



1525 DELUCCHI LANE RENO NV 89502

MEADOWWOOD MANOR HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

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Resolutions are an additional set of significant rules as determined by the Board of Directors and are an integral part of the Rules and Regulations. All documents can be found on the Association’s HOA Portal at www.terrawest.com.

The Meadowood Manor Condominium HOA consists of 144 individually privately owned residential condominium units. It is also important to understand and communicate to all unit owners, residents and tenants that Meadowood Manor Homeowners Association is managed by a professional community manager and an owner-elected Board of Directors. Living in a condominium community governed by a homeowner's association and managed by a community management company, provides all homeowners with the confidence that a harmonious, consistent, well-maintained, environment will be preserved throughout the community. In order to ensure this consistency, it is required that all residents adhere to the governing documents of Meadowood Manor Condominiums.

Each of us as residents of this community must recognize the special obligations and responsibilities of sharing residency in a common area. Self-governing of this community requires mature acceptance of restraints on our individual desires and lifestyles.

No resident possesses the right to interfere with the community by attempting to live as if they live in a detached single-family dwelling surrounded by private property. This is not the nature of condominium living. Anyone unable to accept reasonable restraints on his/her lifestyles should consider another form of housing. Owners are solely responsible for the actions of their tenants and guests.

The Rules and Regulations combined with all governing documents are meant to provide quiet enjoyment to all residents and tenants, and to protect and enhance asset value and quality of life. The Board of Directors works towards this goal as well as utilizing the sound business judgment rule to operate and use funds in the best interest of the Association. The Rules and Regulations are supplemental to the provisions of the “Condominium Declaration and By-Laws of Meadowood Manor” and will be enforced by the Board of Directors.

A. Owners Responsibility Regarding Rules and Regulations, and Distribution to Tenants

1. It is important for owners and management to communicate the goal of having a well-run Association promoting a community where people want to live and protects assets.
2. All owners will be required to acknowledge that they have received and read the Rules and Regulations when they purchase their unit. All owners who rent their units will need to sign a form authorizing their tenants to use the amenities and acknowledging that the rules and regulations have been provided to their tenants.
3. If owners have tenants, owners are responsible to give the current copy of the Rules and Regulations to their tenants.
4. If an owner acquires new tenants, the owner must also give the new tenants a copy of the Rules and Regulations.

B. HOA Portal/Governing Document Access

1. All owners have access to review open violations, account balance, forms, governing documents, budgets, financials, and other pertinent information by creating an HOA Portal Profile at www.terrawest.com. Highlight the "Services" tab and scroll down to "Homeowner's Association Login". On the next screen click the "Click here to obtain initial login" link. On the next page enter your account number. Enter the unit/property address. Enter your email address. The initial login information will be emailed to you to finish setting up your profile. Please remember that if you own multiple properties that are managed by Terra West you will need to go through this process for EACH account number. Once you get to that point you will need the Management Company ID: 2117, Association ID: 360 and your account number (with no dash).

C. Misconduct

1. Any resident of a unit of Meadowood Manor that, through misconduct, causes the Association to incur expenses of legal fees, the owner may be liable for the expenses incurred.
2. An expense that is caused by the misconduct of any unit, the owner may be liable for the assessment of that expense exclusively against the owner.
3. NRS 116.3115, states that "if any common expense is caused by the misconduct of any unit's owner, the Association may assess that expense exclusively against the unit's owner".

D. Decks and Patios

1. Items placed on decks and patios are limited to a height that is level with the top of the patio and deck fence line.
2. Plants or other aesthetically pleasing objects are acceptable.
3. Plants and other objects placed on patio and deck ledges are prohibited due to becoming a potential falling hazard resulting in a safety issue.
4. Furniture, sporting equipment, toys, tall toolboxes, storage boxes, etc. or other such items that are visible above the fence line are not acceptable and must be removed.
5. Umbrella shades are not allowed but tenants may install, at their own costs, a natural color or esthetically matching building color folding shade to save energy costs.

E. Common Areas

1. The common areas (lawns, greenbelts, sidewalks, parking lots, etc.) are not to be used as playgrounds, or for sports such as football, baseball, soccer, kickball, or for riding wheeled toys such as roller skates, roller blades, bicycles, skate boards, scooters, wagons, sit-in plastic cars, etc. Local city parks provide the appropriate areas for those activities.

F. Refuse Disposal

1. All Residents are responsible for placing all refuse inside the dumpsters provided.
2. Dumpsters are for the use of Residents only
3. Any large boxes must be broken down.

4. Dumpsters are not to be used for the disposal of large household items or other items (including filled boxes, mattresses, furniture, TV's, etc.) or for toxic or other materials not allowed by law (such as motor oil, gasoline, house paint, etc.). Residents are responsible for removing these items from the premises at their own expense.
5. City of Reno ordinances require plastic garbage bags must be sealed to prevent undue odors and dumpster bins remain closed at all times except when disposing of trash.
6. Pet waste must be put in a plastic bag before it is deposited into the dumpster.

G. Complaints

1. Should a resident desire to file a complaint pertaining to any violation of the Meadowood Manor Condominium HOA governing documents, they may do so in writing only. The method of delivery may be done via email to meadowoodmanor@terrawest.com, hand delivered to the Management Company or mailed to Meadowood Manor c/o the Terra West 10651 Professional Circle Suite A Reno, NV 89521 or the current management company.

H. Maintenance of Exteriors

1. The Board has exclusive responsibility and authority for maintaining all building exteriors, utilities, landscaping and recreational facilities in good condition, attractive, in harmony with the décor of the project. The maintenance includes painting, repair, and maintenance of all exterior walls, roofs, and other exterior surfaces and structural portions of the units and the limited common area, as well as utility lines and equipment except air conditioning units.
2. The Board may accomplish repairs or maintenance necessitated by intentional, negligent or careless acts by any resident or guest, but the cost shall be assumed entirely by the unit owner. A lien and/or small claims may be pursued until payment has been made.
3. Damage, such as, but not limited to, broken glass, missing or damaged screens, fogged windows and damaged doors shall be repaired by the owner within thirty (30) days of notification at the expense of the owner of the unit. If the owner does not repair such damage within thirty (30) days of notification, repairs may be made by the Board and assessed to the owner of the unit.
4. No resident shall keep or permit to be kept any unsightly objects in or about his unit that is visible from the exterior. Residents must keep all windows, window coverings and sliding glass doors clean at all times. Such determination shall be the sole discretion of the Board of Directors.
5. Shopping carts are not permitted on the property.
6. The HOA is not responsible for any personal property, including door mat or any other items left outside the entrance, resident must keep items in clean and good repair.

I. Maintenance of Interiors

1. Each owner has the responsibility at their expense, for maintenance necessary to keep the interior of the unit, the equipment and appurtenances clean and in good order, condition and repair. The maintenance includes painting, maintenance and repair of the interior surfaces of the unit. The maintenance also includes repairs to appliances, plumbing facilities, fixtures, water, electric, gas and sewer lines, and heating facilities lying within the perimeter of the unit walls and including air conditioning units of the unit, located in the common area but servicing a particular unit.
2. If an owner fails to maintain the interior of their unit in such a condition and if an emergency maintenance or repair is reasonably necessary, at the discretion of the Board of Directors, to protect the common are or preserve the appearance and value of the project, and if the owner of the unit has failed or refused to perform said, the Board of Directors shall have the right to enter the unit and effect necessary maintenance or repairs. The Board of Directors shall assess the owner for such repairs and maintenance.
3. All window coverings showing to the outside of the unit must be white only and maintained at all times. If the window coverings are of a material it must be in good condition and not torn or stained.
4. All window screens must be in good condition and fit the window.

5. It is the unit owner's responsibility that all family, guest, tenants and other visitors comply with the Associations Rules and Regulations. The owner must indemnify the Association of all liabilities incurred as a result of the wrongful acts of persons visiting or living in the Association. .

J. Safety Issues

1. To prevent any fire hazard no person may dispose of cigarettes in the common area.
2. No persons are permitted to climb on fences, trees, mailboxes or air conditioners, and shall not engage in any activity which is possibly harmful or damaging to persons, buildings, landscaping or common areas.
3. The greenbelts, sidewalks and parking lots are not to be used as playgrounds or for sports such as football, baseball, soccer, kickball, sledding, etc. nor are they to be used for riding of bicycles, skateboards, roller blades or any other wheeled toys such as a sit-in plastic cars, etc.
4. No trash, or recreational personal items of any kind, are to be left in the common area.
5. The use of electrical cords outside units is prohibited.
6. Any other unsafe activities or practices as determined by the Board of Directors are prohibited.
7. Any vehicles that could/are a potential safety issue must be rectified immediately. Any vehicle identified as unsafe, and is left unattended, will be towed immediately at the owner's expense. This violation will be deemed a health, safety and welfare violation which will call the owner to an immediate hearing for sanctions by the Board of Directors.

K. Nuisances

1. Nuisances is defined as any activity, condition or thing which causes trouble, loud noise, annoyance, or inconvenience, and disturbs the privacy and quiet enjoyment of those residing in the community. The Board of Directors at its discretion shall determine what other activities constitute a nuisance.
2. No resident or guest shall cause any nuisance in or about the community. The Board of Directors shall in its discretion give notice for the abatement of nuisance and levy fines against those who refuse to comply.
3. Examples of nuisances are as follows, but not limited to loud voices and other noises in grass areas, sidewalks and parking areas, honking of vehicle horns, loud music originating in units, vehicles or the clubhouse, slamming of entrance doors, barking dogs, basketball bouncing and talking loudly on cellular phones while outside on patios and balconies.

L. Amenity Key/Code System

1. The clubhouse, tennis court and swimming pool area are access controlled. Only residents who have obtained an amenity key/code will be authorized to use the facilities.
2. Keys/codes will be issued to the owner only, unless the owner has provided written release to issue to a 3rd party.
3. A \$20 refundable deposit plus the cost of the key will be required from all owners who wish to obtain an amenity key.
4. Owners that are behind in assessments, special assessments and/or are in written violation of the Association rules may be denied use of amenities.

M. Barbeques

1. Use of open flame barbeques is prohibited within ten (10) feet of any building per City of Reno code. This regulation will be strictly enforced.
2. The Reno Fire Department has defined open flame as any type of barbeque with a flame including charcoal and propane.

N. Yard Sales/ Flea Markets, etc.

1. Yard sales, flea markets, etc. are not permitted on the property at any time without the express written permission of the Board of Directors.

O. Home Based Businesses

1. Home Based Businesses where clients, customers and/or employees/contractors visit the unit is strictly prohibited. Examples, but not all inclusive, would be child day care, cosmetic sales where customers visit the unit and landscape contractors where employees visit.
2. This regulation does not include those who work from home whether occasionally or routine. Examples could be an office person who telecommutes or a salesperson who communicates with customers on the phone.

P. Car Wash

1. The Car Wash hours are limited to daylight hours only.
2. The Car Wash is for exclusive use of residents only.
3. The Car Wash area should be kept neat and orderly by its patrons.
4. Residents must supply their own hose and spray nozzle to conserve water. Water is not allowed at any time to run from a hose without a nozzle when not in use. Please conserve water as it is a significant cost to the Association.
5. Oil changing or dumping of chemicals down any drain is strictly prohibited. Violators will be reported.

Q. Satellite Dishes *(see FCC Telecommunications Act of 1996 for more information)*

1. All owners are responsible to submit an architectural request to install a satellite dish/antenna to management to determine that the installation does pose a safety hazard or damage to the exterior.
2. Satellite dishes/antennas may only be installed within the perimeter of the owners Limited Common Area that consists of the unit patio (1st floor) or deck (2nd floor).
3. The maximum allowable dish/antenna size shall not exceed 39.37 inches (1 meter).
4. The installation shall not alter or affect the structural integrity of the building.
5. All installations must be performed by a contractor licensed by the Nevada State Board of Contractors. All installations will be in compliance with all applicable electrical code requirements to proper grounding.
6. All cost of installation and removal of all exterior satellite dish/antenna, mounting poles, mounting hardware, wiring, etc. are the responsibility of the unit owner.
7. The unit owner will be responsible for and held liable for any damages, injuries or claims made against the Association arising from installation, removal, or use of the satellite dish/antenna and related equipment. The Association shall be held harmless and indemnified against any and all claims associated with the unit or owner.

R. Street, Parking Areas and Sidewalk- Also see Resolution: Parking Violation Enforcement Procedures

1. Meadowood Manor Condominium HOA is private property and all of the streets within the complex are private streets subject to complete control of the Board of Directors.
2. The speed limit on all streets is ten (10) miles per hour. All drivers must exercise care while driving.
3. Streets are not to be used by unlicensed motor vehicles of any kind and/or by anyone not licensed to operate a vehicle on a public street.
4. Streets are subject to all applicable laws of the City of Reno, County of Washoe and the State of Nevada.
5. All vehicles, including but not limited to, automobiles, trucks, motorcycles, scooters, snowmobiles, campers, motor homes, boats, and trailers shall be parked only in the parking spaces designated for the specific condominium unit or in an open parking space not to exceed 48 hours.
6. There shall be no parking in fire lanes or other areas where parking is prohibited. Vehicles parked in unauthorized areas will be towed at the vehicle owners' expense. Removal of the fire lane barricades is strictly prohibited.
7. No resident shall park any unsightly, unsafe, unlicensed or inoperable vehicle within the complex without express written permission from the Board of Directors. Meadowood Manor Condominium HOA complies with the City of

Reno ordinance "Sec. 8.22.080 Junk, abandoned, inoperative and/or unregistered vehicles" which allows the City of Reno to remove such vehicles at the vehicle owners expense.

8. Any vehicle parked illegally or in an unauthorized parking space will be tagged with a 48-hour violation notice and is subject to towing at the end of 48 hours, at the Board of Director's discretion, and at the owner's expense.
9. Vehicles must not overhang grass, plants, trees, and curb or sidewalk areas when parking and is subject to towing at the owner's expense.
10. All parking everywhere on the property MUST be Head-in only. Vehicles NOT parked Head-in is subject to towing at the owner's expense.
11. Working on vehicles is prohibited at all times.
12. Residents who own or use work related commercial open or flatbed trailers, with or without contents, are not allowed at any time unless specifically being used for authorized work on the property. There are many storage facilities within the Reno / Sparks area.
13. Bicycle riding (except for property ingress and egress), skateboard riding, scooter (including Razor scooters) or the use of roller blades on the streets, parking lots and sidewalks, or anywhere on the property is prohibited.
14. Living in any vehicle/trailer and/or staying overnight in any vehicle/trailer at any time is strictly prohibited.
15. Vehicles and trailers over 24 feet in length parked on the property is strictly prohibited.
16. The parking of any motorcycles, scooters, or other motorized two or three wheeled vehicle anywhere other than an assigned parking space, or in an open parking space for more than 48 hours, is prohibited and subject to towing.
17. The parking of any bicycles not inside the residential unit or in the unit's patio is prohibited. Bicycles must not be visible from outside the patio or deck.
18. Residents will be issued two Parking Permit decals per unit (maximum two vehicles), with the assigned parking space number printed on the decals. The decals are to be placed at the lower left (driver's side) corner of the vehicle's rear window or at the left edge of the vehicle's rear bumper. All vehicles, including but not limited to, automobiles, trucks, motorcycles, scooters, snowmobiles, campers, motor homes, trailers, boats, MUST be registered with the Homeowners Association (HOA). Vehicles without Parking Permit decals affixed to them, or a Visitor Parking Permit tag hanging from the rear view mirror, that are parked in numbered parking spaces, in open spaces, or in numbered parking spaces not assigned to them, are subject to towing.
19. Each unit will be issued one Visitor Parking Permit tag, to allow a guest to temporarily park their vehicle in one of the resident's assigned parking spaces, or in an open parking space not to exceed 48 hours.
20. Any vehicles that could/are a potential safety issue (i.e. Vehicles on jacks, burned vehicles, sharp objects protruding from vehicle, etc.) must be rectified immediately. Any vehicle identified as unsafe, and is left unattended, will be towed immediately at the owner's expense. This violation will be deemed a health, safety and welfare violation which will call the owner to an immediate hearing for sanctions by the Board of Directors.

S. Pool Use- *In compliance with applicable Nevada Revised Statutes, Nevada Administrative Codes and City of Reno Codes.*

1. Pool hours: Open 10:00 A.M. Closes at dusk.
2. WARNING - NO LIFEGUARD ON DUTY – NO DIVING
3. Neither the Management Company nor the Association shall be responsible for accidents and injuries occurring in or about the pool.
4. None of the following is allowed in the pool area at any time: Pets, air mattresses, inner tubes or other flotation devices, except for children's flotation aids.
5. Children under 14 years old must be accompanied by an adult at all times.
6. All persons using the pool do so at their own risk.
7. Appropriate swim suits shall be worn. No cutoffs, T-shirts, street shorts or makeshift attire allowed in pool.

8. Keep pool gate closed and locked at all times.
9. Solo swimming not allowed.
10. The pool is private and for the use of the Association members with security keys. Guests must be accompanied by a resident at all times. Maximum of four (4) guests per residence.
11. At NO time shall ANY LOUD NOISE, throwing balls, running, jumping, or rough-housing be allowed.
12. Eating, drinking and smoking within the pool enclosure are prohibited.
13. Persons suffering from colds, fever, coughs, sore or inflamed eyes, any skin disease or any communicable disease or open sores or bandages must be excluded from the facility.
14. Any amenity key holder that either blocks the gate open or opens the gate to allow non-key holders to enter will be asked to surrender their key.
15. Security key must be available when requested by the Monitoring Company or Association representatives.
16. Each person is responsible for removing all his or her personal articles from the pool area when leaving.
17. The Association shall not be held responsible for any articles lost, damaged or stolen in or around the pool area.
18. Radios and other audio devices must be used with earphones.
19. Anyone in the pool area after closing hours will be charged with trespassing.
20. Maintenance of the pool and its water is a daily task. To keep the pool in proper condition for swimming is difficult at best. Any foreign matter in the swimming pool makes the task very difficult and could cause the pool to be closed.

T. Clubhouse Use

1. The clubhouse is available year round from 10:00 am to 10:00 pm. Residents, and their guests should use discretion when using the clubhouse so as not to create a nuisance. Undue noise will not be tolerated and may cause your event to be shut down.
2. Clubhouse use for all types of legitimate activities is encouraged such as but not limited to: boy scouts, girl scouts, cub scouts, campfire girls, craft activities by the residents of Meadowood Manor HOA.
3. Clubhouse renters will be required to make a **\$200.00 refundable deposit** through Meadowood Manor in the form of a money order a least two weeks prior to the event, which will be immediately deposited for clearance.
4. A scheduled inspection must be done the day prior to the event and the day after the event to ensure a full deposit refund.
5. There is a required **rental fee of \$100.00 per day** (in the form of a money order) from the resident renting the clubhouse. Any patrol officer shall be allowed to inspect the premises during the event.
6. Set up and clean up can only be done the day of the event between 10:00am and 10:00pm.
7. Use of the clubhouse is restricted to residents who have proven residency or ownership. Tenants must provide permission from the owner to rent the clubhouse. Forms are available on the HOA Portal.
8. Residents are obligated to keep the clubhouse neat and orderly while in use.
9. Any damage to the clubhouse or its facilities will result in the HOA not returning the full deposit of \$200.00.
10. Nails, thumb tacks, and/or scotch tape is not allowed. If any tape is used, it must all be removed at the end of the event. The clubhouse renter (and ultimately the unit owner) is responsible to pay for any damages.
11. All patrons of the clubhouse are obligated to see that all doors are secure upon their exiting the building.
12. The clubhouse and its equipment are private property of the Association and the privileges for its use may be suspended to any owner or resident who fails to comply with the Rules and Regulations.

13. The clubhouse must be cleaned and vacated by 10:00 PM the day of the rental. If access to the clubhouse is required after 10:00 PM, the renter will be charged for an additional daily use fee of \$100.00, which will be taken out of the deposit.
14. Parking for any guest attending the event is only allowed in guest parking spaces. Guest parking in numbered spaces is prohibited and vehicles are subject to towing.
15. Adults and children are not allowed to congregate or play outside of the building at any time during the event. Music, or other noises, that are loud enough to be heard from outside of the building are not allowed.
16. The renter of the clubhouse is responsible for supervising and ensuring that all attendees abide by the rules. Fines may be imposed for any rules broken.
17. SMOKING INSIDE OR OUTSIDE OF CLUBHOUSE IS PROHIBITED.
18. RENTAL OF THE CLUBHOUSE DOES NOT INCLUDE POOL USE.
19. USE OF THE FIREPLACE IS PROHIBITED.
20. BARBECUES ARE PROHIBITED.
21. CLUBHOUSE RENTERS ARE REQUIRED TO CONTAIN THEIR EVENT TO THE INTERIOR OF THE BUILDING AND KEEPING ALL DOORS CLOSED AT ALL TIMES.

U. Tennis Court Use

1. The tennis court is for the playing of tennis ONLY. Loitering about the tennis court is not allowed. No horseplay, toys, skateboards, bikes, skates, etc. are allowed on the tennis court.
2. The Meadowood Manor Condominium HOA is private property and the tennis court is subject to complete control of the Board of Directors.
3. Use of the tennis court is at your own risk, and the Association shall not be responsible for any injuries occurring in or about the tennis court.
4. The tennis court is for the exclusive use of the residents, in good standing with the Meadowood Manor Condominium HOA only. Guests may use the tennis court provided that the resident is present at the tennis court with his/her guest at all times.
5. Children under 12 years of age must be accompanied by an adult resident at all times.
6. Residents must have their amenity key (Pool & Tennis Court Key) and proper identification with them at all times when playing on the tennis court.
7. The tennis court hours are daylight hours, seven days a week, weather permitting. At no time will play be permitted/conducted with moisture, rain or snow is on the tennis court.
8. During periods while other players are waiting, the tennis court shall be relinquished on the hour. For example, 11:00a.m., 2:00p.m., 3:00p.m., etc.
9. Gate door is to be locked upon entering and leaving the tennis court. Gate door is to remain closed at all times.
10. ONLY tennis shoes may be worn on the tennis court. Hard sole shoes, heals, sandals, etc. are forbidden.
11. The Association is not responsible for any articles lost, damaged, or stolen in or around in or around the tennis court.
12. No animals or food are allowed at the tennis court. Water and non-alcoholic beverages are permitted provided that they are in non-breakable plastic containers. All trash is to be placed in designated trash bins upon leaving the tennis court.
13. Generally accepted standards of tennis etiquette and protocol shall be observed, including but not limited to shirts ALWAYS being worn. Cell phones should not be used on the tennis court in a manner that can cause annoyance to other players and surrounding homes.

14. Residents may bring tennis coaches onto the Tennis Court in order to teach residents and their guests only. Coaches must abide by the rules of the Association.
15. All amenity keys to the tennis court remain the property of the Association and for the exclusive use of its residents. In the event of a lost amenity key, the resident shall notify the Association's Manager immediately and shall pay a deposit fee of \$20 plus the cost of the key to obtain a replacement key. The fee for a replacement key is subject to change at the discretion of the Board of Directors.
16. No resident has the right to allow the tennis court to be used by any charitable or other group. Tournaments may be conducted with written permission from the Board of Directors.
17. No resident or guest shall interfere, interrupt, hinder or obstruct the play of another resident or guest currently using the tennis court.
18. Violation of the rules by a residents or guest may result in suspension of the resident's privileges and/or sanctions against the owner. In that event, a hearing will be scheduled and determined at the discretion of the Board of Directors.
19. No more than eight (8) people allowed inside the tennis court fence at one time.

V. Animals on HOA Property

1. **All DOGS must be ONLY 20 POUNDS OR UNDER.** All dogs exceeding 20 pounds are not allowed within the Meadowood Manor Condominium HOA property.
2. All DOGS must have a valid Washoe County Dog License and be current on all vaccinations.
3. No pet shall be permitted outside the owner's unit on any common area unless secured by a leash or other suitable restraint attached to a person capable of controlling the pet. Any pet found running loose will be turned over to Washoe County Regional Animal Services.
4. No pet shall be left unattended in any common area, even though secured on a leash or other restraint. Greenbelts are not to be used as playgrounds for dogs (local dog parks are available for that purpose). No pet shall be allowed in the community if such pet behaves as a nuisance or danger to inhabitants of the property. Any complaints by residents concerning dogs should be directed to the Association's management company, in writing, rather than confronting the dog or owner directly. For emergencies, call 911 or animal control immediately.
5. If the Board of Directors determines a pet to be a nuisance (i.e., constant barking, aggressive behavior, or other annoying behavior), or has been observed committing dangerous acts, the Board of Directors shall give notice and warning to the unit's owner. If, after duly noticed and warned, the owner of the unit where the pet resides fails to enforce control of the pet, then said owner shall be subject to the established notification, hearing and fine schedule. Should the owner continue to fail to control the pet, then the Board of Directors may, in its discretion, order the owner to permanently remove the pet from the property.
6. The owner where the pet resides shall be liable for any and all damages to any building, common area, landscaping, or other property damage caused by the activity of such pet.
7. The common area should not be used as an area to walk pets for the sole purpose of depositing excrement. Should the pet make such a deposit, it must be picked up immediately. As the signs posted throughout the community indicate, "Pet Waste Transmits Disease, Leash-Curb and Clean up after Your Pet." According to the Nevada Humane Society, it is not necessary for cats to go outdoors; in fact, allowing your cat to roam freely is a serious threat to its life. Cat litter must be put in a plastic bag before it is deposited into the trash dumpster.

ANY PERSON(S) IN VIOLATION OF THE ABOVE RULES MAY BE SUBJECT TO THE LOSS OF PRIVILEGES AND/OR FINES.