

GENERAL RULES & REGULATIONS

The purpose of the rules and regulations is to establish a basic standard of conduct required of all residents of Monterey Grand Manor to ensure that every owner or tenant enjoy his or her individual rights as a resident here to the fullest extent,

these rules and regulations are effective as of June 01, 2016 and supersede all other adopted rules and regulations.

The Board of directors of Monterey Grand Manor Homeowners Association reserve the right to amend these rules and regulations at any time as they judged it necessary.

The association's board of directors meetings are generally held every other month at the property clubhouse. Please check the clubhouse bulletin board for date and time.

All home owners and tenants are encouraged to attend these meetings.

(Tenants are not allowed to comment or voice their concerns without permission from the presiding officer of the meeting)

Copies of the board of directors meeting minutes and association financial statements are available to owners upon request to:

Monterey Grand Manor HOA

C/O AMS Management Group, LLC

3100 W Sahara Ave Suite #112 Las Vegas, NV 89102

COMMENTS AND COMPLAINTS: Any owner, who wishes to comment, make suggestions, file a complaint or report a violation of the "Governing Documents or these rules and regulations", must be done with a written statement dated and signed and either submitted to the board of directors at a meeting or mailed to the management company, listed above

NRS#116 and the governing documents clearly state, the what, when and how the association can deal with problems and fines.

SECURITY: please be aware that there is no onsite security to monitor the community on a regular basis. If anyone has a problem in the common area and requires law enforcement,

please call Metro. emergency 911 or non-emergency 311. The association will not be held legally responsible for the actions of any person while they are in the common area and will not get involved in any squabbles or neighborhood disputes. If a written and signed complaint is received the association will take the proper action allowed by law to correct the situation.

INSURANCE: the association is required to maintain fire and casualty insurance; on all building structures and common area grounds in the complex.

The deductible amount on the master policy covering the buildings and common area in case of an insurance claim is the sole responsibility of the owner.

For your information, the insurance master policy does not cover:

1. Any personal property or the interior living areas of any units or garage
2. Personal condo insurance for interior damage, loss of personal property, medical coverage and liability for guest and self.
3. The large deductible in case of a claim

BARBEQUES:

No personal barbeque grills may be used in the complex as they are strictly prohibited.

The association Provides grills by the pool area and within the community park for residents use only.

1. Community barbeque grills hours are 6:00 a.m. to 11:00 p.m.
2. Residents must clean grills, spilled food items and any grease on the walkways after grill use, charcoal grills must be cleaned after every use.
3. Resident's must ensure that gas grills valve is turned off after finished cooking.

SIGNS: Signs permitted are limited to those stating "for sale", "for rent" or "for lease".

1. Only one (1) professional sign, no larger than 18 inches by 24 inches may be displayed from inside the unit
2. Signs are not allowed on the garage door, in the common areas of the complex or on the exterior of the building.

HOMEOWNER'S RESPONSIBILITIES: Owners are solely responsible for the following:

1. Maintenance and repair of all windows, doors and interior surfaces in their living units and garage areas, regardless of the cause.
2. Owners are also responsible for the maintenance of lighting fixtures, refrigerators, air conditioning equipment, dishwashers, garbage disposal and ranges that may be connected to their units.
3. The owner is also responsible to keep in clean condition the exclusive use areas appurtenant to their unit, including their patios and balconies.
4. Maintenance of all water and sewer pipes servicing their unit from where the pipes enter into the building.

ARCHITECTURAL / LANDSCAPE CONTROL:

No structural change may be made to any unit building, or any exterior of any building, or modifications to the common area property without prior written approval of the board of directors.

- 1. Garage is specifically intended for parking a vehicle. Residents may store items along the sides, but must always leave enough open space in their garage to park a vehicle.**
- 2. Residents are not allowed to use the garage area for personal storage or convert any garage into living quarters. Garage conversion is a violation of Clark County ordinances,**
- 3. Garages will be inspected quarterly; units not in compliance with county ordinances will be turned into the county inspector.**
- 4. Cost incurred by the association for repair, cleaning, replacement, restoration to original condition of any part of the common areas or building exterior that is modified, damaged or destroyed by an owner or tenant shall be assessed to the unit owner.**

COMMUNITY APPEARANCE:

It is important that the community is kept neat, clean and attractive, so. all residents are responsible for the following:

- 1. Clothing, rugs or other personal possessions may not be draped or festooned over the exterior portions of the unit, or in any common area of the complex.**
- 2. Covering any existing garage door window with paper, foil, paint or any other fabric is not allowed. Garage doors and windows must be kept in good condition. Garage doors being replaced are not allowed to have windows, garage doors will be painted by the HOA at the home owner's expense.**
- 3. All unit window coverings, which are visible from the exterior of the unit, must be white backing and in good shape. No aluminum foil, tattered drapery, broken blinds or other unsightly coverings shall not be permitted. Sunscreens or sun film used on any unit window must be replaced if torn or unsightly. Any broken, cracked or otherwise damaged window must be repaired immediately**
- 4. Toys, mopeds, bicycles or personal items, shall not be left on lawns, sidewalks, private parking easements or balconies at any time.**
- 5. patio furnishing may be used on existing approved patios and balconies, but not on any common area grass.**
- 6. No soliciting of any kind is allowed anywhere within the complex.**
- 7. Disposing of, or Throwing cigarette butts in the common area is not allowed.**
- 8. Residents are not allowed to feed the birds. It's strictly prohibited.**

RECREATION AREA PARK:

recreation park is for the use by residents and guests only, and for the purpose of recreation only, residents must accompany guests when using the park. subject to the same community quiet hours

1. No children under twelve (12) years of age are permitted on the recreation area park without an adult eighteen (18 years of age) supervision.
2. pets are allowed inside recreation enclosure.
3. recreation area park users must remove all trash, turn off lights, and lock the gate when leaving the recreation area park.
4. All articles made of glass are strictly prohibited at all times in the recreation park area

ANIMALS:

Only domesticated dogs, cats and birds are allowed within the property, with a limit of two (2) pets per unit. No exotic pets or wild animals are permitted

1. Dogs must be on a leash at all times when in the common area or outside the dwelling unit.
2. Cats are not allowed to roam the community freely, must be supervised by the owner when outside the unit.
3. Any unattended animal will be reported to animal control for pick up and removal.
4. Animals may not be kept at any time in the unit garage. Strictly prohibited
5. Pets allowed and any other animal that threatens the safety of residents or cause a disturbance in the community shall not be permitted. The board of directors has the power and authority to request or order the removal of any animal from the community.
6. Report animal problems or abuse to animal control directly at (702) 455-7710
7. Owners must carry adequate means to clean up pet droppings when walking pets in the common areas.
8. Cleanup of waste must be done immediately.
9. Pet owners must be responsible owners for the good of the entire community.
10. Dogs residing or visiting the community are limited to 75 pounds in weight.
11. All pets must be registered with HOA management and provide up to date shot records each year.

NOISE / DISTURBANCES:

Quiet hours in the community are 10:00 p.m.to 8:00 a.m. and will be strictly enforced.

1. Excessive or loud noises, which disturb neighbors regardless of the time. such as construction noise, parties, loud stereos, and defective or loud vehicle mufflers including motor cycles) it's not permitted and will be reported to the police.
2. Any activities, which cause disturbance to other residents, such as excessive traffic to and from any unit or illegal activities of any kind will not be permitted.
3. The board of directors reserves the right to request removal of any tenant who refuses to comply with rules. The owner of the unit may be fined according to NRS#116 guidelines.

BICYCLES, MOPEDS, SKATEBOARDS AND ROLLER-SKATES:

- 1. Bicycles, roller-skates, roller-blades, skateboards, mopeds and motorized toys may not be used, driven or played with on the sidewalks of the complex at any time, or left outside the dwelling unit. This is a health and safety issue, and fines will be immediate and substantial.**
- 2. Bicycles, mopeds, etc., which are used for transportation only, may be driven when entering and or leaving the property, and may be driven only on the paved areas of the street or road.**

TRASH REMOVAL:

Residents must bring out all personal trash and place it in the garbage containers conveniently located in the rear of the property for pick up and removal

- 1. All trash must be placed in plastic trash bags and properly secured to minimize odors and discourage insects and other pests.**
- 2. Any and all corrugated cartons are to be broken down for best disposal**
- 3. Owners who need to dispose of large items such as appliance. Etc., must call 735-5151 to arrange pick up.**
- 4. Trash containers near the pool area are not for personal disposal.**

TENANTS AND GUEST:

Tenants and guests are bound by these same “rules and regulations” as owners. Unit owners will be held totally responsible for the actions of their tenants, or any guest visiting the unit while they are on association property or using any common area facility. The violation notice and any assessed fine will be issued to the property owner if any guest commits any violation of the rules and regulation, or the CC&R's.

1. It is the responsibility of the owner or tenant to advise their guest of any “rules and regulations” or other restrictions that may apply. Some specific concerns are of those speeding, illegal parking in unauthorized areas, animal control, pool and recreation area park use, or anything else that may affect the rights of the residents and quiet time enjoyment.
2. If an owner, tenant or any guest is in violation of any governing documents the owner will receive an appropriate written notice to correct the violation and the unit owner will be given a time limit to comply. Such notices will be mailed for each infraction of the rules and regulations of the “CC&R” s”. Such notices may also contain a notice of a hearing and /or fine to the unit owner and tenant if applicable.
3. Any resident including tenants and guests may report a violation of any kind to the association, for any action to be taken. These reports must be submitted in writing, signed and dated before being mailed to the association.
4. Effective June 01, 2011 all owners leasing their units will be subject to a leasing limit of 20% of the total number of units in the community. Owners currently leasing their units will be grandfather in on their current leases and will not be subject to the 20% rule until the current lease on any unit is terminated or changed.
 - a. these leasing rules will be upheld and enforced. anyone seeking to lease their units Will be required to submit a written request to lease and meet with designated Board Members for approval or variance. as per NRS#116.335.
 - b. It is the sole responsibility of the owner to provide their prospective tenant a copy of The Monterey Grand Manor HOA rules and regulations prior to the signing of any rental agreement or leasing agreement. A requirement of NRS#116.
 - c. Owners are responsible for the actions of their tenants. If a tenant receives more than 3 violations in a 90-day period, the owner will be required to evict.
 - d. Owners approved for leasing must fill out and submit a registration form and pay a registration fee to the association if necessary within 15 days of a tenant moving into the unit.
 - e. Any owner leasing their unit must include a clause that states the garage is for tenant vehicle use and can only lease to a maximum of (4) four persons per unit.

**Monterey Grand Manor Homeowners Association
Rules and Regulations
Adopted by the Board of Directors
June 01, 2016**

**These rules have been re-written
To conform to NRS 116 adopted by the legislature in October, 1999
The changes voted on the board of directors
These rules will supersede all other Rules and Regulations**

MONTEREY GRAND MANOR

Revised Parking and Vehicle Rules – 2015*

- 1. A single car garage is provided with each unit and the garage cannot be converted or used as living quarters. Issued parking permits do not absolve any vehicles breaking the rules.**
- 2. Storing vehicles in the common area is not allowed, so if any vehicle is parked for more than three-days (without HOA approval) in the same spot without moving it will be towed even if it has a permit**
- 3. Anyone using the common area parking does so at his or her own risk. The association will not accept any liability for any damage to any vehicle parked anywhere in the community. Any vehicle parked in the common area including the buildings unit parking spaces shall have a visible permit and should be registered under the unit address. Vehicles parked without permit or guest notices will be towed. Guest that stays for more than eight hours must place a guest notice in the front window that states what unit they are visiting and the date. (Overnight guest must park in the back with the building and unit number information)**
- 4. The speed limit within the complex is five (5) miles per hour.**
- 5. There is a (2) vehicle limit per unit (no vehicle over ½ ton) and both vehicles must have a visible none transferable vehicle permit and be registered with the association. And adhere to the red and blue permit system. One vehicle [red decal permit] is to be parked in the unit garage, and any second [blue decal permit] vehicle may be parked in the unit parking space. As it is considered an easement for that unit. The only exception to this rule is units without a parking easement. One vehicle must be parked in the garage and any second vehicle must be parked in the common area adjacent to your building.**
- 6. Commercial vehicles or trailers shall not be parked in the complex. No recreation vehicles, motorcycles, mopeds, campers, boats or trailers will be allowed to park at any time in the common area.**
- 7. Vehicle repairs of emergency nature (less than two hour's duration) may be made within the complex. No other major repairs of vehicles will be permitted at any time.**
- 8. Vehicles with excessive oil leaks or unsightly damage are not allowed to park within the complex. No car wash allowed at any time within complex.**
- 9. Unsightly and Inoperable vehicles or those with expired registration are not allowed to park anywhere within the complex. These vehicles can and will be towed with or without notice. If a vehicle is parked in the common area for more than thirty days it must be registered in the state of Nevada**
- 10. Vehicles parked in fired zones, fire lanes, or red curb areas will be subject to tow away without notice. Vehicles blocking the mailboxes or the maintenance office by the clubhouse will also be subject to tow away without notice.**
- 11. No parking in areas directly behind any garage doors of units without a unit parking easement, for more than 15 minutes to load or unload. Vehicles blocking unit garages will be subject to immediate tow away without notice. Owners of the units are responsible for calling a tow company for this purpose.**
- 12. The five parking spaces in front of the swimming pool are reserved for visitor's only. Two guest per unit at a time during the day for two to four hours at a time maximum, between the hours of 6:00AM and 10:00PM violators will be towed at owner's expense. The ten (10) additional parking spaces subject to HOA permit to park for the buildings without a parking easement only any vehicle found breaking this rule will be towed without notice**

Pool and Spa Rules

- 1. POOL/JACUZZI hours are 8:00 a.m. until 10:00 p.m. There is no lifeguard on duty. Swim at your own risk. Quiet hours are from 10:00 p.m. Until 8:00 a.m. and will be strictly enforced. No Partying, consumption of alcoholic beverages or excessive noise will be permitted at anytime**
- 2. POOL FACILITY is for owners and resident tenants only. Residents must limit guests to two (2) per unit at any time, and must accompany guest in pool area.**
- 3. Pool keys were initially provided to each unit and the association is not responsible for the cost to provide keys to any new buyers or tenants. Replacement keys can be purchased at a cost of \$15.00 and the unit owner must present a written request to either the board of directors or management to receive a duplicate key.**
- 4. Pool gates are to be closed at all times. Climbing over the pool wall is not allowed at any time.**
- 5. An adult over eighteen (18) years of age must accompany any person under fourteen (14) years of age while they are in the pool area. It is recommended that persons under five (5) years of age do not use the spa area at any time. (Clark county health code)**
- 6. When using the pool area facility, residents and guests are required to keep loud noise, foul language, and music volume to a minimum to avoid disturbing other people in the area.**
- 7. RUNNING or DIVING is not allowed at any time.**
- 8. "SMOKING" is not allowed at any time.**
- 9. PROPER SWIMWEAR must be used at all times. Nudity is not permitted; all children must be in the proper diapers and swimwear before they are allowed to enter the pool.**
- 10. The use of soap is strictly prohibited in the pool/Jacuzzi area.**
- 11. ANIMALS are not allowed in the pool/Jacuzzi area at any time.**
- 12. There is no regular janitorial service in this area. Residents are required to remove all belongings after use, and to properly dispose of all trash resulting from use.**
- 13. Residents or guests are not allowed to tamper with pool or spa equipment. A professional pool company will take care of any problems.**
- 14. Flotation devices are allowed. However users must be courteous to other pool users while using these devices.**
- 15. All posted regulations. Whether listed here or not, are to be strictly adhered to.**
- 16. No alcoholic beverages allowed in the swimming pool/Jacuzzi area at any time**
- 17. No glass containers or bottles are allowed at any time in the pool/Jacuzzi area.**
- 18. No food allowed in the swimming pool facility area**
- 19. These rules will be strictly enforced by imposing stiff fines to violators**