

THE EDGE AT RENO CONDOMINIUM HOMEOWNERS' ASSOCIATION

HEARING AND RULES AND REGULATIONS POLICY

WHEREAS, The Edge at Reno Condominium Homeowners Association (“the Association”) is a Nevada Non-Profit Corporation duly organized and existing under the laws of the State of Nevada; and CC&Rs at sections 14.1 and 14.5 and Bylaws gives the Board the power to adopt, amend, repeal and enforce reasonable Rules and Regulations for the use and occupancy of the Association project; and

WHEREAS, the Board deems it to be in the best interest of the Association to establish an orderly procedure for violations of the Declaration, Bylaws, Rules and Regulations and any other Association governing document, and NRS 116.3102 gives the Board rule making authority to implement schedules of reasonable fines and penalties for particular offenses that are common or recurring in nature after proper notice and an opportunity to be heard; and

WHEREAS, the purpose of this Hearing and Rules and Regulations Policy is to provide guidance for general conduct within the community. It is the duty and obligation of the Association to administer and enforce all governing documents of the Association as a whole. These Rules and Regulations are not to be construed as a substitute for the complete CC & R's. These Rules and Regulations are in addition to all other Association governing documents in effect. If there is a conflict between the Rules, the By Laws, the Articles of Incorporation and the CC & R's then the Articles and Bylaws control over the Rules, the Articles control over the Bylaws and the CC & R's control over everything; and

WHEREAS, upon effective adoption of these Rules and Regulations, all other rules and regulations policies and amendments thereto are hereby revoked; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors adopts the following Rules and Regulations:

PLEASE NOTE THAT THE FOLLOWING RULES & REGULATIONS ARE IN ADDITION TO THE REQUIREMENTS STATED IN THE CC&RS, BYLAWS AND ALL OTHER GOVERNING DOCUMENTS. ANY RULES STATED IN THE CC&RS AND OTHER GOVERNING DOCUMENTS ARE EQUALLY AS ENFORCEABLE AS THESE RULES & REGULATIONS. THE ASSOCIATION RESERVES THE RIGHT AND AUTHORITY TO HOLD THE OWNERS RESPONSIBLE FOR ANY NON-COMPLIANCE WITH THESE RULES AND REGULATIONS OR ANY OTHER GOVERNING DOCUMENT

ARTICLE I
HEARING POLICIES AND PROCEDURES

1. Inspection. An inspection of the community shall occur on a periodic and consistent basis. A report will be made available for the Board to review. Such report shall list all continuous and outstanding violations and the date they were visible.
2. Complaints. Homeowners may file complaints of governing document violations. Any such complaints must be in writing and must be delivered to the Association's management by facsimile, email or U.S. mail.
3. Procedure:
 - A. Courtesy Notice. The Association will send a homeowner that is in violation a courtesy notice advising them they are in violation of the CC&Rs or other governing document of the Association. The intent of the notice will be to remind the owner of the rule and request compliance. The homeowner shall have ten (10) days from the date of the courtesy notice to cure the violation. Any owner receiving such courtesy notice shall notify the Association by written correspondence when compliance is complete.
 - B. Formal Notice. If the homeowner does not cure the violation within ten days of the courtesy notice, the Association will send a formal notice to the homeowner. The formal notice will provide the homeowner fourteen (14) days to cure the violation. Furthermore, the formal notice will notify the homeowner that failure to cure the violation will result in the homeowner being called to a hearing and fines being imposed.
 - C. Hearing Notice. If the homeowner has received a courtesy notice and a formal notice and the violation continues, the Association will then send the homeowner a notice to appear before the Board of Directors for a hearing. If the homeowner does not appear at the hearing, the Board of Directors can proceed without the homeowner. The Board of Directors will determine if a violation still exists and if the owner should be subjected to any further enforcement procedures set forth in the Association's governing documents, including, but not limited to, fines.
 - D. Fines:
 1. The Board may impose a fine of an amount up to \$100.00 per violation against an owner or a tenant of a unit who violates any of the Association governing documents. Such fine may only be imposed after the owner or tenant is provided a hearing in front of the Board to contest the fine, after reasonable notice thereof and pursuant to any enforcement policy in effect. The Board may also impose reasonable suspensions of membership privileges for violations.

2. At any hearing of an owner or tenant, the Board may not impose more than \$100.00 per violation or more than \$1,000.00 for all violations, whichever is less, at such hearing.
 3. Notwithstanding the forgoing, if the Board determines that a violation poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the owners, tenants or community, the Board may impose a fine in an amount that it determines to be commensurate with the severity of the violation. Such fines may exceed \$100.00 as allowed pursuant to NRS 116.
 4. If a fine is imposed and the violation is not cured within 14 days of the imposition of the fine, the violation is deemed a continuing violation. For such continuing violations, the Board may impose an additional \$100.00 for each 7-day period that the violation is not cured.
 5. Any past due fines may be recorded as a lien against the owner's or tenant's unit and any past due fines may bear interest at the rate established by the Association, not to exceed the legal rate per annum and may include costs of collecting such past due fine as provided for in NRS 116.31031(8).
- E. Repeat Violations. If a repeat violation occurs (the same violation but not a continuing violation) within 6 months of the prior violation, the Association may forego sending a courtesy notice and proceed with sending a notice to the owner providing them with a hearing date. The Board may impose a fine of up to \$100.00 upon determining that a violation has or is occurring.
- F. Legal Action. If a homeowner is fined for a violation and the violation still exists at the next inspection following the hearing, in addition to being subject to continuing fines, the Association may refer the matter to its counsel for legal action to correct the violation and collect fines, attorneys fees and other costs.
4. Cost of Violations. Except as limited by law, all costs incurred in enforcing the Association's governing documents against a homeowner, including but not limited to attorneys fees and costs, will be charged to the homeowner of the unit. Fines and costs that have been assessed will not be removed unless approved by the Board.
 5. Liens. The Association shall have the right to record liens for unpaid fines against a unit that is in violation. Such liens may be foreclosed if such fines are for violations that pose an imminent threat of causing a substantial adverse effect of the health, safety or welfare of the units' owners or residents of the common-interest community.
 6. Foregoing Courtesy Notice. Notwithstanding anything to the contrary contained in this policy, the Board shall have the right to forego sending a courtesy notice and

move directly to calling a homeowner to a hearing if the Board, in its discretion, deems it necessary based on the circumstances then present.

7. Additional Enforcement Rights. In addition to levying fines and calling the homeowners to hearings, in cases where there is an immediate threat of irreparable harm, in accordance with Nevada law, the Association shall have the right to forego the hearing process and proceed directly to district court seeking injunctive relief. In any such action, the Association shall seek to recover any and all costs, including, but not limited to, attorney's fees.

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OWNERS RESPONSIBILITY

The homeowner is responsible for ensuring compliance by all persons residing in the homeowner's unit. As part of the ownership responsibility, the homeowner remains liable for any damage incurred by the Association due to the acts or omissions of the homeowner's resident, tenant, family, guests or invitees. No homeowner shall permit any use of the unit or make a permit any use of the common areas that will increase the cost of insurance upon condominium property. No immoral, improper, offensive or unlawful activity shall be permitted on the common areas. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.

1. COMMON AREA

A. The common area shall not be utilized for the financial gain of any individual member. No sale of any kind is allowed i.e. garage sales, Bake sales etc...

B. The common area shall not be used by any individual or group of individuals for storage or disposal of waste. No flammable, combustible, or explosive fluids, chemicals or substances, shall be kept in the common area or in the limited common area except substances required for normal household use.

C. Any personal property left in the common area for more than 24 hours shall be removed and disposed of without further notice. A removal and disposal fee shall be charged to the homeowner.

D. Reasonable supervision by parent or guardians must be exercised at all times when minors are playing in the common area.

E. Any activity which is considered a violation of the right to peaceful, quiet enjoyment will be considered a violation of the Rules and Regulations and will be subject to a fine or other sanction.

F. Conduct, including but not limited to the following actions will be considered interference with the right to peaceful, quiet enjoyment:

1. Loud, profane, indecent or abusive language, harassment or physical abuse of any person by another, or actions that compromise the safety of the other residents in the community in any of the common areas.
2. Disorderly conduct in the common area including, but not limited to, drinking of alcohol and engaging in any illegal activities.
3. Loud or offensive language.
4. Activity which endangers life or property.

G. If any homeowner by his or her negligent or willful misconduct, or the conduct of his or her family members, tenants, guests, agents or invitees causes damage to any common area or any property that the Association is required to maintain, replace or repair, then the cost of such damage shall be levied as an assessment against that owner in accordance with the CC&Rs and other governing documents.

2. NUISANCE

A. No unit shall be used in such a manner as to obstruct or interfere with the enjoyment by the inhabitants of the other units or users of the common areas, or annoy them by unreasonable noises. Sounds or conduct that disturbs the quiet to which owners and inhabitants are entitled, whether in their units or upon common grounds shall be considered disturbing the peace and are prohibited.

B. All parts of the condominium and the common area should be kept in a clean and sanitary condition and no rubbish, refuse or garbage shall be allowed to accumulate or any fire hazard.

3. NOISE

Should noise transmission create a disturbance or a nuisance, the homeowner is responsible for abatement of the noise transmission. In order to ensure the comfort of all residents, radios, hi-fis, television sets and any and all other such audio equipment generating noise should be turned down to a minimum volume so as not to disturb other persons between the hours of 10:00 P.M and 10:00 A.M. All other unnecessary noise between these hours should be avoided.

4. SIGNS

“For Rent,” “For Lease” or “For Sale” signs will be allowed in designated areas. The signs shall not be larger than 2x3 feet and shall be placed no more than 10 feet from the building in which the building is located. Political signs may be posted only on the inside of the condominium window. No signs, flags, or posters will be permitted on the balcony or on the condominium front door. The Association may place promotional signs or banners within the common area.

5. PET RULES

All original pets must be registered with the Association’s management company. The homeowner or resident must provide a copy of the original lease agreement in order to prove that the pet was living in the unit prior to January 18, 2007.

A. The homeowner is responsible for any and all damages caused by the animals owned by the homeowner, residents or guests of the homeowner. Additionally, the owner is responsible for any and all injuries to person or persons cause by any animal owned by a homeowner, residents or guests of the unit.

B. Animals shall not be permitted to run loose in or about the hallways or common area. All animals shall be on a leash or in an animal carrier at all times when outside the condominium.

C. Animals shall not be tied and left unattended in the common area or any unit (including patois and balconies) in any fashion.

D. Animals are not permitted to obstruct or interfere with the enjoyment of other residents of units or users of common areas, or annoy and/or disturb others with noise or presence.

E. Droppings of any animals shall be picked up immediately by the animal's keeper, as per the county health requirements.

F. Animals shall not be housed, restrained, fed or maintained on patios, or balconies or outside the unit.

G. Animal waste shall not be permitted on the patio, balcony or common area. The owner of the pet shall not permit the presence of any adverse odor from the balcony or patio.

H. No animal shall be permitted in the pool or exercise area or in the common area surrounding the pool fence.

I. Failure to follow these rules may result in enforcement actions including, but not limited to, an assessment for any damages incurred by the Association resulting from the homeowner's pet and/or \$60.00 per hour rate for fence removal.

6. BALCONIES

A. Each owner shall keep items on their balcony clean and in good order to repair and shall not do or permit anything which will cause the risk of fire or increase the amount of insurance necessary on the building. Each unit may have one propane BBQ on the balcony.

B. Items on the balcony or patio shall be limited to appropriate furniture (outdoor furniture only) and small plants. All plants shall be placed in containers to prevent the dripping of water or soil onto other decks below.

C. No items on the balcony or patio shall be maintained in such a fashion to attract insects, rodents, or small animals. An excessive amount of furniture items may not be kept on patios and balconies. Patios and Balconies are not to be used for the storage of otherwise unpermitted items.

D. Flammable and/or other toxic materials shall not be stored on the patios or balconies. Flammables including, but not limited to, lighter fluid, gasoline and paint, paint solvent and related hazardous waste. No open fire or charcoal BBQs are allowed on the patio or balcony.

E. No item shall protrude above the patio, balcony or porch railing, except a patio umbrella nor shall any item protrude below or outside the patio or balcony.

F. There shall be no clothes and/or other household items hung to dry on patios or balconies.

G. There shall be no bird feeders of any kind allowed on the patio or balconies.

H. Bicycles may be stored on the patio or balcony but not hung from the railing, over the railing, or hooked into the ceiling.

7. PARKING AREAS

Parking area is designated for use of the owners, tenants and visitors. Parking is not permitted in a fire lane, no parking zone, along any curb, behind other vehicles or double parked for any period of time and such vehicles are subject to being towed without notice at the owner's expense.

A. All vehicles must be currently registered with the department of motor vehicles and must be in operable condition.

B. Repairs, vehicle washing, restoration, and oil/fluid changing of vehicles shall not be permitted anywhere in the Association project.

C. Commercial and recreational vehicles including, but not limited to, campers, trailers, boats, more than one ton trucks and similar vehicles are not permitted to be parked within the Association project.

D. No recreational vehicles (boats, motor homes, trailer, etc.) are permitted in the common area parking area except for a two hour limit to allow for loading and unloading.

E. Unregistered and inoperable vehicles are not permitted to be parked within the community. Vehicles and other equipment deemed nuisance by the Board are not permitted to be parked, stored or kept anywhere within the community. Vehicles that are inoperable (with flat tire(s), unregistered or expired plates, etc.) will be towed at the owner's expense.

F. Subject to prior board approval, a camper, truck or other similar vehicle up to 1 ton, when used for everyday transportation may be permitted to park on the property.

G. Vehicle oil, fluid and other type leakage is not permissible. Owners are responsible for the immediate clean up in such case. Failure to properly clean up oil and fluid spills will result in the owner assessed for proper removal and any damages caused to the asphalt. Drip pans may be used only on a temporary basis to stop damage until the vehicle can be properly repaired.

H. No vehicles, skateboards, roller skates, roller blades, bicycles, mopeds, motorized scooters etc., are allowed on the sidewalks or on landscaped common area. Visitor's bicycles are not allowed in the building. Skateboarding, rollerblading, etc., are not allowed in parking area or other common areas. Gasoline powered vehicles are limited to being parked or stored to the parking lot.

I. No owner shall conduct any repairs or restoration of any motorized vehicle or other vessel described herein on the units or common areas.

J. Any vehicle in the community in violation of the above provisions, or any provision

of the CC&Rs or any other applicable governing document of the Association, may be subject to towing, where the Association has the right, but not the duty or the obligation, to have the violating vehicle towed, subject to the following:

- (a) Prior to exercising the right to tow the vehicle, the Association, or a designee of the Association, shall post written Notice on the violating vehicle forty-eight (48) hours prior to having it towed.
- (b) The Notice shall state the vehicle is in violation of the Association's parking regulations and if the vehicle is not removed from the street and if it does not remain otherwise compliant with all parking regulations prior to the expiration of the forty-eight (48) hour notice, the vehicle may be towed.
- (c) The forty-eight (48) hour notice applies from the time notice is posted on the vehicle. Should any vehicle receiving such notice violate the same parking rule or regulation for which the notice was given within thirty days (30) of that notice, no further notice will be necessary and the Association may remove such vehicle.
- (d) The vehicle owner shall be responsible for all expenses incurred in the towing and retrieval of the vehicle.
- (e) The right of the Association to have a violating vehicle towed shall not require any notice other than the forty-eight (48) hour posting described herein or hearing prior to removal of the vehicle.
- (f) *Provided, however*, any vehicle that is blocking a fire hydrant, designated red zone, fire lane or parking space designated for the handicap, or poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the owners or tenants, as determined by the Board of Directors, may be *immediately* towed without any notice and the vehicle owner shall be responsible for all expenses incurred in the towing and retrieval of the vehicle.

8. HALLWAYS

Bicycles (except in association provided bike racks), garage cans, laundry, dry cleaning, toys and other supplies or articles shall not be placed in the hallway or on the staircase landings. Stairways, corridors, hallways and all other areas intended for common use must be kept open and shall not be obstructed in any manner. Residents shall not allow the front door of the unit to remain open for anytime other than immediate ingress and egress.

9. TRASH DISPOSAL

Large articles such as furniture, tires, boxes, carpets, construction materials, etc., are not to be disposed of in the Association dumpster. Owners are responsible for taking these large items to the dump. All other trash must be placed in the dumpster, as the disposal company will not pick up trash left on the ground.

10. EXTERIOR APPEARANCE

No owner shall decorate or alter any part of the unit so as to affect the appearance of the unit from the exterior. Such decorations or alteration shall include, but not limited to, painting or illumination of exterior of the unit, display of inappropriate objects on patios, balconies, railing or exterior window sills or ledges, reflective film or other window treatments, draperies, window shades, screen doors and lights. Window coverings shall exhibit a beige or white color to the exterior. All window coverings shall be neat, clean and present an attractive appearance. The Association Board of Directors shall have the sole determination, which may be based on aesthetic principles only, to determine compliance with this provision.

11. ANTENNA AND SATELLITE DISHES

No antennas or satellite dishes are allowed on the exterior of the building without prior approval of the Board of Directors. Request for the installation of the satellite dish or antenna must be submitted in writing to the Board of Directors for its approval and specification.

12. REPAIRS AND MAINTENANCE

The homeowner is responsible for maintenance, repairs and replacement of all components including, but not limited to, all conduits, duct, plumbing wiring and other facilities for furnishing utility services to the unit, furnishings, carpeting, appliances and other property, real personal, or mixed, located inside or compromising a unit, unless provided otherwise in the CC&Rs.

A. Homeowners shall promptly report to the Association any defects or need for repairs for which the Association is responsible.

B. The homeowner will bear the entirety of any expenses related to the repairs or replacements to the common area or any other areas or improvements for which the Association is responsible for maintaining, repairing or replacing caused by the specific use or abuse by the homeowner or the owner's tenants, family or guests.

C. The owner shall maintain all window screens in a clean and well maintained condition. All cracked and broken covering must be replaced at owner's expense.

D. Plumbing shall not be used for any other purpose than those for which it was constructed. No sweeping, rubbish lint, grease, paper towels or other foreign substances or material shall be deposited into the plumbing. The cost of any damages resulting from the, issue shall be assessed to the unit owner.

E. In cases of emergencies, the Association and/or its agents shall have the right but not the duty to use any necessary means to enter any unit in order to address any such emergencies. The owner is responsible for any resulting damage.

F. To prevent bursting and freezing pipes, power must be maintained in all units with a minimum temperature of 55 degrees from October 1 through May 31. Failure to maintain a minimum temperature of 55 degrees will result in a fine in the maximum amount permitted under Nevada law. Any damage to common areas will result in additional costs to the owner responsible. The owner will also be responsible for the cost of repairs to other damaged units as a result of broken pipes.

13. LEASING OF UNITS

All of the terms and provisions of the CC&Rs and these Rules and Regulations pertaining to use and occupancy shall be applicable and enforceable against any person occupying the unit as a tenant to the same extent as against the owner.

14. SOLICITATION

There shall be no solicitation by any person anywhere on the condominium property for any cause, charity, or purpose whatsoever unless authorized in writing by the Association.

15. SAFETY

No explosives, firearms, knives, or weapons of any kind shall be permitted anywhere on the common area. No flammable chemicals or materials may be stored or used on or in the common area.

16. ARCHITECTURAL REGULATIONS

A. ARCHITECTURAL CHANGES: In planning a request for architectural changes please keep in mind the structural texture, color and design of the building. Any changes must be uniform with the existing Association. Any and all architectural changes must be submitted in writing to the Architectural Committee and the Board of Directors for approval prior to start of any work.

B. ALTERATION TO THE EXTERIOR: No owner, occupant or tenant is permitted in any way to alter the exterior of any condominium without obtaining prior approval of the Architectural Committee and/or the Board of Directors and obtaining the proper city permits.

C. INTERIOR ALTERATIONS: structural improvements and alterations to the unit's interior are permitted with the Board written approval and proper building permits. (The same procedure as stated above for exterior alterations.)

17. SWIMMING POOL RULES

A. The swimming pool is for the convenience, pleasure, and enjoyment of residents and owners of The Edge at Reno. Keys to the gate can be obtained from the community manager's office upon payment of the currently applicable fee. Please use good judgment in keeping noise levels down at all times and follow all safety precautions.

SWIM AT YOUR OWN RISK; THERE IS NO LIFEGUARD ON DUTY! BE PREPARED TO SHOW PROOF OF RESIDENCY AT ALL TIMES. YOU MUST TAKE A SHOWER BEFORE USING THE SWIMMING POOL.

B. Pool hours are 5:00 AM – 10:00 PM daily during the months of mid-June through mid-September. Any use during hours other than these specified will result in the police being notified and/or your pool privileges being suspended.

C. Children under sixteen (16) must be accompanied by an adult at all times.

D. Guests may be invited, but must be accompanied by a resident. No more than five (5) guests are permitted to use the pool at any one time.

E. No glassware or breakable containers are permitted inside the pool area. Plastic and metal containers are permissible.

F. No food of any kind, or alcohol, or smoking, is allowed in the pool area. Anyone who has been drinking alcohol or is intoxicated is prohibited from using the pool.

G. Absolutely no pets are allowed within the pool area at any time.

H. Running, jumping, rough play, and other noisy and/or boisterous behaviors are not permitted, nor will such behaviors be tolerated.

I. No jumping or diving into the pool.

J. No toys or floatation devices are permitted in the pool, except goggles and face masks. No radios, stereos, CD players, MP3 players or other similar devices (including cell phones with music or radio capabilities), or TV are allowed in the pool area unless they are used with personal headphones.

K. All persons using the pool must read and follow these rules and any other rules that are posted in the pool area

L. Individuals are responsible for removing all personal belongings from the pool area when leaving. Articles left at the pool unattended will be removed and disposed of. The Association will not be responsible for any articles lost, stolen, damaged, or removed from the pool area.

M. The gate must be closed when you enter and leave the pool area.

N. No individual with visible cuts, abrasions, or open sores, or any contagious or infectious disease, will be permitted in the pool for obvious health factors involved.

O. Swimsuits are to be worn in the pool and pool enclosure area at all times. No cut-offs, jeans, T-shirts, or any other form of street clothing is permissible to be worn in the pool, as they interfere with the cleanliness and pH balance of the water.

P. Your pool key or identification must be shown on request to our uniformed security patrol, or safety officer.

Q. All owners/residents have equal rights to the pool area. If you suspect a non-resident is trespassing, ask to see their key. Anyone who cannot show proof of residency or ownership will be asked to leave at once. We recommend calling the Police Department should these individuals be uncooperative.

R. Everyone's cooperation is needed in keeping the pool in acceptable condition. Any foreign material in the water makes the daily maintenance task extremely difficult and makes the pool less clean and enjoyable to use. The Washoe County Health Department has very strict regulations and performs unannounced inspections all summer long. The Health Department will close the pool any time they see any of the above-mentioned rules being violated.

18. FITNESS ROOM RULES

We hope you enjoy this community's workout facility. Keys to the door to the facility can be obtained from the Association's management office upon payment of the currently applicable fee. To ensure that everyone at The Edge may benefit, please follow these procedures.

A. Use is limited to residents and owners of the Association. If you suspect a non-resident or non-owner is trespassing, ask to see their key.

B. Anyone who cannot show proof of residency or ownership must be asked to leave at once. We recommend calling the Police Department should these individuals be uncooperative.

C. Fitness center hours are 5:00 AM – 10:00 PM daily.

D. Use the equipment at your own risk. Seek a doctor's advice if you are uncertain about whether and how much to work out on equipment of this type. The Association is not responsible for any injury or damage to property that may occur when using the facility.

E. No children under twelve (12) years of age may use the facility.

F. Individuals aged 12 – 17 must be accompanied by an adult at all times.

G. Proper exercise clothing, socks, and rubber-soled athletic shoes must be worn when using the facility. No casual or street clothes; no sandals or flip-flops.

H. This facility is not monitored. Please be cooperative with other residents using the equipment, and limit your workout time to 30 minutes if others are waiting to use the equipment.

I. Please use the equipment according to the instructions that accompany each machine.

J. Bring a clean towel to your workout and wipe off the equipment after using it.

M. If any equipment appears to be malfunctioning, please post a notice on it and report the problem to the community manager at signs posted throughout the community.

N. Absolutely no food, alcohol, or chewing gum may be used in the facility. No glass or other breakable containers or silverware may be brought in. Only capped drinking bottles may be used, and only for water, Gatorade, juice-type beverages or sports drinks.

O. Any resident who has been drinking alcohol or is intoxicated is prohibited from using the fitness center.

P. No radios, stereos, CD players, MP3 players or other similar devices (including cell phones with music or radio capabilities), or TVs are allowed in the fitness center unless they are used with personal headphones.

Q. Absolutely no smoking or tobacco use in or around the fitness center.
Please dispose of all trash in the bins provided, and keep the area clean and picked up for the enjoyment of all users.

R. Be sure the door is locked when you leave.

S. You are responsible for removing all personal belongings from the facility when leaving. Articles left will be removed and disposed of.

T. The Association will not be responsible for any article lost, stolen, damaged, or removed from the fitness center.

U. Amendments, revisions or additions may be made by the Board of Directors to clarify or establish new policies if and when needed.

IN WITNESS WHEREOF, this Hearing and Rules and Regulations Policy has been executed by the Association as of this 19th day of February, 2010. The undersigned hereby certify that this Hearing and Rules and Regulations Policy has been adopted and approved in accordance with the NRS 116 and the Association governing documents.

THE EDGE AT RENO CONDOMINIUM HOMEOWNERS' ASSOCIATION, a Nevada non-profit corporation

By: Dennis A. Lundbom 2/28/2010

Its: President

(Print Name): Dennis A. Lundbom