

Forest Pines Condominium Homeowners Association
Rules and Regulations
Adopted July 22, 2021

These Condominium Rules and Regulations are adopted for the benefit of the owners of condominium units at Forest Pines. The rules are intended to preserve the friendly, safe, clean, and attractive environment and to assure peaceful enjoyment of Forest Pines. All residents of Forest Pines, their lessees, and guests are required to abide by these rules, which are meant to supplement the provisions of the Condominium Declaration and Bylaws (CC&Rs). Each Homeowner is responsible for the communication, application and enforcement of the Rules and Regulations for family, guests, and lessees.

Responsible, safe, and respectful behavior is expected of everyone at all times.
Any conduct that annoys others is discouraged.

Section 1. Use of the Common Area

The area outside of the units is called the Common Area and is under the direct management and oversight of the Association. The Common Area shall be used only for recreational purposes and for access.

The Board of Directors may approve group or recreational activities when requested. Common Areas such as the pool or clubhouse facilities shall not be reserved. Charcoal barbecue areas in two designated areas have been provided for your use. Hot coals/embers must be extinguished. Please clean grills and the barbeque area upon completion of activities. At the units, only portable gas barbecues may be used year-round on gravel pads. Open fires are prohibited. All fuel substances that create sparks are prohibited.

Recreational equipment is to be operated in a responsible manner. Skateboarding is prohibited at Forest Pines. Bicycles and other recreational equipment are to be used responsibly with caution and kept on the paved areas. Bicycles must be stored in the Forest Pines racks at owner risk or inside the units. Bike rack placements for homeowners when they are in residence are available for specific dates between May 15 and October 1 upon request to the Maintenance Supervisor.

Boats, kayaks and paddleboards: All boats and trailers, kayaks, and paddleboards on the Forest Pines complex must be kept in assigned spaces or inside the units. Boats shall not be parked in the parking lots outside of designated areas. Homeowners only may reserve spaces for their boats, kayaks, and paddleboards by annual written application (submitted beginning April 15) for any period they are in residence between May 15 and October 1 as scheduled and assigned by the Maintenance Supervisor. Each owner will be assigned a numbered space for their requested specific date range. Each unit will be limited to one Kayak/SUP space and or one boat parking space as available. The Maintenance Supervisor may make changes if necessary and without notice. All must be removed by October 15. **Lessees and guests of Homeowners are not allowed to park boats on the complex.**

Section 2. Landscape Installation

Landscaping of the Common Area shall be done under the control of the Board of Directors. Homeowners may plant annuals only in the immediate vicinity of their units. Changes that are restored by the Association will be assessed to the Homeowner.

Section 3. Exterior of Units/Use of the Limited Common Areas

Common areas are all areas of the complex outside of the units to the property lines and are intended for the enjoyment of all homeowners. Care should be taken to protect landscaping. No items should be stored on the common areas. **Fires lanes and walkways must remain completely unobstructed.**

The exterior walls, porches and stair areas are called Limited Common Area. Those areas are under the control of the Association, but are limited in use to the individual unit's homeowner, lessees and guests. Awnings, sunshades, porch covers, or screens are prohibited. Prior to any change, please request approval from the Board of Directors. Care and cleanliness are the responsibility of the Homeowner. Items are not to be stored outside of units in the common area or on balconies (with the exception of one container or small recreational item measuring no more than 2ft.x 2ft.x3ft. in an unobtrusive location on the common area near

the unit wall, small chairs on porches or items on balconies or porches that cannot be seen above the balcony sides., during the summer season May 15-October 1) in windows nor draped over the porch, deck, or balcony rails in the normal view of other homeowners. Remove outdoor tables and chairs that have been placed on the common area and store them at night and when owners are not in residence. Porches and balconies must be cleared during the winter months (October 15-May 15).

Section 4. Firewood

Pursuant to the North Tahoe Fire Department and Section 607 of the Urban Wildland Code, firewood may not be stacked in either the limited common area (i.e. decks or porches) or the common area.

Section 5. Noise

Homeowners, guests and lessees shall reduce noise between 10:00 PM and 8:00 AM so that neighbors are not disturbed.

Section 6. Commercial Use

Neither the Common Area nor the units may be used at any time for any commercial public use. Owners may rent or lease their units. Signs are not allowed. "For Sale" signs are not allowed.

Section 7. Littering

Leaving trash in the Common Area is prohibited. Trash must only be disposed of in the bear-proof trash boxes or recycling containers. The doors of these containers must be closed tightly after use. Ashes may only be disposed of in the red trashcans.

Section 8. Pets and Wildlife

Only Homeowner pets may be present in Forest Pines. All pets being walked or exercised must be on a leash under control of the homeowner. Certified working service animals on leash with appropriate training are allowed. Long-term lessees who are full time residents for more than six months are considered equivalent to homeowners and may have a pet. Guests and short-term renters are prohibited from having pets at Forest Pines. Each homeowner shall be responsible for their pets and shall hold the Association harmless against loss or liability for any action of the pet. If pets are creating excessive noise or disturbance, are off leash, or if waste is not picked up and disposed of properly, homeowners may be fined and/or denied the privilege of having a pet on the premises.

Bears, coyotes, bobcats, bunnies, and other wildlife are occasional visitors to Forest Pines. They are generally not aggressive, but can be dangerous if frightened or provoked. Do not leave food or food containers on decks, porches, in cars, or in the common area. Bird feeders are not allowed.

Section 9. Construction and Work Hours

Construction of any facilities on the common area or limited common area is prohibited. Application may be made to the Board of Directors for changes to unit interiors that affect common areas.

Licensed contractors may only work during the following hours: 8:00 AM to 6:00 PM Monday through Friday. The Maintenance Supervisor must approve any work hour exceptions in writing. Contractor Guidelines are available from the Maintenance Supervisor and must be followed. Contractors may not park in the fire lanes and are responsible for removing any trash that they create. Homeowners are responsible for the contractors they hire.

Section 10. Vehicles and Fire Lane Use

The maximum speed limit is **10 miles per hour**. All vehicles shall be restricted to the access roads and parking lots. Parking in the fire lanes is prohibited except for 10-minute loading and unloading of passengers and luggage; vehicles are not to be left unattended. All vehicles must be properly registered and may not be washed or maintained on the complex.

Section 11. Parking

Each unit is entitled to no more than two parking spaces. Over Fourth of July and other periods of high occupancy parking permits are required. Recreational vehicles, trailers, or campers shall not be parked within

Forest Pines. The Association is not responsible for lost or stolen articles nor for damage to or theft of motor vehicles, recreational equipment, boats or trailers. **Commercial vehicles and vehicles being used for work projects may not be parked overnight on the premises unless permitted in writing by the Board of Directors. Unauthorized vehicles may be towed at owner expense.**

Section 12. Recreation Center, Swimming Pool, Sauna and Spa

Specific Recreation Center, swimming pool and spa rules are posted at those locations

Section 13. Emergency Access to Units

Each Homeowner must provide the office with management access to his/her unit for use in case of any emergency, such as fire or water pipe breakage. If the access method does not work and an emergency does occur, the Maintenance Supervisor is authorized by the Board of Directors to use any means possible to enter the unit.

Section 14. Enforcement Procedures

Each homeowner is responsible for the communication, application and enforcement of the Rules and Regulations for family, guests, and lessees. Complaints of violation of the Rules and Regulations should be written and forwarded to the Board of Directors. If the Board feels that a complaint has merit, it will follow the violation procedure specified in the Amendment to Condominium Declaration, Paragraph 18. Enforcement.

Section 15. Rule Change Notification

The Board of Directors reserves the right to revoke or alter these Condominium Rules and Regulations at any time that conditions warrant. Each Homeowner will be provided with an updated version of any rule changes via www.forestpineshoa.com. The Board, at its discretion, may delegate its power and duties with respect to the approval process and granting of consents to any staff member.

Maintenance and/or Recreation staff is on-site daily, 7AM-8PM, but may not be in the Clubhouse. If you need assistance call (775) 315-7971 or leave a message at (775) 831-3141. In an emergency call 911. High Sierra Patrol is available for emergency incident response from 8PM-4AM. Call (775) 887-3642. In cases of criminal acts, call the Washoe County Sheriff Dispatch, (775) 758-9276.

On _____, 2021, a copy of these Rules and Regulation was sent to each Owner at the address (or email addressed) provided to the Association.

Bill Holt

President

Barbara Grenier

Secretary