

**PLUMAS SOUTH CONDOMINIUMS  
RULES AND REGULATIONS**

**OWNER'S RESPONSIBILITIES:** The owner is responsible to the Association for the compliance of all the inhabitants of their condominium to the Rules and Regulations of the Association as hereinafter adopted. For the purposes of this paragraph, inhabitants includes all guests of any occupant.

**TENANTS:** No owner shall be allowed to sublet or assign his premises, or any part thereof, to any person or persons, even if they are living concurrently with the owner on the premises of the owners unit, unless such owner requires the tenants to abide by the Rules and Regulations of the Association.

**INCORPORATION OF ANIMAL CONTROL LAWS OF THE CITY OF RENO:** The Association does hereby incorporate by reference all ordinances of the City of Reno regulating the control of animals. This section shall be deemed continuing in nature and shall be deemed to incorporate by reference all ordinances passed by the City of Reno, whether in existence and effective as of the date of promulgation by the Association of this rule or not. Owners shall agree, and be responsible to the Association for complying with all rules and regulations and ordinances of the City of Reno relating to the control of domestic or other animals. Residents are requested and encouraged to report all violations to the Association in writing and to the Animal Control authorities.

**LOOSE ANIMALS:** No animals belonging to any occupant or owners of any unit shall be permitted to exercise in the common area unless the animal is under a leash, and while under leash, such animals will not be allowed to use any part of the common area to relieve themselves unless the owner is there to pick up the litters.

**LOUD ANIMALS:** Loud animals and animals continually making noise of any kind, or barking, shall be deemed to be a nuisance to the Association and it's members, and upon written complaint to the Association by any members and/or resident of the Association, the Association will then give written notice of such nuisance to the responsible unit owner. In the event that the animal continues to remain a nuisance to any member or resident of the Association after written notice given by the Association, the responsible unit owner may be charged a fine pursuant to the fine schedule.

**USE OF PARKING SPACES:** The parking spaces may only be used for parking operable vehicles and may not be used for mechanical work and/or storage of any items. An operable vehicle is defined as a vehicle in working order with a current valid license plate.

**NUISANCES:** Loud noise (including music), obnoxious odors, bright lights or any behavior which in the opinion of the Board of Directors is disturbing to any other resident in the Association, is prohibited at all times.

**PARKING:** Residents may only park one car outside of their garage and it must always be in the designated space for their unit. No parking is permitted in the driveway area.

**SPEED LIMIT:** The speed limit throughout the complex is 5 MPH and your strict compliance is expected.

**COMPLAINTS AND CHARGES:** Pursuant to the Articles of Incorporation, By laws and the Declaration of Restrictions of the Association, the Board of Directors may levy a charge against any owner, occupant, tenant or guest who violates these Rules and Regulations and enforce the same pursuant to the lien procedures set forth in the Association's Declaration of Restrictions. Complaints by any person of violations shall be in writing to the Association Board of Directors or Management. Public authorities should be called directly in case of emergency. An owner charged for a violation may appeal to the Board of Directors at the next scheduled Board meeting.

<b>FINE SCHEDULE:</b>	1st offense	=	Warning notice
	2nd offense	=	Up to \$50.00 fine
	3rd offense	=	Up to \$100.00 fine
	4th offense	=	Up to \$150.00 fine
	Subsequent offense	=	Up to \$200.00 fine

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