

INSPIRADA COMMUNITY ASSOCIATION

RULES AND REGULATIONS

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INTRODUCTION

The Inspirada Community Association (ICA) Board of Directors (Board) establishes Rules and Regulations (Rules) under the authority granted in Section 7.2 of the Charter (“Charter”). The Rules expand on the concepts and provisions of the governing documents. In the event of a conflict, the Charter shall prevail. After proper notice of proposed action, these rules may be amended by a majority vote of the Board and any amendments shall become effective upon thirty (30) days written notice to the members.

The Rules are established to preserve the character of the Association as a new urban family community and to maintain the Common Elements (Common Elements) for the safety, convenience and enjoyment of the Association’s members and their guests. The Rules, developed by the Board for the use of the facilities are for enhancing the use and enjoyment by its residents. The Common Elements include, but are not limited to, the Community Centers and pools, green spaces and landscaped areas, trails, alleys, and certain parks. The Rules are applicable to members and their invitees and licensees who include but are not limited to guests, tenants and contractors. Members are responsible for the actions of their invitees and licensees.

Certain Common Elements are not sized to serve the general public and as such the guest rules may not be identical to member rules or to those found at public facilities. At these smaller facilities, guests and visitors shall be accommodated only when such accommodation does not infringe on the convenience or enjoyment of the members.

Inspirada has many amenities, both public and private, that are available for the use of residents and their guests.

Neighborhood Parks are a combination of public and private use. As an example, Solista Park located in Village 1 consists of three use types.

- The north and south ends of the park are **public** and have been turned over to the City of Henderson for maintenance and operation. Use of the park is on a first come/first serve basis unless the Founder or Association is holding a special event and has arranged with the City of Henderson to use the park for this purpose. Inspirada Community Association (ICA) does not take reservations for the public portion of the park. Association rules and regulations apply when the park is in use for Association sponsored events.
- The community center and pool are **private** and are available only to Inspirada residents and their guests. Association rules and regulations apply at all times.
- The central pavilion under the shade structure and event garden are **privately maintained spaces that are, by their nature, open to the public**. Association rules and regulations apply.

There are certain **private** amenities, such as the Toll Community Center located in Village 1, whose use is restricted to residents of the Toll pod, who pay an additional fee for this facility, and their guests. Association rules and regulations apply at all times.

It is the intent of the Board that courtesy and common sense shall prevail when using the Common Elements. All members in good standing have the right to enjoy the Association's common property and they must do so while respecting the rights of others. It is the responsibility of the Board to apply the Rules equitably to the benefit of a majority of members. Members shall be responsible for the conduct of their guests, both personally and financially.

The Association management and/or security staff shall direct the attention of members and invitees to violation of Association Rules and, when necessary, report such actions to the Board of Directors. Individuals who violate the Rules shall, after notice and hearing before the Board or an appropriate hearing panel, be subject to fines and other continuing or progressive sanctions as more fully outlined in the Association's Fine Policy.

Capitalized terms as used herein shall have the meanings set forth in the Charter. This document shall not supersede any requirements set forth in the Charter, the Development Standards, the Design Guidelines or the Inspirada Development Agreement between the City of Henderson and Founder. The Board and the Design Review Committee must reference these documents, as applicable, when making decisions with regard to the Community standards, landscaping, etc.

The following shall apply to all property subject to this Charter until such time as they are modified pursuant to Section 7.2 of the Charter.

GENERAL

The property subject to this Charter shall be used only for residential, recreational, and related purposes (which may include, without limitation, an information center and/or a sales office for any real estate broker retained by the Founder, Founder Affiliates, or Builders to assist in the sale of property described in Exhibit "A" or "B," offices for any property manager retained by the Association, or business offices for the Founder, Founder Affiliates, Builders, or the Association) consistent with this Charter and any Supplement.

ANIMALS

Breeding – No animals of any kind shall be raised, bred, or kept for any commercial purposes on any Unit. Livestock, poultry, and farm animals are prohibited.

Concern – Owners and tenants who are disturbed by another Owner's or tenant's pet are urged to contact the owner of the pet. If this effort does not resolve the issue, a complaint should be filed with the Clark County Animal Control Department.

Control – All pets must be kept within an enclosure, an enclosed yard, or on a leash held by an individual capable of controlling the animal at all times. No animal shall be permitted to roam at large in the Common Areas. Pet enclosures or structures must be approved by the Design Review Committee.

Feeding Wildlife – Owners, tenants, and guests shall refrain from feeding or harassing wildlife including but not limited to pigeons, geese and burros. To avoid attracting unwanted wildlife, vermin and insects, pet food should not be left outdoors. For similar reasons, household garbage must be kept indoors in sealed bags or containers until placed on the curb for collection.

Injury or Damage – Owners, tenants, and guests are responsible and liable for any personal injury or property damage caused by their pets.

Litter – Any pet debris deposited on lawns, sidewalks, paths, or other Common Areas must be removed immediately by the owner of the animal. Owners, tenants, and guests are encouraged to carry litter bags when walking with pets. Owners and tenants are expected to maintain their yards free of accumulated pet debris and odors.

Nuisance – The Board can prohibit the keeping of any animal that constitutes, in the reasonable opinion of the Board, a nuisance or danger to any person.

Number of pets – No household may keep more than three common household pets, unless approved by the Board.

Registration – All pets shall be registered, licensed, and inoculated as required by law.

BULLETIN BOARD

Association Bulletin Boards (including website bulletin boards) – Bulletin boards may be used to post information relevant to the community activities within the general constraints outlined below. All bulletin boards are reserved for the following uses:

- Announcements of Board and committee meetings, Association events and other Board-sanctioned activities;
- Community clubs or special interest group announcements; and

- Member notices such as for-sale by owner real estate or vehicles; household items for sale, help wanted, lost pet, etc.

BUSINESS ACTIVITY

Unit usage – No Unit shall be used for any purpose other than single family residential occupancy. Certain business activities may be permitted, please refer to Section 7.1 in the Charter for further information on usage.

CODE OF CONDUCT

Purpose: For the safety, convenience and enjoyment of the members and their invitees, the Board has established the following rules pertaining to the conduct of members and their invitees while using the Common Elements or participating in Association-sponsored events. Members are personally and financially responsible for the conduct of their invitees.

- A. Individuals shall conduct themselves so as not to jeopardize or interfere with the rights and privileges of other members or their guests and shall not compromise the safety of others by their actions.
- B. Members and their guests shall obey all safety rules and shall discontinue all unsafe activity immediately upon direction from management staff, security staff or contractors.
- C. Individuals shall refrain from loud, profane, indecent or abusive language or acts when addressing other members, management staff, Association contractors, or guests.
- D. Individuals shall not physically abuse, harass, accost or reprimand any resident, guest, staff member, director or contractor.
- E. Members and guests shall not conduct themselves in a manner that interferes with the management of the Association.
- F. Members and guests shall not reprimand or discipline any Association employee or contractor. Any inattention to duty or lack of courtesy on the part of any management employee or Association contractor should be reported to Association management.
- G. Members shall be held personally and financially responsible for intentional or negligent damage to Association property inflicted by themselves or their invitees, who are defined as each and all of the following: tenants, guests, agents, employees, suppliers and contractors.
- H. Members shall not profit financially from their membership by charging guests for the use of facilities.

- I. Proper dress is required when using the facilities.
- J. Association computer equipment shall not be used to access, view or transmit pornography.

COMPLIANCE AND ENFORCEMENT

- A. The fines for violation of the Design Guidelines are outlined in that document. Unless otherwise established by the Board and noted in the applicable section, the schedule of fines for violation of the Charter and Rules shall be as follows:

	General Violation	Unsafe, Harassing or Intentionally Malicious Conduct
1st Offense	\$25	\$50
2 nd Offense	\$50	\$100
3 rd Offense	\$100	\$200
Additional	\$200	\$400

- B. The following definitions shall apply when determining whether certain conduct falls within the parameters of a general violation or an unsafe, harassing or intentionally malicious violation:
 - 1. Unsafe – a gross deviation from conduct in which a reasonable person would engage; conduct evidencing a conscious disregard for or indifference to the safety of others.
 - 2. Harassing – a course of conduct directed at a specific person or persons which unreasonably alarms or causes substantial emotional distress to such person or persons and serves no legitimate purpose.
 - 3. Intentionally Malicious – conduct engaged in with wrongful motive and with the specific intent to injure another, physically or emotionally.
- C. The Board or its hearing panels may uphold, reduce, suspend or waive listed fines in its sole discretion.
- D. Following a hearing at which a fine and/or other sanction is imposed, without further opportunity for hearing, if the violation is not corrected or the conduct not discontinued, the Association may take designated progressive, cumulative and/or continuing sanctions to enforce its governing documents, including, but not limited to, additional fines and/or suspension of voting and membership privileges.
- E. Violations stemming from a single incident that are deemed continuing violations may result in fines of \$100 for each following consecutive seven (7) day period or portion thereof that the violation is not cured unless the individual provides proof of a continuing good faith effort, acceptable to the Board or the applicable hearing panel, to cure the violation. Such additional fines shall be imposed without further notice or opportunity to be heard.

CONSTRUCTION/MAINTENANCE HOURS

Construction on any Unit is limited to the hours of 6:00 a.m. to 6:00 p.m., per the City of Henderson Municipal Code.

FACILITY USAGE

Attire - Individuals shall be properly dressed for the activity in which they are participating. Wet bathing suits are not allowed in the Community Centers. Upper and lower body garments and footwear shall be worn for all activities, with the exception of aquatic activities where footwear is not required and male participants are not required to wear upper body garments. Bathing suits are required in all aquatic facilities. Cut offs are not permitted in pools or spas.

Founder Use of Facilities - Association private facilities are for the use and enjoyment of members and their guests and are not open to the general public. However, the Founder may use the facilities for marketing events which are open to the general public.

Hours of Operation – The Solista Community Center is open for resident use Sunday – Saturday between the hours of 9:00 a.m. and 9:00 p.m.

Requirement to Present Association Cards - Members and guests shall use their Association card upon entering the facility and must present their card upon the request of Association staff or security personnel. Individuals without a card will be required to immediately leave the facility.

Supervision of Children -Children under the age of 14 must be accompanied by an adult 18 or older when using the facilities and under their direct supervision at all times.

Report of Injuries - Injuries, accidents or other serious incidents shall be reported to an Association staff member as soon as practicable. As pools and other facilities are not staffed, in the event of an emergency, individuals should use the emergency phone located outside the pool gate to report an emergency.

Photography - Photography is not permitted inside the locker rooms or rest rooms of the facilities.

Use of Tobacco Products Prohibited - Smoking and use of other tobacco products is prohibited within the confines of the community centers and pool areas.

Cell Phone Use - Cell phones should be silenced when attending Board meetings, during performances and events, and when attending committee and panel meetings. When in the Community Centers, including the pool area, cell phone users should respect others by moderating voice tone or leaving the area to avoid disturbing others.

Parking at Community Center Facilities - The Community Centers and pools have no private reserved parking. Parking is available in the parking bays along the public portion of the park and in permitted areas along the public streets. Illegal parking on the public streets should be reported to the City of Henderson.

Use and Scheduling - Within policies established by the Board of Directors as they shall from time to time be amended, the Community Manager shall establish days/hours of operation and the allocation of time and resources to various uses, classes, special events, drop-in, club and special interest group use. For those activities where a user fee is charged, the Manager shall establish a minimum participation level and fee for each class or special event. The minimum participation level shall be the point at which the number of participants times the fee charged will cover program expenses. Activities failing to meet the minimum participation level may be cancelled.

Facility Reservations - The following rules are established for the use and reservation of recreational facilities:

Certain areas and their associated equipment, such as the pool, are available for the drop-in use of members and their guests during the operational hours of the facility, except for those periods when classes, special events or club/special interest group activities are scheduled.

Requests for the exclusive use of an amenity for a committee, community club, special interest group or individual member may be made through the Association staff. Such use may be subject to the terms of the Rental Agreement and payment of a fee and/or deposit, as they may from time to time be amended. The Board may regulate the service of food at its facilities and require such to be served by a person/business licensed to cater. Please refer to Page 10 for regulations on serving alcohol. Adequate security may be required for events and paid for by the leasing party.

All persons using these facilities must be registered by the holder of an active Association Card and children under the age of 14 must be accompanied by a responsible adult. Children under the age of 18 must be accompanied by an adult when using the community center after regular business hours, Monday – Saturday from 9:00 a.m. to 6:00 p.m. Use of the equipment is for qualified individuals. A qualified individual is a member in good standing or guest who has met criteria, if any, established by the Association to operate or use the equipment.

Equipment Use - Furniture, equipment and supplies that are the property of the Association shall not be removed from the facility without the permission of the Manager. While certain Association-owned items, including but not limited to audio-visual equipment, may be stored or set up in a particular room, these items remain the property of the Association and may be relocated or used for other activities, events or rentals as needed. To avoid conflict, committees, clubs or groups desiring to use specific furniture, equipment or supplies for meetings or activities should file a room set-up plan with Association staff at least two weeks in advance of the event. Equipment and supplies are available on a first come, first served basis. The Association may charge a fee for the use of its equipment and supplies.

Closure for Service, Events or Repair - Periodically, certain areas of the facility may be closed for service, repair or a special event. While every attempt will be made to minimize disruption to members, Inspirada does not guarantee that every activity or use will be available during all hours of operation.

Music and Television - Television and background music may be provided for the enjoyment of the members and guests. Staff shall set the stations and monitor the volume of television channels and music based on user preferences expressed through periodic surveys of the membership. Loud volumes are generally not permitted except in conjunction with aquatics or fitness classes that use music or taped instruction. Individuals may use personal audio-visual equipment with headphones so as not to disturb other users.

Food/Beverages - Food is not permitted on the pool decks, fitness areas, or locker rooms. Beverages may be consumed from non-glass containers.

Use of Alcoholic Beverages on Inspirada Community Association Premises - It is the intent of the Inspirada Board of Directors that alcoholic beverages shall not be consumed on Community Association property, i.e., community center, surrounding grounds, fitness center, pools, streets, parking lots and other areas such as parks EXCEPT during functions sponsored and paid for by the Inspirada Community Association, resident rental functions or rental functions sponsored by outside entities. Beverages at these functions shall be provided, sold and served by a licensed caterer who holds a valid liquor license or an individual who holds a valid liquor license, both of whom will provide the Association with a certificate of insurance naming the Association as an additional insured. At no time will residents or their guests be allowed to bring their own alcoholic beverages (BYOB) into the common areas previously identified and owned by the Association for any reason.

In the event that a resident or their guests shall be found to have outside alcohol in their possession during an event held on Association common property, the following actions may or may not take place at the discretion of the Association staff in attendance:

- The owner of the liquor brought into the event will be asked to surrender or remove it from the event.
- In the event the owner refuses to remove the alcohol from the event, he/she may be asked to leave the event immediately without a refund.
- In the event the owner refuses to leave the event as asked, the Association Staff may ask Security to escort the owner from the event immediately.

If this should occur:

- 1) The resident or the resident guest will be asked to attend a hearing with the Board of Directors.
- 2) After the hearing with the Board of Directors, the resident may have privileges suspended, be fined in accordance with NRS 116 or other sanctions as deemed appropriate by the Board of Directors.

Assumption of Risk - Activities at the amenities are not supervised. All persons using the facility do so at their own risk.

GARAGE SALES

Individual garage sales are not allowed. Community garage sales will be at the discretion of the Association. Sales will be scheduled on weekends and access hours will be limited.

HOLIDAY DECORATIONS AND ACTIVITIES

Disturbance – Owners and tenants should make an effort to ensure that lights, particularly blinking lights or very bright lights, do not disturb other Owners and tenants. Decorations must be maintained in good repair and safe working order.

Fireworks – Use and discharge of firecrackers and other illegal fireworks are prohibited, except that the Association may sponsor or otherwise permit structured and supervised fireworks displays from time to time.

Locations – Holiday decorations may not be placed on any structure, tree or plant in any Common Area unless approved by the Design Review Committee.

Time – The acceptable timeframe for winter holiday decorations is November 15th until January 15th. All other holiday decorations should be displayed no more than thirty (30) days prior to the day of the holiday and removed within thirty (30) days after the holiday.

ILLEGAL ACTIVITY

Any illegal activity, including the discharge of firearms, that violates local, state, or federal laws or regulation is prohibited; however, the Board shall have no obligation to take enforcement action in the event of a violation.

IMPROVEMENTS

Gates – Gates or controlled access devices across any driveway, street, alleyway, trail, or sidewalk within the Community are prohibited unless approved by the Design Review Committee.

Antennas and Satellite Dishes – No exterior radio antenna or aerial, television antenna or aerial, microwave antenna, aerial or satellite dish, "C.B." antenna or other antenna or aerial of any type, which is visible from any street or from anywhere in the Community, shall be erected or maintained anywhere in the Community. Notwithstanding the foregoing, "Permitted Devices" (defined as antennas or satellite dishes: (a) which are one meter or less in diameter and designed to receive direct broadcast satellite service including direct-to-home satellite service; or (b) which are one meter or less in diameter or diagonal measurement and designed to receive video programming services via multi-point distribution services including multi-channel multi-point distribution services, instructional television fixed services, and local multi-point distribution services) shall be permitted, subject to requirements for location and screening as may be set

forth in the Development Standards and/or Design Guidelines, and may also require approval from the City of Henderson.

Exterior Changes – Any modification or addition of any item, permanently or temporarily, is prohibited on the outside portions of the Unit, whether such portion is improved or unimproved, except in strict compliance with the provisions of Chapter 5 of the Charter. This shall include, without limitation, signs, basketball hoops, and swing sets and similar sports and play equipment; clotheslines; garbage cans, woodpiles; above-ground swimming pools; docks, piers, and similar structures; hedges, walls, dog runs, animal pens, or fences of any kind; and satellite dishes and antennas, except as otherwise provided for in this document.

Solar Equipment – No solar equipment, including, but not limited to, solar collectors and solar panels, shall be installed until approval of the Design Review Committee has been obtained.

Temporary Structures – Temporary structures including, but not limited to, any trailer, tent, shack, garage, barn, motor home or mobile home or other outbuilding, and any prefabricated or relocated structure used as a residence, either temporarily or permanently are prohibited unless approved by the Design Review Committee.

Window Coverings – Aluminum foil or other non-standard material shall not be permitted. Window tinting is not permitted on the front or primary elevation of the Unit; all other areas of the Unit are subject to approval by the Design Review Committee. Reflective glass is not permitted.

LEASING OF UNITS

Purpose: The Association has a need to know who is occupying the units within Inspirada for the purpose of communicating with residents regarding the community and its rules and regulations.

Prohibition of Short Term Rentals - All leases shall be in writing and for a term of not less than six (6) consecutive months in duration for each tenant.

Entirety of Unit to be Leased - Units shall be leased only in their entirety. No fraction or portion of a Unit (for example, casitas, rooms or garages) may be leased. No structure on a Lot, other than the primary residential Unit shall be leased or otherwise occupied for residential purposes, except Casitas which may be occupied, but not independently or separately leased.

Obligation to Provide Governing Documents - The Owner shall provide Lessee copies of the governing documents as an attachment to the lease agreement. Copies of the governing documents may be obtained from the Association office for a fee. If Lessee does not receive a copy of the governing documents, documents will be provided to the Lessee and the cost added to the Owner's account.

Obligation to Comply with Governing Documents - Any lease shall provide that the tenant and all occupants of the leased unit are bound by and obligated to comply with the governing documents.

Obligation to Provide Copy of Lease - The Owner shall provide a signed copy of any lease (with the exception of monthly lease charges), and such additional information as may be required, to the Association within ten (10) days of its execution.

Lessee Privileges - Lessees enjoy the same privileges as Owners except for those rights excluded in NRS 116 or the governing documents, such as the right to vote in Association affairs. Association Membership cards shall not be issued to a lessee until a copy of a valid lease and then only to those individuals listed as occupants on the lease.

TIME SHARE – No time-sharing of Units is allowed.

MEMBERSHIP CARDS

Purpose: Only residents possessing valid Association Membership Cards are entitled to use the Association's facilities or participate in Association-sponsored events, subject to the rules and regulations established by the Association. Association Membership Cards are issued at the Association's Office, located at 2000 Via Firenze, during regular business hours. One card will access all Inspirada's private amenities. Residents receive their initial card free of charge. There is a fee for guest cards and to replace lost, stolen or damaged cards.

Proof of identity and residency in Inspirada are required at the time cards are issued. All Association Membership Cards must include the cardholder's photograph.

Occupancy Requirement - The right to an Association Card is based upon occupancy of a Unit. Owners of multiple units may only "occupy" one unit at a time. Any owner who sells, leases or otherwise transfers occupancy of his/her Unit or any card holder member of the owner's household who ceases to occupy the Unit shall provide the Association with immediate notice thereof and surrender to the Association his/her previously issued Association Membership Cards. Likewise, any lessee or member of the lessee's household who ceases to occupy the Unit shall provide the Association with immediate notice thereof and surrender to the Association his/her previously issued Association Membership Cards.

Proof of Residency - Proof of residency at Inspirada is required to obtain an Association Membership Card. Residency may be established by providing a deed or HUD 1 or other documentation that shows an Inspirada address as the individual's legal residence.

Good Standing. In order for an Association Membership Card to be issued or to continue to be valid, the owner of the Unit shall be a member in good standing. Association Membership cards may be revoked or suspended for the following actions by the Owner, the Lessee or a member of their respective households:

- Use of false information in obtaining the cards;
- Unauthorized use;
- Violation of governing documents including rules and regulations; and
- Non-payment of assessments, fines and other charges.

Types of Association Membership Cards -There are two types of Association Membership Cards:

1. Adult Membership Cards – Adult Membership Cards are issued to individuals age 18 or older as outlined below.
 - a. Property owners, that is, the individuals named on the deed, shall be issued Membership Cards upon providing proof of ownership in the form of a deed or HUD1 settlement statement and payment of all applicable fees (usually collected at settlement) including but not limited to assessments, working capital contribution, and transfer fees . Additional adult members of the owner’s household shall be issued Membership Cards upon providing proof of residency (i.e. drivers licenses with Inspirada address; bill in individuals name with Inspirada address)
 - b. Lessees shall be issued Membership Cards upon providing a valid lease that will be kept on file with the Association. Cards will only be issued to those individuals who are listed on the lease as occupants of the household.
2. Youth Membership Cards – Youth Membership Cards are issued to individuals age 14 to 18.
 - a. Youth who are members of the owner or lessee’s household shall be shall be issued membership cards subject to the restrictions outlined above.
 - b. No Membership Cards will be issued to children under the age of 14.

Association Card Fees - The Board of Directors shall establish the cost of Guest Cards and Replacement Cards and such costs may be amended by a majority vote of the Board of Directors.

Refunds - Refunds are not available on Association Cards. Assessments or fees shall not be reduced or waived if Unit Owner or other household members choose not to utilize the amenities, if the amenities or portions thereof are temporarily out of service or if Owner’s or Lessee’s privileges are suspended for any reason.

Guest Cards - Owners or Lessee’s may purchase a photo Guest Card for an individual for a day, week, month or six month period. Guest Cards are issued to an individual person upon the request of the Owner or Lessee. Guest Cards are suitable for visitors age 14 and over such as college students who do not claim the Inspirada home as their residence, grandchildren, caregivers or friends. Guest Cards are a discretionary program that may be amended or eliminated by the Board of Directors upon thirty (30) days written notice. Guest Cards are required whenever a non-resident utilizes an

Association facility or attends a community association sponsored event, class or program.

NOISE CONTROL

Owners, tenants, and guests are asked to be considerate of surrounding Units. Noise that disrupts the tranquility of the Community or interferes with the quiet enjoyment of other Owners, tenants, and guests will not be permitted.

PROPERTY MAINTENANCE STANDARDS

Dwelling Maintenance – Each Owner and tenant is required to maintain their Unit and any improvements, including but not limited to patios and other structures, decks, walkways, walls and wrought iron fencing and gates, in good condition. This includes making repairs in a timely manner or replacing any damaged elements as necessary. Faded, rusty, dilapidated, chipped or peeling surfaces or structures are prohibited and must be promptly repaired and/or repainted. Alley lights shall be maintained by homeowners and must include timers to keep the lights activated during the night-time hours.

Equipment Storage – All garden and maintenance equipment shall be stored out of sight of neighboring Units when not in use.

Fuel Storage – On-site storage of fuel is prohibited on the Units, except that a reasonable amount of fuel may be stored on each Unit for emergency purposes and for the operation of lawn mowers, and similar tools or equipment and the Association shall be permitted to store fuel for operation of maintenance vehicles, generators, and similar equipment.

Exterior Fires – There shall be no exterior fires whatsoever, except fires contained within receptacles commercially designed therefore such that they do not create a fire hazard, and except as specifically authorized in writing by the Association (and subject to applicable City and/or County ordinances and fire regulations).

Graffiti Removal – The Association shall have the right, but not the obligation, to remove or paint over any graffiti in the Common Areas.

Landscape Maintenance – Landscaping must be kept neatly trimmed, properly cultivated, and weed-free. Trees and shrubs should be regularly pruned to avoid creating a maintenance nuisance to surrounding Units or Common Areas. Rockscape stones and rock mulch must be contained and maintained within planter beds and not allowed to encroach onto other Units or Common Areas.

Landscape Installation Requirement – To the extent not previously installed by the Builder of the Unit, each Owner shall install landscaping acceptable to the Reviewer in their front, side and rear yards within 180 days of close of escrow. Consistent effort to control dust and weed nuisance is expected at all times. Owners shall not change or interfere with the established drainage of the property.

Per the City of Henderson natural turf is limited to rear yards only. Only artificial turf is allowed in the front yards.

Sight Visibility Zone – Certain sight visibility zones have been created and established as set forth in the Plat to prevent obstructions of sightlines of the roadways within the Community. No fence, wall, hedge tree, shrub planting or other Improvement shall be placed or permitted to remain on any Unit within the sight visibility zone which is higher than twenty-four (24) inches above the top of the curb on such Unit.

Storms Drains; Water Pollution – Each Owner and/or tenant shall comply with and assume responsibility for anything done or required to be done in compliance with the plans filed by Founder and/or Builders with respect to the National Pollutant Discharge Elimination System (NPDES) and Founder and/or Builders Storm Water Pollution Prevention Plan (SWPPP). Each Owner shall assume all responsibility and liability relating to the prevention of pollutant discharge including soil materials, from the Owner's Unit.

SIGNAGE

Campaign signage (or Political signage) – Campaign signage is limited to one (1) sign per candidate or issue. Campaign signs may not exceed 24 x 36 inches, and must be removed within ten days of the end of the campaign. Such signs may only be posted on the Owner's or tenant's private property or on a limited common element, such as balconies, that are exclusively for the use of the Owner or tenant.

Open House Signage – "Open House" signs are permitted only on the day of the open house event and may be posted only in the front yard of the open house. Signs may not be posted anywhere on the Common Area grounds, streets, medians, streetscapes or walls. Signs found on these areas will be removed and disposed of. All signs must be constructed of weather resistant material and must not exceed 18" x 24" in size.

Sale or For Rent Signage – One temporary sign advertising a home for sale or rent may be located on the front yard of the Unit on a pole that is no higher than five feet, or in a window of the residence. All signs must be professionally constructed of weather resistant material. The size of all signs must not exceed 18" x 24". "Sold" signs may be displayed only for thirty (30) days after the sale. Such signs may only be posted on the Owner's or tenant's private property or on a limited common element, such as balconies, that are exclusively for the use of the Owner or tenant.

Security Signs – A maximum of one security sign is permitted in the front yard. Security signs may not exceed 8" x 8" and placed no more than three feet away from the house and no more than three feet above the foundation level. Window decals are permissible without prior consent of the Board.

SMOKING AND TOBACCO PRODUCTS

Use of Tobacco Products Prohibited – Smoking and use of other tobacco products is prohibited inside any community center(s) and may be permitted only in designated outdoor portions of the Common Areas.

SPORTS APPARATUS

Maintenance – Sports apparatus must be maintained in good condition and shall not become an eyesore.

Nuisance – Use of any sports apparatus shall not create a nuisance for neighboring homes. Hours of use must be reasonable and confined to the hours between 8:00 a.m. and 9:00 p.m.

Right to Prohibit – Should the Board determine that use of any sports apparatus is creating a nuisance or is not in compliance with these standards, it may prohibit the continued use of the apparatus, fine the Owner, or take such action as the Board deems appropriate and necessary.

Storage – When it is not in use, portable sports apparatus must be stored out of sight of the street or neighboring homes.

Submittal – All permanent sports apparatus must be submitted to and approved by the Design Review Committee in advance of installation.

Use and Responsibility – Sports apparatus may not be used in such a manner that infringes upon neighboring homes or damages landscaping or property belonging to others or the Association. Owners, tenants, and/or guests using sports apparatus assume the sole responsibility for any damage such use causes to the property of others or the Association.

SWIMMING POOLS

Purpose: State and county law regulates the safe operation of pools and spas. In order to operate the facility in compliance with these laws, the following rules are established:

- A. Use of pools and spas are at the user's own risk. Lifeguards are not provided.
- B. Children under the age of 14 must be accompanied by an adult and under their direct supervision at all times.
- C. Users shall shower before entering the pool or spa. If suntan lotion or other similar preparations are used, showering is required again prior to re-entering the pool. Showering after using the pool is highly recommended to remove residual chemicals and minerals.

- D. Persons with infectious or communicable diseases and open sores are prohibited from using the pools, spas, and showers. Pets are not permitted in the pool or within the pool area.
- E. Running, horseplay, yelling, splashing and/or diving into the pools or spas are not permitted.
- F. A six foot wide section of the pool deck perimeter shall be reserved for walking, safety and emergency purposes. No obstruction of any kind, including pool furniture, strollers or carriages, shall be permitted in this area.
- G. Oversize inflatable or flotation devices, including but not limited to, inner tubes, air mattresses, surfboards, balls, scuba gear or toys of any kind, and floating chairs, are not permitted in the pool. Small kickboards, personal flotation devices, water wings and flotation noodles will be allowed.
- H. Glass containers, chewing gum and alcoholic beverages are not permitted. Food shall not be consumed on the pool deck. Trash should be disposed of in the containers provided.
- I. Railings are designed to assist and guide pool users and are not constructed to support a person's body weight. Pool and spa users shall refrain from using these features in a manner for which they were not intended.
- J. Incontinent person(s) shall wear swim diapers or other apparel suitable for the purpose of containing solid and liquid waste.
- K. Association staff and security personnel shall have sole discretion to close the pool or spa facilities to all users for inclement weather, sanitation, accidents or other breaches of safety. Members and guests shall comply promptly with staff instructions to vacate the pool area.
- L. Walkers and swimmers shall be encouraged to share lanes.
- M. Personal beach towels must be used when sitting or laying on cushioned chairs or lounges.
- N. Gates shall be kept closed at all times.
- O. After-hours use of the pool is not permitted.
- P. Locker Rooms. All personal belonging shall be stored appropriately. No property shall be left in the aisles or on benches or counters. Locker users must provide their own locks and locks must be removed before the pool closes each night. Locks left on overnight may be removed and the contents of the locker disposed of. Inspirada shall not be responsible for lost or stolen items or items left overnight.

TRASH REGULATIONS

Burning – Outside burning of trash, leaves, debris, or other materials are prohibited, except for during the normal course of permitted construction.

Container – Trash cans shall have tight fitting lids to minimize the possibility of animal intrusion and blowing trash. Trash cans and recycling containers shall not be visible from the street or common area and must be kept in a sanitary condition. All trash cans and recycling containers must be labeled with the Unit owner's complete address.

Debris – Owners, tenants, and guests are responsible for picking up trash that is spilled, blown, or otherwise deposited onto the Common Areas or other Units. No trash or debris may be left in any area that is visible from neighboring Units, Common Areas, or streets.

Trash Pickup – Trash containers and trash bags may be placed by the curb for pickup twelve (12) hours prior to scheduled pickup and must be removed from the curb and stored out of sight no later than twelve (12) hours after pickup.

USE OF ALLEYS

Purpose: Alleys within Inspirada are a common element maintained by the Association for the safety and welfare of the residents. Alleys must be kept clear of obstructions and street number signs illuminated at all times as this is a primary means of emergency access to homes.

No Parking or Standing - Vehicles shall not park or stand in the alley. Vehicles parked in violation of this rule may be ticketed or towed. Repeated violations shall be subject to increasing sanctions and fines.

Driveway Parking - Vehicles may not park in driveways where garage access is off the alley. The paved area of the alley is generally 14 feet. However, an additional three feet on either side of the pavement is set aside as an easement for the use of emergency vehicles.

Other Obstructions - Residents shall not store or place any other items, including but not limited to, trash cans, recreational equipment, construction materials or decorative pots in the alley or the three (3) foot easement area. If the alley is established as the trash or recycling pickup location, trash and recycling containers may be placed in the easement area or along the alley for pickup and then promptly returned to their regular storage location.

Repair of Motor Vehicles - Residents shall not repair or service motor vehicles on the driveway or alleyways. Oil and other chemicals damage asphalt and pavers.

Speed Limit - Alleys are narrow two-way streets and it is anticipated that children will use the alleys for play. Therefore, the speed limit in the alleys shall not exceed five (5) miles per hour.

VEHICLE AND PARKING REGULATIONS

Commercial, Service, and Delivery Vehicles – Commercial Vehicles (defined as any vehicle regularly used for business transportation and/or displaying any type of wording or signage, including, without limitation, dump trucks, cement mixers, oil or gas delivery trucks, and flatbed trucks) may not be parked overnight or stored within the Community, except within an enclosed garage. Small trucks and vans (i.e. camper trucks or similar vehicles up to and including one ton vehicles that are used for everyday transportation) may be parked overnight within the Community provided the vehicle is parked on the driveway and has only two axles. However, live-work Units that may be constructed within the Community shall be allowed to park small trucks and vans or similar vehicles, up to and including one ton vehicles that are used for everyday purposes, overnight within the Community in an assigned live-work parking space, regardless of whether such space is within an enclosed garage. All such vehicles must be well maintained in a neat, clean, and unobtrusive condition. Service and delivery vehicles shall be allowed during normal business hours for such a period of time as is reasonably necessary to provide service to a Unit or Common Area.

The Board reserves the right to determine whether trucks or vans meet the standards to park overnight in the Community.

Common Area and Other Parking – All vehicles parked in the Common Areas, including bicycles and motorized scooters, shall be parked only in designated parking areas such as marked parking spaces and bicycle racks. Overnight parking on any community center(s) or park facility parking lot(s) is prohibited.

Residents should make every effort to keep their vehicles in their garages and driveways. Parking on any part of the front yard landscape/rockscape areas is prohibited. Any vehicle parked on any driveway must be parked wholly within the driveway and may not extend beyond the driveway onto any portion of a Unit or over service areas, be in violation of handicapped parking laws, over the curb, on the grass or sidewalk or along facility access roads. **Owners, tenants, and/or guests shall not block any garage access, driveway, alleyway, mailbox, or fire safety area.** Vehicles parked on these areas in violation of these rules shall be subject to towing, fines and other sanctions.

Driving on Common Areas – No motorcycles, dirt bikes, off-road vehicles, or other similar devices may be operated on any of the Common Areas, including but not limited to paseos, park areas and pathways, unless authorized by the Association for the purpose of repair and maintenance.

Garages – Vehicles owned, operated or in control of an Owner, or of a resident of such Owner's Unit, shall be parked in the garage to the extent of the maximum

designed capacity of such garage. Garages shall only be used for parking authorized vehicles, and shall not be used for primary storage, living, recreational, business or other purposes. There shall be no parking in the driveways if the Owner's garage is not being utilized to the maximum designed capacity for the parking of authorized vehicles, or if to do so obstructs free traffic flow, constitutes a nuisance, violates the rules or otherwise creates a safety hazard. Ordinary household goods may be stored in addition to vehicles, provided that: (i) no flammable, dangerous, hazardous or toxic materials shall be kept, stored, or used in any garage, and (ii) doors to garages shall be kept in good working order and fully closed at all times except for reasonable periods during the removal or entry of vehicles or other items therefrom or thereto.

Inoperable vehicles – Inoperable vehicles may not be stored or parked in places other than enclosed garages or other locations screened from view as approved by the Design Review Committee. An inoperable vehicle is defined as a vehicle that cannot operate on public streets because it does not run or is not legally licensed. Vehicles parked on Common Areas may be towed at the vehicle owner's expense and damages to any Common Area will be charged to the vehicle owner.

Recreational Vehicle – No boat, camper, recreational vehicle, trailer, van, or motor home of any type may be stored or parked on any Unit other than in the garage, except temporarily for the purpose of leading and unloading for no more than 48 hours. The following also applies to recreational vehicles:

- Electrical and water connections may not be left unattended across sidewalks;
- Individuals are not permitted to reside in these vehicles at any time while within the Community;
- Wheels of these vehicles shall not be parked on the sidewalks or over the curb;
- Discharge of gray or black waste water is strictly prohibited; May not park on parking lots, easements or other areas owned by the Association.
- Permanent storage on any Unit other than in the garage may be prohibited by the City of Henderson, it is the vehicle owner's responsibility to verify. If allowed by the City of Henderson, storage anywhere on a Unit other than in a garage is subject to Design Review Committee approval.

Safety – Please remember this is a residential area, with children at play. Observe posted speed limits at all times.

Unlicensed vehicles and operators – Operating unlicensed motor vehicles or driving motor vehicles of any type without an operator's license is not permitted on the Community streets or sidewalks.

Vehicle repair – Vehicle or other equipment repair or service must be confined to the garage. Leaks from vehicles in the street and on driveways must be cleaned up within 24 hours.

