walkways, sidewalks and stairs leading to individual properties are private property of the respective building. Please refrain from accessing these stairways and pathways unless you are visiting a unit within the building. See policy entitled "No Trespassing Sign Resolution" for further information on pre-approved signs that owners may purchase to post on their property.

### **FIRE HAZARDS**

Charcoal is not to be used due to the increased potential of fire. Owners shall maintain appropriate defensible space around the buildings to reduce wildfire threat. Dumping of excess vegetation in common area is not permitted as fuel breaks protect the community. Ground fire and fire pits are prohibited.

### **CONSTRUCTION HOURS**

All work related to construction must be limited to within the hours of 7 am to 7 pm Monday through Saturday.