

**RULES AND REGULATIONS**

WHEREAS, the Turnberry Place Community Association (“ Association”) is a Nevada non-profit corporation duly organized and existing under the laws of the state of Nevada; and the Association's governing documents including its CC&Rs and Bylaws gives the Board of Directors (the “Board”) the power to adopt amend repeal and enforce reasonable rules and regulations that are applicable not only to The Association members but to the owners (“Owners”) of units in all of the sub-associations which comprise the members (“Members”) of The Master Association;

WHEREAS, NRS 116.3 102 gives the board rule making authority;

WHEREAS, the purpose of these Rules and Regulations is to provide guidance for general conduct within the community and it is duty and obligation of the Association to administer and enforce all governing documents of the Association; these rules and regulations are not to be construed as a substitute for the CC&R's and ours but are to be read in addition to all other Association governing documents and

WHEREAS, upon effective adoption of these Rules and Regulations and the dissemination of these Rules and Regulations to all the members of The Association and the Owners, these rules and regulation shall become effective and to the extent they conflict with any previous Rules and Regulations adopted by the Board, these Rules and Regulations shall govern, to the extent these Rules and Regulations conflict with the CC&R's, Bylaws or Articles of Incorporation of the Association, the CC&R's, Bylaws or Articles of Incorporation of the Association shall govern.

WHEREAS, The Stirling Club has given the Association notice that Association residents are leaving dog feces Stirling Club property and has authorized the Association to remove dog droppings, and to wash the sidewalk regularly, and to monitor dog walkers who break the rules, and to install cameras to monitor the walkway.

NOW THEREFORE, BE IT RESOLVED, that the Board has adopted on the following Rules and Regulations effective as of January 17, 2012.

1. The Owners shall conduct themselves so as not to jeopardize or interfere with the rights and privileges of other Owners, the Members or the employees or independent contractors of the Association.
2. Owners and Members shall obey all governing documents of the Association, and each one of them shall discontinue any violations or any unsafe activity immediately upon the direction of the Association, its employees or representatives.

3. Owners and Members shall refrain from loud, profane, indecent or abusive language or acts when addressing Owners, Members or employees or independent contractors of the Association.
4. Owners and Members shall not physically abuse, harass, accost or reprimand any Owner, Member or employee or independent contractor of the Association.
5. Owners and Members shall not conduct themselves in a manner that interferes with the ability of the Association to manage its business.
6. Neither Owners nor Members shall reprimand or attempt to discipline any association employee or independent contractor. Any inattention to Duty or lack of courtesy on the part of the Association employee or independent contractor should be reported to the manager of the Association.
7. Owners and Members must refrain from any racial, religious, sexual or slanderous statements made in the presence of Association employees or independent contractors.
8. Owners, Guests, and Members must immediately clean up and properly dispose of any pet feces on The Stirling Club Property. Any violation of this rule shall entitle the Master Association to require any such pet to be removed permanently from the Project.

If any Owner or Member violates the governing documents of the Association including these Rules and Regulations, such Owner or Member may be subject to fines in addition to any other remedy allowed by the governing documents or the law. The fine will be a maximum of \$100.00 per violation provided, however, that there shall be no limit on fines or violations relating to health, safety and welfare of Owners or Members as long as the fine is commensurate with the violation. Additionally, if Allowed by the governing documents, the Association may suspend a Member's right to utilize any of the Association's common area facilities, including but not limited to, amenities provided by the Association, including limousine service. The Association or an Owner's sub-association shall hold a hearing for the Owner in accordance with Nevada law and the governing documents before the Association fines any Owner or suspends such Owner's rights. The above-referenced fines and non-monetary sanctions are cumulative in nature and are in addition to the rights of any other third-party to initiate legal action against the alleged wrongdoer for any alleged misconduct.

The foregoing Rules have been adopted by the Board of Directors as of August 25, 2020.

Turnberry Place Community Association