

Rules and Regulations of the Rainbow Bend Homeowners Association

RAINBOW BEND IS A COMMUNITY MADE UP OF 402 HOMES. EACH OF US, AS A HOMEOWNER, IS A MEMBER OWNER OF OUR SELF-GOVERNING COMMUNITY. LIVING IN HARMONY REQUIRES MUTUAL RESPECT FOR ONE ANOTHER, AS WELL AS A MATURE RESPECT FOR THE COMMON GROUNDS AND FACILITIES WE ALL SHARE.

THESE RULES AND REGULATIONS HAVE BEEN ADOPTED BY THE BOARD TO PROMOTE THE SAFETY OF ALL RESIDENTS, TO PRESERVE AND ENHANCE PROPERTY VALUES, AND TO MAKE THIS A PLEASANT PLACE TO LIVE.

PLEASE READ AND FOLLOW THESE RULES AND REGULATIONS. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE MANAGER OR A BOARD MEMBER FOR AN EXPLANATION.

For the purposes of this document “the Association” shall be the Rainbow Bend Homeowners Association, Inc. and “the Board” shall be the Rainbow Bend Homeowners Association’s Board of Directors and “the ARB” shall be the Rainbow Bend Homeowners Association’s Architectural Review Board.

The Association reserves the right to revise or add to the Rules and Regulations from time to time at its discretion.

FAILURE TO COMPLY WITH THESE RULES AND REGULATIONS MAY RESULT IN FINES OR SANCTIONS. (CC&R 3.1.27) ALL COMPLAINTS MADE TO, OR FILED WITH, THE MANAGER OF RAINBOW BEND HOMEOWNERS ASSOCIATION MUST BE IN WRITING.

I. GENERAL

1. The Association is not responsible for loss or injury due to fire, theft, vandalism, accident, or act of God. No acts shall be committed which would place the Association or Owners of these premises in violation of any law or ordinance of the County or State. Homeowners shall be responsible and liable for any damage to the community property, by themselves or their guests, family, pets or vehicles. Homeowners do hereby release the Association from any responsibility for injuries or damages occurring upon or in any way connected with the common areas, recreational vehicle storage lot or nearby streets, and from claims for damages that may be caused from entering and taking possession of property by the Association under the governing documents.
2. Subleasing or renting of a home by any person or persons other than the registered owner shall be limited to those persons of the immediate family. (CC&R 3.1.1)

3. One "FOR SALE" sign is allowed for each home in the community provided it is approved by the ARB and meets the specifications set forth by the ARB. Those specifications are as follows: Standard Size: 24" x 18"; and not to exceed 36" from ground to top of sign; when property sells, a "SOLD" sign may be placed on the sign, not to exceed 4" in height (if mounted on top of the sign). Also approved for use are the signs approved by the Washoe County Board of Realtors (such signs must be the same dimensions as noted above). (CC&R 3.1.23)
4. Any advertising outside Rainbow Bend using a Rainbow Bend address must be approved by the Board. Neither Rainbow Bend, nor its addresses, will be used by any homeowner for conducting any business or manufacturing. Garage or moving sales must be pre-approved by the Board. (Approval may be obtained by a phone poll conducted by the Board.)
5. Loud parties, excessive volume of radio, TV or musical instruments, horns or exhausts, disturbing the peace, profanity, indecency or public intoxication will not be tolerated at any time. Sound levels, including those of pets, shall be kept below a level, which disturbs the peace, quiet, and comfort of neighbors, especially between 10 p.m. and 7 a.m. (CC&R 3.1.19 and 3.1.25)
7. The streets in Rainbow Bend are owned and maintained by Canyon General Improvement District. The Canyon General Improvement District establishes the speed limits and parking regulations with respect to all streets. Speed limits and traffic control signs are posted throughout the community. Enforcement is by the Storey County Sheriff. State requirements are that there be 20 feet unrestricted access for emergency vehicles. Because our roadways are very narrow, this means absolutely no parking is allowed except for loading and unloading homeowner/guest vehicles and for normal services of delivery, repair and maintenance vehicles. Vehicles parked in violation of this regulation are subject to citation and or towing by the Storey County Sheriff. The Patrol Department of Rainbow Bend Homeowners Association is responsible only for observing, recording and reporting traffic and vehicular violations on behalf of the Canyon General Improvement District.
8. The Association reserves the right to control the serving and consumption of all alcoholic beverages on and around all the common areas of the property.
9. To ensure your privacy, no door-to-door soliciting, delivering of handbills or peddling is permitted in the community by any resident or non-resident without the Association's permission.
10. Mailboxes will be located at curbside, with information tubes mounted on mailbox posts. Information to be placed in tubes must be approved by Management or a majority (3) of the Board.
11. The homeowner authorizes and permits the Association and/or community employees access to and authority to enter upon the home-site, home and other improvement IN CASES OF EMERGENCY. Any situation in which there is an imminent threat of causing a substantial

adverse effect to the health, safety or welfare of the unit's owners or residents of the common interest community is by definition an emergency. The homeowner holds the Association and its employees harmless for acts performed while acting in such capacity. (CC&R 3.2.8)

12. Abusive or disrespectful behavior toward any employee will not be tolerated.
13. Association Meetings: Board meetings are conducted monthly, except December. The Board shall adopt by Resolution the schedule of Board meetings and provide them to all homeowners annually with the Budget mailing. (Bylaws 5.1) Agendas are available in the clubhouse 10 days prior to each meeting. Any and all disruptions of Board and/or Membership meetings for the Association will not be tolerated. Any individual who interrupts, intimidates or disrupts a meeting after point of order is called by any chair, will be in violation of this Rule and will be subject to fines according to the fine schedule. In addition, said persons are subject to NRS 203.090 or any other remedies provided by law.
14. **Fines as established by the Board may be assessed for violations of these rules and regulations. If a fine is imposed and the violation is not corrected within 14 days, or a longer period that may be established by the Board, the violation shall be deemed a continuing violation. Thereafter, the Board may impose an additional fine for the violation for each 7 day period or portion thereof that the violation is not cured. Any additional fine may be imposed without notice and an opportunity to be heard. per NRS 116.31031.5. The fine schedule is as follows:**

Rule	Section	Description	Fine/Sanction	Storey County Enforces
I	1	Damage to Common Areas	\$50 plus costs incurred	
I	2	Not meeting requirements of owner	\$100 plus eviction	
II	3	occupancy Illegal occupancy or use		
I	3	Improper signs on property	\$50	
I	6	Disturbing the peace, loud music, etc	\$25	X
I	7	Failure to obey posted signs	\$25	X
I	11	Obstruction of emergency access by Association employees	\$100	
I	12	Abuse or disrespect toward employees	\$100	
I	13	Disruption of meetings	\$100	
II	1	Failure to follow Architectural guidelines for approval of new homes	\$100 plus removal	
II	1&2	Failure to follow Architectural guidelines for approval of improvements/modifications	\$100 plus correction	
II	4	Appliances located outside home without ARB approval	\$50	
II	5	Use of prohibited materials	\$50	

II	6	Tampering with RBHOA or CGID equipment	\$100	
II	7b	Failure to trim trees or shrubs obstructing traffic or visibility	\$50 plus cost of removal	
II	7d	Failure to follow Architectural guidelines for approval of fencing	\$50 plus removal	
II	8	Neglecting maintenance of home	\$50	X
II	8	Visible storage of trash, debris, boxes, barrels, etc	\$50	
II	8	No burning is allowed	\$75	X
II	13	No storage of boats, RV's etc in driveways	\$50	
II	14	No unapproved spray painting	\$100 plus costs incurred	
II	15	Improper storage of firewood.	\$50	
II	16	No outdoor laundry	\$50	
II	17	Any amateur and/or ham radio antennas or T.V antennas or satellite dishes installed without ARB approval.	\$50/Removal	
III	1-4	Illegal parking	\$50/Subject to towing	
III	5	Failure to fix oil leaks	\$25	
III	6	No unsightly, unregistered vehicle parking anywhere	\$50/Subject to towing	
III	7	No major repairs of vehicles in driveways-	\$50	
IV	ALL	Failure to follow recreational facility rules, no damage to property, First Offense	\$50, Lose privileges for 30 days	
IV	ALL	Failure to follow recreational facility rules, no damage to property, Second Offense	\$100, Lose privileges for 30 days	
IV	ALL	Failure to follow recreational facility rules, with damaged property, Each Separate Offense	Cost of repairs/replacement, \$100, lose privileges for 30 days	
V		Loose cats, prohibited domestic animals, exotic animals, inhumane treatment of animals	\$50	Call Humane Society or Sheriff

V	A1,2,4	Dogs out of yards repeatedly/dogs off leash More than three (3) dogs	\$50	Call Humane Society or Sheriff
V	A3,4	Failure to clean-up after pets	\$50	
V	A5	Excessive noise from pets	\$50	
V	A6	Damage incurred from pets	\$50, Cost of repairs/replacement	Call Sheriff
VI		Protection of wildlife; feeding wild animals	\$50	Call Sheriff
ALL	ALL	Any violation of rules and regulations not otherwise detailed	\$50	

II. HOMESITES

1. Homes must be placed on the homesite in accordance with the plans that have been approved by the ARB. (CC&R 3.1.5 establishes setback restrictions.)
2. Homesites may not be occupied by more than one home, one carport and/or garage and one storage shed. Carport, garage and storage shed must be painted the same colors as the home. Metal storage sheds are not allowed. All set-up and improvements shall be constructed and installed in accordance with the ARB. All colors of homes must be approved by the ARB. (CC&R 3.1.1 and 3.1.2)
3. Homeowners shall have neither the right nor the power to (CC&R 3.1.1):
 - a. Sublet the assigned premises or any portions thereof, except to those specified in GENERAL (2) of these Rules and Regulations.
 - b. Rent any home located thereon; or
 - c. Assign his right to any other person or parties.
 - d. Use a home or garage as a rooming house. A RESIDENT homeowner may share his/her own home.
 - e. Use a home solely as a business.
4. No major appliances are permitted outside the home unless they are inside an approved shed.
5. Use of any fuels other than the utilities provided at the homesite, or wood in a home with an approved fireplace, or charcoal or gas for barbecues is prohibited.
6. No changes shall be made to any underground utility facilities or equipment owned and operated by the Canyon General Improvement District.

7. LANDSCAPING

- a. Attractively designed and well maintained landscaping is a very important part of home living. The developer will install landscaping in the front yard and those side yards facing any street. The Association will mow, aerate and fertilize the front lawns and side yards that apply. (CC&R 3.1.13 and 3.2.2) (Homeowners may request permission to maintain their own yards.)
 - b. Homeowners are required to landscape and maintain their side and backyards. The design should be attractive and not beyond the capability of the individual homeowner, either in time or energy. Living green landscaping is preferred; however, rockscapes will be allowed with the approval of the ARB. Vegetable gardens are permitted but must be located at the rear of the home. Chinese elms, willows and cottonwoods (other than those already existing in the community) will not be acceptable. **Trees and shrubs must be trimmed so they do not obstruct traffic, including the movement of waste management trucks. (Storey County ordinance) Trees and shrubs may not be planted in such a way that they interfere with safe viewing at intersections.** (Elaborates on CC&R 3.2.2)
 - c. No sprinkler system may be installed until a complete plan is approved, in writing, by the Association through its ARB. The sprinkler system is the responsibility of the homeowner to maintain. The Association is not responsible for lack of water to a homesite's landscaping.
 - d. **ALL** fencing must be approved by the ARB.
8. Homeowners shall maintain their homesites in a clean, well-kept, attractive fashion, including the front, sides and back. If a lot is neglected, the Association reserves the right to take over its care and bill the resident for these services. All trash, debris, boxes, barrels, brooms, ladders, garbage containers, etc. must be kept out of sight. These items must be stored inside the home or in an approved storage shed or garage. Storage under a home is prohibited by law. **REFUSE MUST BE STORED IN PROPER CONTAINERS AND KEPT OUT OF SIGHT.** No burning is allowed. (CC&R 3.1.9, 3.1.17, 3.1.18)
 9. Landscaping of the backyard must be completed within one (1) year of the close of escrow on a new house, and/or within one (1) year from the date of a notice given on an existing home.
 10. Landscaping of the front yard and those side yards facing any *street* must be completed within six (6) months of the close of escrow on a new house, and/or within six (6) months of a notice given on an existing home.
 11. **PLEASE DO NOT GIVE INSTRUCTIONS TO OR MAKE REQUESTS OF THE MAINTENANCE PERSONNEL OR CONSTRUCTION WORKERS.** All requests

should be made in writing to the Association's Community Manager. Maintenance equipment and supplies are for the use of the maintenance personnel only, and shall not be used, moved or removed by others.

12. CALL THE CGID BEFORE YOU DIG! The community contains extensive underground facilities, including high voltage electric transmission lines and gas lines. Any digging must have the approval of the Canyon General Improvement District.
13. No boats, truck campers, travel trailers, utility trailers, unmounted campers or motorhomes are allowed at any homesite, except for loading and unloading not to exceed 24 hours. There is a boat and recreational vehicle (RV) storage area provided for a nominal fee.
14. Non-professionals shall not spray paint homes or anything else in the community.
15. FIREWOOD – All firewood shall be stored as follows:
 - a. Behind home
 - b. No more than two (2) cords of wood may be stored on the property at any time.
 - c. All wood stacks must be neatly kept, and all debris kept cleaned up at all times.
 - d. Covers, if used, must be neat and presentable.
 - e. For health and safety reasons, wood shall not be stacked against a house or garage wall.
16. No outside clotheslines are permitted, except that a free standing clothesline may be located behind the house. No laundry, rugs, towels, or apparel of any kind may be hung on fences or walls. (CC&R 3.1.21 and 3.1.22)
17. All amateur, radio and television antennas and satellite dishes must receive prior written permission from the Rainbow Bend ARB before installation.
18. For emergency purposes, homeowners are required to have their house numbers visible from the street.
19. Holiday lighting and decorations are acceptable, however they must be set up and then removed within a reasonable time period around the holiday not to exceed two weeks after the holiday.
20. Motion detector lights are permitted but must be set so they do not interfere with street traffic or intrude on a neighbor's property.

III. AUTOMOBILES

1. Parking spaces are provided on each site. No parking is allowed on lawns, dirt or gravel areas. Additional parking can be added with ARB approval, and must be concrete or pavers.

2. Vehicles that do not fit in the approved parking areas on the homesite may be parked in the parking lots behind the clubhouse or in other common parking areas in the community. Spaces will not be assigned in common parking areas, **but vehicles must be registered with Patrol**, and vehicles in common area parking must be moved at least once every seven days. **No trailers or RVs of any kind are permitted in common area parking. Parking is not permitted off street along the Truckee River bank.**
3. All vehicles above one ton rating (i.e. trucks, tow-trucks, vans or motor homes) will not be parked ANYWHERE within the community, except in the RV storage area. Persons desiring an assigned space may apply to Patrol for a space in the RV storage area. CC&R 3.1.12
4. Illegal parking: A warning notice will be issued for any vehicle parked illegally off the street (on lawns or common areas) for more than three hours, if traffic is not being blocked and there is no health or safety issue. If the offending vehicle has not been moved within 48 hours, a Rainbow Bend ticket will be issued. If traffic is being blocked, or there is a health or safety issue, Patrol will try to locate the owner immediately and request the vehicle be moved. If the owner cannot be located or refuses to move the vehicle, a Rainbow Bend ticket will be issued. Warnings will not result in a violation hearing, unless a pattern of repeated violations becomes apparent. However, a ticket will result in a violation hearing and possible fine. Towing: Vehicles may be towed from common areas with proper legal notice per NRS 116.3102(s) and NRS 487.038. A minimum of 48 hours written notice of intent to tow will be posted conspicuously on the vehicle unless the vehicle is blocking a fire hydrant, fire lane, or parking space designated for the handicapped, or poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the units' owners or residents of Rainbow Bend.
5. All vehicle laws for street traffic and unlicensed vehicles will be enforced by state and county authorities
6. Driveways are to be kept clean of oil stains if drip pans are not used.
7. It is not permissible to park unsightly "junk" vehicles anywhere in the community, INCLUDING THE OWNER'S DRIVEWAY. Whether or not a car is considered unsightly has nothing to do with its age, only its state of maintenance and repair. The Association shall make all determinations as to acceptability of vehicles in the community. All vehicles must have current registration.
8. Major automobile repair work is prohibited. Minor repairs are permitted in driveways only. Only emergency service is permitted, addition of oil and water to the vehicles reservoirs, changing tires and changing batteries. Changing oil and lubrication and draining of radiators is prohibited except inside the individual's garage. Failure to cease and desist after notification could result in fines.

IV. RECREATIONAL FACILITIES

Homeowners and guests shall comply with regulations posted at each recreation area. Clubhouse will be locked except when being used for organized functions. A key card can be obtained from Patrol after close of escrow and with proof of ownership. One key card will be provided. **Additional cards, including replacements for lost cards, cost \$10.00, which is not refundable. Refunds of past deposits will be made only upon presentation of a receipt signed by a Rainbow Bend employee. Key cards are not transferable to a new owner.**

The Clubhouse will be closed from 12:00 midnight until 5:00 a.m. Anyone desiring to use the facilities during these hours must call Patrol for access.

ANYONE CAUGHT ABUSING THE RULES AND REGULATIONS OF ANY RECREATION FACILITY OR COMMON AREA IS SUBJECT TO IMMEDIATE LOSS OF THE PRIVILEGE OF USING THAT FACILITY AND A POSSIBLE FINE.

A. RAINBOW BEND RULES FOR THE USE OF THE SWIMMING POOL, SPA AND SAUNA

NOTICE: NO LIFEGUARD IS ON DUTY AT THE POOL. ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK. SWIMMING ALONE IS NOT RECOMMENDED.

NOTICE: EVERYONE MUST SIGN IN AT THE WEST END OF THE POOL EACH TIME THEY USE THE POOL OR SPA.

NOTICE: SWIMMING POOL AND SPA RULES POSTED IN THE POOL AREA MUST BE OBSERVED AT ALL TIMES.

THE FOLLOWING ARE RULES IN ADDITION TO THE STATE REQUIREMENTS AS SET FORTH BY THE RAINBOW BEND HOMEOWNERS ASSOCIATION:

1. An adult resident must accompany, be present at all times and be responsible for guests and resident minors in the pool area. No homeowner may have more than 10 guests at any one time.
2. Nudity is prohibited in the clubhouse and pool areas except for gender specific facilities.
3. Clarification to supplement NAC 444.280, para. 2: No street clothing or underwear is permitted.
4. In addition to NAC 444.280, para.4: No diapers are allowed in the pool except for specially designed swimming diapers.
5. In addition to NAC 444.280, para 5: No glass, food or drinks (including alcohol) is allowed in the pool area.
6. In addition to NAC 444.280 para 6: Items brought into the pool area are limited to toys designed for pool use and must be more than 6 inches in diameter (to prevent ingestion into the filtration system). Rainbow Bend Patrol will determine their suitability.

7. The pool and pool area cannot be reserved for private parties. Residents must have access to the pool.
8. No running is permitted in the pool area.
9. No diving into the pool is permitted.
10. No person under 12 years of age will be allowed in the spa without adult supervision.
11. Fire regulations permit maximum usage of the pool at 97 persons. The spa is limited to 6 persons.
12. No shoes used on the street are permitted on the pool deck.

THE FOLLOWING IS A COPY OF THE STATE OF NEVADA LAW REGARDING
BATHER'S REQUIREMENTS: PROHIBITIONS

NAC 444.280 Bathers: Requirements; prohibitions. (NRS 439.200, 444.070)

1. All bathers at a public bathing or swimming facility shall take a cleansing shower using warm water and soap and shall thoroughly rinse off all soap suds before entering or reentering the pool enclosure.

2. Persons not dressed for bathing must not be allowed in the pool.

3. 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.

4. Spitting, soiling, or in any way contaminating the water, walkways, or dressing room floors in the facility must be prohibited.

5. *Except as otherwise provided in NAC 444.288, eating, drinking, tobacco product usage and smoking (including electronic smoking devices) within the pool enclosure are prohibited.*

6. Bringing or throwing into the water or onto walkways any objects that may in any way carry contamination, endanger safety of bathers or produce unsightliness must be prohibited.

7. No boisterous or rough play may be permitted in the water, on the walkways, diving boards, floors or platforms, or in the dressing rooms or showers.

8. Persons under the influence of liquor must not be permitted in or about the facility.

9. Public bathing or swimming facilities are for use of people only; animals must be excluded from the pool and enclosure.

[Bd. of Health, Public Bathing Places Reg. Art. 39 §§ 39.1-39.6, 39.8 & 39.9, eff. 5-21-74]—
(NAC A 11-1-88)

NAC 444.288 Food and drinks. (NRS 439.200, 444.070) Food or drinks are not permitted in a public bathing or swimming facility, except in the visitor area or in areas which have been approved by the health authority for food or drinks.

NAC 444.282 Bathers: Failure to comply with rules and regulations. (NRS 439.200, 444.070)

Any person who refuses to comply with any regulation governing a public bathing or swimming facility or any rule of that facility must be excluded from the premises, and the management shall promptly bring any action which may be necessary to prosecute or eject from the premises any such person.

B. EXERCISE ROOM

ALL PERSONS USING THE EXERCISE EQUIPMENT DO SO AT THEIR OWN RISK.

Children age 17 and under must be accompanied by an adult in exercise room. There may be special situations that arise, for responsible student athletes, that could allow them to use these facilities unaccompanied. A written request from a qualified coach or trainer should be submitted to the Board by the parents for approval on a case by case basis.

C. POOL TABLES

1. Pool cues and balls can be obtained at the Patrol office and are to be returned to Patrol when finished. They are to be used only for playing pool. Report any damage to a Patrol officer.
2. Please observe a limit of three (3) games if anyone is waiting to use the pool table.
3. Pool tables are not to be moved. A FEE WILL BE CHARGED AGAINST THE OWNER RESPONSIBLE, IF A POOL TABLE IS MOVED, FOR THE ACTUAL COST OF RESTORING AND RELEVELING THE TABLE.

D. CLUBHOUSE AREAS

1. ALL PERSONS MUST BE PROPERLY CLOTHED (SHIRT, SHOES, ETC.) WHEN IN THE CLUBHOUSE. NO BARE FEET, EXCEPT IN THE POOL AND SAUNA AREAS.
2. Clubhouse lights must be left on and blinds open at all times when the clubhouse is occupied by anyone.
3. Bicycles are not allowed in the clubhouse. Roller blades, skates, scooters and skateboards can NOT be used inside the clubhouse and are not to be brought inside the clubhouse unless in a bag.
4. Clubhouse users will restore articles of furniture or equipment to their original position, clean premises or equipment used, shut off lights, and dispose of all trash or garbage. This regulation applies at any time of day or night in all areas of the clubhouse and common areas.
5. Stacking chairs are not to be removed from the Rainbow Room.
6. Homeowners may reserve the facilities of the clubhouse for the private use of themselves and guests by application to Management. A rental fee schedule for private use of the clubhouse is set by the Association and may be increased from time to time as the need dictates. The homeowner applying for use of the clubhouse will be required to pay the rental fee in effect at that time. THE HOMEOWNERS APPLYING FOR USE OF THE CLUBHOUSE FOR A PRIVATE PARTY MUST BE PRESENT IN THE CLUBHOUSE AT ALL TIMES DURING THE PARTY. The pool tables shall not be moved, or a fee will be charged against the owner responsible for the function for the cost of restoring and re-leveling the pool tables.

7. Fire regulations permit maximum usage of the multi-purpose room at 359 persons. Sec 33.02 U.B.C.
8. *No smoking, use of any tobacco product or electronic smoking device is permitted within the clubhouse.*
9. *All literature, flyers, notices, etc. must have prior Board approval prior to placement in the clubhouse. Any unapproved literature, flyers, notices, etc. will be removed and disposed of promptly.*

E. TENNIS COURTS/BASKETBALL COURTS

1. Tennis shoes must always be worn.
2. Only those persons actively playing tennis or basketball are permitted in the tennis court area. NO SKATES, SKATEBOARDS, SCOOTERS WITH OR WITHOUT A MOTOR, ROLLER BLADES, OR ANY TOYS ARE ALLOWED ON THE TENNIS COURTS.
3. NO DOGS ARE ALLOWED ON THE COURTS.
4. Tennis courts will be closed and locked at 10:00pm and reopened at 7:00am each day.

F. PATIO AREA:

Roller blades, bicycles, skates, scooters and skateboards are NOT permitted on the patio on the east side of the clubhouse due to insurance requirements.

V. PETS

Pets are welcome in Rainbow Bend on the condition that the owners comply with the requirements of Storey County Ordinance 6.04 and the Rules and Regulations governing Rainbow Bend relating to pets. Humane treatment is mandatory for pets in Rainbow Bend, including food, water and protection from extreme weather conditions for all pets. Violators will be penalized in accordance with Storey County ordinance 6.94.

A. DOGS

Storey County Ordinance 6.04 states that all dogs must be vaccinated against rabies every two years and licensed annually. Penalties for non-compliance are outlined in Ordinance 6.04, which is on file in the Patrol office. Pet owners must familiarize themselves with the County Ordinance and these rules.

The rules for owning a dog in Rainbow Bend are as follows:

1. No more than three (3) dogs are permitted. Keeping or breeding dogs for commercial purposes is prohibited by CC&R 3.1.16.)
2. Dogs are classified as “house pets” and must be on a leash or confined to a fenced yard when outdoors. If there are continued complaints of loose dogs or aggressive dogs, the homeowner may be required to build a six foot (6’) fence and/or confine the dogs with a chain. This will be at the Board’s discretion and on a case-by-case basis.
3. Sanitation is the responsibility of the pet owner and feces must be removed from yards on a daily basis and disposed of properly.
4. The owner must clean up after their dog when they are out of their yard, (i.e. on walking paths, streets, neighbor’s yards, and common areas). (No dog shall be permitted outside the Lot of the owner unless such animal is under the control of a responsible person by means of a leash or other reasonable restraint. CC&R 3.1.16)
5. DOG OWNERS MUST CONTROL EXCESSIVE BARKING. (CC&R 3.1.16)
6. Dog owners are responsible for any damages to persons or property caused by their pet.

B. OTHER PETS

1. Cats that are permitted to run loose will be considered strays and may be removed from Rainbow Bend.
2. Other domestic animals, (i.e. pot belly pigs, ferrets, etc.), require permission from the Board. Horses, cows, sheep, goats, pigs, and chickens are expressly prohibited by CC&R 3.1.16.
3. EXOTIC PETS (i.e. snakes, wild animals) ARE STRICTLY PROHIBITED.

VI. WILDLIFE

All wildlife is protected at all times within the community.

1. No hunting of any kind is allowed in Rainbow Bend. This includes shooting, trapping, or other means of harassment or endangerment to the life of any wildlife.
2. Feeding of wild animals is prohibited by law.

VII. RECREATIONAL VEHICLE STORAGE AREA RULES AND REGULATIONS

Nevada Revised Statutes allows in NRS 116.3012.1(k) **Powers of Unit-Owner’s Associations** the Association may *“Direct the removal of vehicles improperly parked on property owned or leased by the association, pursuant to NRS 487.038.”*

Therefore, to retain the aesthetic ambiance of the community, the Board of Directors has enacted the following policies and procedures concerning the parking of Recreational Vehicles within Rainbow Bend

1. Facility: The Association has dedicated a section of common-use area (Lot D) in the southwest part of the development to serve as a parking facility for Recreational Vehicles. This area is fenced (chain link) and gated with a lock, graded and surfaced with road-base material, and has lighting available. A sign is displayed in plain view on the property declaring public parking to be restricted and includes the telephone number of the sheriff's office.
2. Insurance: The Association does not provide insurance for any vehicle parked in the RV Area. Vandalism and/or natural disasters may occur and cause the loss of or damage to private property stored in the RV Parking Area. Every owner must maintain private insurance on all vehicles in the RV Area.
3. Maintenance: The fees generated from the RV Parking Area shall address lighting, trash, water, Patrol services and weed removal and the maintenance and improvement of the RV Parking Area. As necessary and budgeted for, the RV Parking Area and road will be graded and built-up with road base material to maintain drainage and accessibility, and the fences and locked gates will be maintained. Fees shall be reviewed annually by the Board to insure this requirement is met.
4. Registration: All RV's parked in the RV Area shall be registered with the Association Patrol Office. Owners shall submit a completed registration form to the Patrol Office prior to parking any vehicle in the RV Area. The Patrol Office shall maintain a list of vehicles registered to park in the RV Area.
5. Eligible Vehicles: Vehicles eligible to be stored in the RV Area must be (1) owned by members of the Association, (2) are limited to: boats on trailers, motor homes, travel trailers, campers, camper-shells, jet-skis on trailers and snow-mobiles on trailers and (3) must have a current license plate and registration. Trucks used to tow/haul recreational vehicles may be stored in the RV Area but must be operable and have a current license plate and registration. A current copy of Proof of Insurance must be in Patrol's files.
6. Other Vehicles: A special request may be submitted to the Patrol Office for permission to park a non-recreational vehicle temporarily in the RV Area (i.e. trucks over one ton rating, tow trucks, vans, enclosed trailers, flatbed trailers, utility trailers, horse trailers, or other vehicles for which a homeowner desires an assigned storage space). The maximum stay is seven days. Any extension requires Patrol approval.
7. Notification: Upon adoption by the Board of Directors, the Policies and Procedures: Recreational Vehicle Parking Area is part of the governing documents of the Association and shall be disclosed to the membership and included with the governing documents as required by law.
8. Information: The registration form shall include the following information:
 - Owner name, address, phone numbers, and emergency contact information
 - Vehicle description(s) including make, model, year, and color
 - Registration information: license plate number, state, and expiration date
 - Copy of Proof of Insurance to be provided with this form.

9. Keys to the gate will be issued by Patrol. The assessment for RV parking will discontinue upon return of keys and removal of RV. *Loss of key(s) will result in a charge to the owners account for the purchase of a new key.*

10. **Parking spaces will be assigned by Patrol.**
 - **Park only in your assigned space.**
 - Do not block other vehicles or access to other vehicles
 - Maintain a courteous distance between vehicles for accessibility and maneuverability.
 - Wherever possible, park perpendicularly to the surrounding fence.
 - Do not block the gate or access road into/through the RV Area.

11. Problems: Please call Patrol to report any problems or RV Area concerns. Give them the description of the vehicle (type, color, license) and the nature of the problem. Patrol will attempt to contact the owner of the registered vehicle and report back to the individual reporting the problem. If there is no response from the owner, the problem will immediately be directed to Management.

12. Removal: Any vehicle not properly registered with the Association will be removed from the RV Area at the vehicle owner's expense with a minimum 48 hour written notice.

13. Moving: Any registered vehicle parked in the RV Area that is blocking another vehicle may be moved after attempting to reach the owner of the offending vehicle and upon an emergency action--majority vote by the Board of Directors, via phone poll.