

**Idlewild Riverfront1 Homeowners Association**  
**Rules and Regulations**  
(Approved June, 2002 – Effective August, 2002)

**I. OWNER'S RESPONSIBILITIES**

It is the condominium owner's responsibility to see that all tenants, guests, and persons inhabiting their unit are in compliance with the Rules and Regulations of the Association as adopted in the governing Declaration of Covenants, Conditions, and Restrictions (CC &R's) and as adopted in the following Rules and Regulations.

1. The Owner will be held directly responsible for such persons and for any damage to Association property that they might cause. Damage assessments will be based on cost of repairs or replacement and labor for actual cleaning and/or repair of facilities.
2. The Rules and Regulations set forth below apply to all owners, tenants, and guests. If a unit is rented or leased, it is the homeowner's responsibility to make certain that his/her tenants receive a copy of the Rules and Regulations.
3. These rules do not supersede the By-laws and/or CC&R's.

**II. ANIMAL CONTROL**

Renters are NOT allowed to have pets. An Owner is allowed to have no more than two (2) small pets (maximum weight of 30 lbs. each). All county and city ordinances (NRS 050.150 ... 050.170) shall be in effect pertaining to the health and safety such as leash laws, registration, shots, proper disposal of animal wastes, noise, etc.. Repeated violations of the Reno leash law will result in impoundment of the animal by Reno animal control.

1. Pets are not to run loose. They must be kept on a leash at all times while in the common area. Any dog caught running loose will be turned over to Reno Animal Control.
2. Pet wastes must be disposed of by their owners immediately including wastes deposited on decks and patios. Pooper-scoopers are obtainable at any pet store in the Reno-Sparks area.
3. Animals disturbing the peace will be turned over to the Reno animal control.
4. Pets may not be tied or staked in the common areas.

**III. PARKING**

Maintaining the appearance of the parking areas and providing for the safety of the residents, whether driving or walking, is of primary concern to the Board of Directors.

1. No vehicles are allowed on sidewalks or on the common grass area for any reason. Sprinkler and lawn damage can occur easily.
2. No major auto or motorcycle repair work, including the draining of oil, will be permitted in any parking area.

3. Cars with flat tires and inoperable or unregistered vehicles will be tagged and then towed within 48 hours regardless of whether they are parked in open areas or in the underground parking areas.
4. No recreational vehicles and/or trailers or boats of any type are permitted in common area other than for a two hour limit to allow for loading and unloading.
5. Fire lanes must be kept clear at all times.
6. Washing of any vehicle is not permissible.
7. Only motor vehicles may be parked in the garage areas.
8. Motor vehicles with oil leaks are prohibited from parking in either the outside parking areas or underground parking areas.
9. All motor vehicles in designated parking spaces and/or outside common areas must be parked front end first; this will eliminate exhaust smoke stains on garage walls and prevent tripping hazards created by hanging over sidewalks.
10. No warm-up periods will be permitted in the winter in the garages; this constitutes a health hazard as it allows exhaust fumes to enter the elevator shafts.
11. No vehicle is to be left unattended in the loading zone near the elevator.
12. Parked vehicles, whether in the common area or in the underground parking area, may not display For Sale signs. Such vehicles may be parked on the street.
13. Vehicle exits from the garages are NOT to be used by pedestrians. (This is a safety issue.)

**VEHICLES VIOLATING THE PARKING RULES WILL BE TAGGED AND TOWED  
AT THE OWNER'S EXPENSE**

#### **IV. PERSONAL PROPERTY**

Any personal property left in the common area will be removed by the maintenance personnel. Limited common area storage space for owners is available, but it must be shared with other owners/residents. Space is limited so owners must keep their storage to a minimum. All stored items must be labeled with the owner's name and unit #. Please check with the Management Company to obtain a key for the designated storage areas. **REMINDER: THE HOMEOWNERS ASSOCIATION IS NOT LIABLE FOR DAMAGE TO OR LOSS OF ITEMS STORED IN SHARED AREAS; IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE INSURANCE FOR HIS/HER PROPERTY.**

#### **V. HOLIDAY DECORATIONS**

Holiday decorations are permitted as long as they are neat and not offensive. Please remove Christmas decorations by January 8<sup>th</sup>. Decorations for other holidays should be taken down by one week (7 days) following the holiday date.

#### **VI. SWIMMING POOL/SPA**

The pool is for your convenience, pleasure, and enjoyment. Please use good judgement in keeping noise levels down at all times.

1. Use of the pool is restricted to residents of Idlewild Riverfront 1 and their guests.
2. Residents may allow guests to use the pool only while they are present and may allow only four (4) guests per condominium unit to use the pool at any given time.
3. The pool is open from 9:00 a.m. to 10:00 p.m. each day during the pool season.
4. No bottles, glass tumblers, or other glass objects are permitted in the pool enclosure. **AT NO TIME ARE BEVERAGES TO BE TAKEN INTO THE POOL OR SPA**, beverages must be kept at least five (5) feet from the pool or spa.
5. No running, horseplay, noise disturbances, or other loud or offensive behavior is allowed. **NO RADIOS OR TAPE/CD PLAYERS ARE ALLOWED IN THE POOL AREA.**
6. Resident/host will be required to pay for damages caused by him/herself or his/her guests. This is to include any unusual clean-up required of the area or for the flushing of the pool or spa.
7. Homeowners may obtain a key for the clubhouse from the Management Company. There is a \$5.00 key fee. Rules for the care and use of the clubhouse will be provided by the Management Company.

## **VII. PATIOS AND DECKS**

Patios and decks should be kept clean and uncluttered. Do not use them as storage areas. All items on decks on enclosed patios must be below the fence line and not visible from common areas. Patios that are fenced but not enclosed must be kept neat and orderly.

1. Patio furniture, plants, flowers, firewood, and BBQ's may be placed on the balconies.
2. Firewood must be stored at or below the balcony line.
3. Firewood may be covered with clear plastic exclusively.
4. Laundry and beach towels may not be hung over the balcony railings to dry.
5. **ONLY GAS OR ELECTRIC BBQ'S ARE ALLOWED. NO WOOD OR CHARCOAL BARBECUING IS ALLOWED.** This creates a potential fire hazard.
6. **NO WOOD OR CHARCOAL BURNING FIREPLACES/STOVES MAY BE USED ON THE DECKS OR BALCONIES.** This creates a potential fire hazard.
7. No items, such as flower pots, may be placed directly on the balcony railings unless they are secured. Such objects might fall over the balcony and would constitute a safety hazard.
8. Bird seed feeders are not allowed. These encourage pigeons which carry diseases and soil the property.

## **VIII. TRASH**

1. Residents of 2845 and 2855 are to use **ONLY** the dumpster designated for their building.

2. Trash must be wrapped or bagged in such a manner that there are no leaks or drips in the halls during transit to the dumpsters. **CRUSH BOXES FLAT BEFORE PLACING THEM IN THE DUMPSTERS** to save space for use by other residents.
3. Trash is never to be left in any common area, interior or exterior. Do NOT empty car ashtrays on the grounds or in the garages. Persons littering are subject to fines.
4. It is the Homeowner/Resident's responsibility to dispose of Christmas trees. Do NOT put them in the dumpsters or leave them alongside the dumpster area. Reno has a tree recycling program.
5. It is the Homeowner/Resident's responsibility to dispose of old furniture, mattresses and other large items. Do NOT put these items in or alongside the dumpsters. Various charitable groups will pick up such items if donated for their Thrift Stores.
6. After placing garbage in the dumpster, please close the lid (to prevent an odor problem) and close and latch the gate to the dumpster area. (This is a safety factor.)

#### IX. LAUNDRY ROOMS

1. Laundry hours are 7:00 a.m. to 10:00 p.m. daily. (This is part of the noise abatement policy.)
2. Doors to the laundry rooms must be kept closed at all times. Do not prop them open.
3. All papers, tissues, and other materials must be cleaned from the washer when the cycle is complete.
4. Lint must be removed from the dryer lint trap when the cycle is complete.
5. No dyes or caustic substances may be used in the washers or dryers.

#### X. GROUNDS, SIDEWALKS, HALLWAYS, AND OTHER COMMON AREAS

NO CHILD IS TO BE LEFT UNATTENDED. AN ADULT MUST BE IN ATTENDANCE AT ALL TIMES.

1. Hallway Standards for the Homeowners Association were adopted by on 5/12/1999. These were distributed to Owners and Residents. Additional copies may be obtained from the Management Company.
2. Smoking is prohibited in all Hallways, Corridors, Lobby Areas, Elevators, and Laundry Rooms.
3. Report, as soon as possible, any damage or maintenance problems in common area **to the Management Company**. This includes, but is not limited to, broken sprinklers, loose boards, or leaky roofs.
4. No Owner or Resident is to attempt to make any adjustment to the Elevators.
5. There shall be NO riding of bicycles or use of wheeled toys in the hallways or on the sidewalks at any time.
6. There shall be NO running in the hallways or stairwells at any time.
7. No clutter or litter is allowed in any common area. Any item(s) left in the hallways or other common area, including toys, will be discarded by maintenance.
8. The sidewalks and entrance areas must be kept free of obstructions. These areas should not be used for the

storage or temporary placement of anything. (Bicycle storage is available in the covered parking areas.)

9. Feeding animals or birds in the common area is not allowed.
10. Pedestrian traffic across the lawns and landscaped areas is not permitted.
11. Rocks, bark, or other items must NOT be thrown onto the lawn, into the street, into the pool or pool area, or from the balcony/deck of your unit.
12. No Owner or Resident shall plant any flower, plant, garden, or shrub OR prune or remove any item from the current landscape without the prior written consent of the Homeowners Association.
13. No Owner or Resident shall erect or have erected any form of aerial, antenna, poles, wires, or similar objects or unsightly object of any kind without prior written approval of the Homeowners Association. The use of television dishes is limited to those with a diameter of 20" or less and installation must meet the guidelines established by the Homeowner's Association.
14. No individual yard sales are permitted.

#### **XI. SOLICITING**

Soliciting is strictly forbidden. Owners and/or Residents are asked to notify the Management Company if a solicitor appears and appropriate action will be taken.

#### **XII. WINDOWS AND SLIDING GLASS DOORS**

1. Owners and/or Residents shall not install window coverings within the unit unless they have a white, cream, or light beige lining visible from the outside of the unit. Any variations from the rules must have written approval from the Homeowners Association.
2. No Owner or Resident shall install solar film or any similar product on any window in the unit without prior written approval from the Homeowners Association.
3. No Owner or Resident shall install any exterior window covering or storm-related enclosure without prior written approval from the Homeowners Association.
4. Signs, such as but not limited to "For Sale" or "For Rent" are NOT permitted.

#### **XIII. NOISE ABATEMENT**

Any unnecessary noise, including but not limited to radios, TV's, and stereos on high volume or vacuum cleaners or power tools, must be curtailed between the hours of 10:00 p.m. and 8:00 a.m.

#### **XIV. INSURANCE**

The comprehensive project policy does not cover the contents of the individual units or liability growing out of the actions of owners residents or guests on the premises. Each condominium Owner and/or Resident should arrange for insurance to cover all losses and liabilities growing out of Ownership of and/or Residency of the premises.

#### **XV. MOVING**

1. There is a fifty dollar (\$50.00) "move in" fee due and owing from any resident, owner or tenant, moving into any unit at either 2845 or 2855 Idlewild Drive. These monies are used to help defray costs for damage to walls, ceilings, flooring, and doorways while moving and help defray increased cost of utilities caused by having the door open. The "move in" fee shall be collected in accordance with the provisions set forth in the CC&R's, Article 6.2.
2. Moving at the 2845 building is allowed only through the first floor door facing Idlewild Drive; this is because the weight of loaded dollies damages and/or weakens the side and front steps. Moving vans and delivery trucks are to park on Idlewild Drive for moving in or out of the 2845 building.
3. Moving at the 2855 building must be through the front entrance door.
4. The elevators are to be used only in a normal manner as the residents must have access to enter and exit the building. Do not prop the doors open and leave them unattended.
5. UNDER NO CIRCUMSTANCES ARE MOVING TRUCKS OR MOVING VANS TO LOAD OR UNLOAD FROM THE UNDERGROUND GARAGE AREA.

#### **XVI. ASSESSMENTS (FINES)**

Compliance with the standards of the property are important to everyone to insure a quality living environment and insure the optimum value of the project. The Homeowners Association, in accordance with Nevada Revised Statutes, has authorized a schedule of actions and/or assessments (fines) resulting from the violation and non-compliance of an Owner or Resident with respect to the Rules and Regulations, CC&R's, or By-Laws of the Homeowner's Association. The fine schedule has been distributed to all current Owners and Residents. The fine schedule will be updated as needed to include any revisions and will become an attachment to the official Rules and Regulations.

#### **XVII. FURTHER INFORMATION**

If you need further information regarding your Association, please contact the Management Company:

Edington & Associates. Inc.  
2255 Green Vista Dr., Suite 402; Sparks, NV 89431  
Phone: 674-8000

A list of your current Homeowners Association Board of Directors has been posted in each building.

**Recommendations from the Clubhouse Use Committee:**

Since the property is paid for in common and the CC&R's state that it is to be for the enjoyment of the members of the association (homeowners); the committee makes the following recommendations:

1. That the clubhouse be made available for use by the owners with the following conditions:
  - a) Owners wishing to have access to the clubhouse may obtain and retain a key to the front door of the clubhouse for a one-time fee of \$5.00. Owners obtaining keys must sign for the key (so that a record of keys may be kept) and indicate that they understand that they are responsible for anyone who uses the key.
  - b) The clubhouse would be open for use by the members/owners for non-exclusive activities such as playing cards or visiting with friends from 9:00 a.m. to 10:00 p.m.
  - c) Owners using the clubhouse would be expected to keep the area clean and neat, and to treat it with the care you would your own home.
  - d) Owners wishing to donate items to the clubhouse for use by the membership, such as a TV, VCR, bookcase and books for an exchange, a microwave, kitchen items or decorator items are to understand that such items become the property of the association at the time of the donation. Donations should be cleared by the clubhouse committee and then formally donated at a board meeting so that there is a record of the item(s) being donated.
  - e) There would be no use fee unless an owner wished to reserve the clubhouse for an exclusive purpose such as a closed club meeting, a family reunion or a wedding reception.
  - f) Opening the clubhouse for use by the owners would in no way exclude Reuben from using the facilities during his lunch hour and/or his breaks.

2. In the event that an owner wishes exclusive use of the clubhouse for a specific period of time, the owner may rent the clubhouse.

- a) The charge and damage/cleaning deposits would be the same as the current rental fees and damage deposits: i.e. \$25.00 rent and \$50.00 refundable damage/cleanup fee.
- b) Written rental agreements will be made through Eddington and Associates. A calendar showing the dates which have been rented will be maintained at the clubhouse. Plans for exclusive activities must be made far enough in advance that excluded owners are able to make alternate plans (a minimum of two weeks would be appropriate.)
- c) The owner renting the clubhouse is responsible for any special set up for the function, any rearrangement of furniture that is required, and for any extra cleaning made necessary by these special /exclusive activities. Reuben is not to be considered responsible.
- d) The owner must limit the number of his guests to thirty (30), the maximum number of people who can use the clubhouse is 30 per fire marshal.
- e) The owner must be present during the activity for which the clubhouse is rented.
- f) The use of the clubhouse for regular meetings of the executive board takes precedence over requests to rent the space.

3. Tenants do not contribute to the maintenance of the common areas and will not be given common use privileges. Tenants would be allowed to rent the clubhouse for an exclusive activity provided that a) a rental agreement which states that the individual renting the clubhouse is responsible for any damage is signed, b) the tenant has a personal liability policy in case of injury, and c) both rent and damage charges have been pre-paid. If an owner provides his/her tenant with a clubhouse key, the owner is responsible for any repairs or liability resulting from use by said tenant.

4. Key fees will be used to offset the costs of a kitchen trash basket, 2 non-smoking signs, and a calendar (annual to show rental dates)

# Idlewild Riverfront 1 Homeowners Association, Inc.

## Guidelines for the Installation of Satellite or Microwave Television Dishes

Adopted 2/19/2002

1. Any owner wishing to install a satellite dish should meet first with his provider and draw up a schematic showing the placement of the dish and submit the proposal to the management company for approval **prior to** installing the dish.
2. A tenant may install a satellite dish **only** after receiving written approval from the unit owner. The tenant will then meet with his provider and draw up a schematic showing the placement of the dish and submit the proposal to the management company for approval **prior to** installing the dish.
3. All dishes must be 20" in diameter or less.\*
4. Dishes shall **not** be placed on the roof (primarily because of potential damage to the roof from excess foot traffic.)
5. Dishes shall **not** be attached to the building eaves, balcony railings, or support posts, and wires/cables may not show from the exterior of the building (primarily because it would detract from the esthetic appearance of the buildings and thereby reduce the value of the property.)
6. A dish **may** be placed on a portable stand within the confines of the individual owner's patio at a level which does not detract from the exterior appearance of the building.



## RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

1. The pool is for your convenience, pleasure, and enjoyment. Please use good judgment in keeping noise levels down at all times.
2. Use of the pool is restricted to residents of Riverfront I only.
3. Residents may allow guests to use the pool only while they are present and may allow only four (4) guests per condominium unit to use the pool at any given time.
4. Hours of usage are to be 9:00 a.m. to 10:00 p.m. each day.
5. NO bottles, glass tumblers or other glass objects to be permitted in the pool enclosure. AT NO TIME ARE BEVERAGES TO BE TAKEN IN THE POOL OR SPA. All beverages must be kept at least five (5) feet from the pool or spa.
6. No running, horseplay, noise disturbances or other loud or offensive behavior is allowed. (NO RACES ARE ALLOWED IN THE POOL AREA).
7. Host/Resident will be required to pay for damages caused by him or his guests. This is to include any unusual clean-up required of the area or that is required for flushing bubble bath out of the pool or the Jacuzzi.
8. In addition to the clean up costs, a fine of Twenty Five Dollars (\$25.00) may be assessed against any resident for violation of the rules and / or loss of pool privileges for a period of up to 30 days.
9. Children under 14 not allowed in pool unless accompanied by an adult (18 years or older).
10. No child under 12 years of age allowed in spa at any time.
11. NO pets allowed in pool area at any time.

# RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

## POOL RULES

The pool is for your convenience, pleasure, and enjoyment. Please use good judgement in keeping noise levels down at all times.

1. Use of the pool is restricted to residents of Riverfront only.
2. Residents may allow guests to use the pool only while they are present and may allow only four (4) guests per condominium unit to use the pool at any given time.
3. Hours of usage are to be 9:00 a.m. to 10:00 p.m. each day.
4. No bottles, glass tumblers or other glass objects to be permitted in the pool enclosure. AT NO TIME ARE BEVERAGES TO BE TAKEN IN THE POOL OR SPA. All beverages must be kept at least five (5) feet from the pool or spa.
5. No running, horseplay, noise disturbances or other loud or offensive behavior is allowed. (NO RADIOS ARE ALLOWED IN THE POOL AREA).
6. Host/Resident will be required to pay for damages caused by him or his guests. This is to include any unusual clean-up required of the area or that is required for flushing bubble bath out of the pool or the jacuzzi.
7. In addition to the clean up costs, a fine of Twenty Five Dollars (\$25.00) may be assessed against any resident for violation of the rules and/or loss of pool privileges for a period of up to 30 days.
8. Children under 14 not allowed in pool unless accompanied by an adult (18 years or older).
9. No child under 12 years of age allowed in spa at any time.
10. No pets allowed in pool area at any time.

## SNOW REMOVAL POLICY

Below find the snow removal policy for the appropriate Association.

- Maintenance person to clear sidewalks and entryways only. After clearing, ice melt is to be applied to said areas.
- There is to be no ice melt applied to parking areas and/or streets.
- Maintenance personnel are to remove snow as quickly as reasonably possible.
- In the event that it snows on a weekend and/or holiday, then maintenance personnel is to work and either revise his work week schedule to allow for maximum of 40 hour week, or obtain overtime if unavoidable and **approved**.
- Snow removal will not be done on Thanksgiving Day and Christmas Day.
- In the event that maintenance is on vacation then management is to attempt to remove snow by other means or personnel. The Association understands that there may be delays due to availability of personnel and agrees that management will not be held liable for same.
- Insurance is to be in place at all times to avoid liability of both the Board of Directors and Management for injuries of accidents which may occur due to snow and ice.
- This written policy is to both reinforce the existing oral agreement between the Association and management as well as act as a future written plan.

The following is a part and/or a replacement to the above terms:

Riverfront  
Association Name

x [Signature]  
Board Representative

[Signature]  
Management Signature

[Signature]  
Maintenance Personnel

rules + reg