

Exhibit A
(Adopted October 29, 2026)

Amended and Restated Rules and Regulations
For
Four Turnberry Place

(Supersedes and replaces the original Rules and Regulations adopted on October 9, 2003)

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Amended and Restated Rules and Regulations for Four Turnberry Place

These Rules and Regulations for Four Turnberry Place (these “*Rules and Regulations*”) are hereby implemented for the development known as Four Turnberry Place to supplement the restrictions contained in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Four Turnberry Place, as may be amended (the “*Declaration*”).

1. Definitions

All capitalized terms not otherwise defined in these Rules and Regulations shall have the same meanings ascribed to such terms in the Declaration of Covenants, Conditions and Restrictions for Four Turnberry Place (the “*Declaration*”).

2. Applicability

• 2.1. Applicability:

- The Rules and Regulations shall govern the conduct and activities of and be binding upon all Owners, each Owner's Family, household members, guests, employees, invitees, lessees and/or guests of any of the foregoing ("Governed Individuals"). Every Governed Individual shall comply with these Rules and Regulations and any other rules and regulations which from time to time may be adopted by the Board and provisions of the Association Governing Documents and the Master Association Governing Documents. Each Owner is responsible for any violations of these Rules and Regulations, the Association Governing Documents and/or the Master Association Governing Documents by a Governed Individual who is a Family member, household member, guest, employee, invitee or lessee of such Owner.

• 2.2. Supremacy of Documents:

- In the event of any conflict or inconsistency between these Rules and Regulations and the provisions of the Declaration or the Bylaws, the provisions of the Declaration and/or the Bylaws shall control and prevail.

3. Enforcement and Fines

• 3.1. Enforcement:

- These Rules and Regulations shall be enforced by the Board or a committee designated by the Board in accordance with the notice and hearing provisions set forth in the Bylaws and NRS 116.31031.

• 3.2. Corrective Action:

- In the event a Governed Individual does not comply with these Rules and Regulations, the Board may take any or all of the following actions: (i) levy a Special Assessment; (ii) suspend an Owner's voting privileges as an Owner; (iii) enter upon a Unit to make necessary repairs, or to perform maintenance which, according to the Declaration, is the responsibility of the Owner of such Unit; (iv) lien the Unit; (v) suspend or condition the right of said Owner and/or other Governed Individual to use any recreational facilities in the Project; (vi) or charge the Owner for any maintenance performed upon his or her Unit.

- **3.3. Managerial Authority and Delegation:**

- Pursuant to Section 6.5(i) of the Bylaws, the Board of Directors hereby delegates to the Community Manager (the "Manager") the authority to monitor compliance with these Rules and Regulations. The Manager is authorized to act as an agent of the Board to identify violations and, where necessary for the immediate safety of the community or protection of Association property, to require the cessation of any prohibited activity. Any such actions taken by the Manager are subject to the ultimate review and oversight of the Board as provided in Section 6.4.

- **3.4. Fine Schedule:**

- **Standard Violations:** (Conduct that does not pose an immediate threat to health, safety, or welfare) Maximum \$100.00 per violation.
- **Health & Safety Violations:** (Conduct that poses an immediate threat to the health, safety, or welfare of residents) No Limit; Fines will be commensurate with the severity of the violation.
- **Animal Violations:** In addition to fines, the Board may require the permanent removal of any Animal that, in the Board's sole discretion, constitutes a nuisance or danger to others.
- **Continuing Violations:** If a violation is not cured within a reasonable period (not less than 14 days following the determination letter), the Board may impose an additional fine for each 7-day period or portion thereof that the violation is not cured.

4. Reporting of Violations

- **4.1. Reporting of Violations:**

- An Owner may report a violation of these Rules and Regulations, the Association Governing Documents or the Master Association Governing Documents in writing to the Board or any person or committee designated by the Board, which writing sets forth: (i) the alleged violation; (ii) the name of the Governed Individual who allegedly committed the violation; (iii) the name of the Owner who is responsible for the violation; (iv) and the name, address and phone number of the person making the complaint.

5. Use of the Common Elements

- **5.1. Accessibility:**

- All residents are welcome to use Common Elements for casual or recreational purposes. Use must not restrict access for other residents or create an exclusive atmosphere. Unless otherwise authorized by the Board of Directors the Common Elements may not be rented, leased, or reserved for private functions. Events that appear private, exclude other residents, or make others feel unwelcome are not allowed. Owners must comply with all use restrictions found in Article 7 of the Declaration, including regulations regarding Nuisances (CC&Rs § 7.4), Signs (CC&Rs § 7.5), and Smoking (CC&Rs § 7.15).

- **5.2. Noise:**

- There shall be no disturbing noises in or about the Common Elements which would interfere with the rights, comforts or conveniences of an Owner or person lawfully using such Common Elements or a Unit. There shall be no playing of any musical instruments, or audio or visual equipment on or about the Common Elements in such a manner as to disturb or annoy other residents. No personal audio sources, including DJs and portable speakers, are

permitted in any Common Elements. This includes loud audio sources from vehicles or motorcycles, including at the porte-cochère and G1 and G2 garages.

• **5.3. Odors:**

- No disturbing odors may be caused or permitted to exist on or about the Common Elements. Smoking is prohibited in all interior Common Elements, including lobbies, elevators, corridors, and storage units (CC&Rs § 7.15); including the multifunction room, fitness room, pool area, and porte cochère. Ash trays are provided as a courtesy in some Common Elements (i.e. G1 and G2 upon entering the garage lobbies; the outside porte cochère/valet area upon entering the Lobby).

• **5.4. Signs and Projections:**

- No sign, poster, billboard, advertising device, notices, lettering or other display of any kind may be displayed, painted or affixed in, on or upon any part of the Common Elements or any part of a Unit so as to be visible outside the Unit. Additionally, no awning, canopy, shutter, air conditioning unit or other projection shall be attached to, hung, displayed or placed upon the outside walls, doors, balconies, windows, roof or other portions of the Building or on the Common Elements without the prior written approval of the Board.

• **5.5. Personal Property:**

- The sidewalks, entrances, passages, lobbies, elevators, hallways and similar portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Project and Units. No carts, bicycles, carriages, chairs, tables or other similar objects or personal property shall be stored in, on or upon the Common Elements, except in areas, if any, designated for such purposes. All personal property must be stored in an Owner's Unit or designated storage space on G1 and G2. No flammable, combustible, or explosive fluids/chemicals, or perishable items may be stored in the garage levels' storage lockers on G1 and G2.

• **5.6. Lobby:**

- The lobby and its furnishings shall not be used for any business conferences. Business materials, documents and the like shall not be displayed in the lobby.

• **5.7. Photography:**

- Motion picture showing and/or photography or video, by commercial crews, is not permitted without the prior written consent of the Board. Photography of Common Elements for marketing purposes requires prior Management approval. The use of drones is prohibited anywhere on the property.

• **5.8. Association Property:**

- Unauthorized usage, borrowing or removing any equipment or property (i.e., furniture) owned by the Association is prohibited.

• **5.9. Food and Beverages:**

- Except for personal food and beverages consumed strictly for individual enjoyment in the common areas of the multifunction room and pool deck (and except as otherwise specifically

permitted by the Board), food and beverages are not allowed on all other Common Elements. Furthermore, all items on the pool deck must be in non-glass containers, private group party-gatherings are prohibited, and all waste must be immediately cleaned up and discarded.

- **5.10. Attire:**

- All persons must wear shirts and shoes in the lobby area and other Common Elements outside the pool area and private terraces. No persons wearing bathing suits shall be allowed in the lobby area. No wet persons shall be allowed in the lobby area.

- **5.11. Elevators:**

- Elevators shall not be held or delayed.

- **5.12. Flagpoles:**

- No free-standing flagpoles shall be erected or maintained on or upon the Common Elements and no flags shall be affixed so as to be visible from any portion of the Project without the prior written approval of the Board.

- **5.13. Personal Conduct:**

- In all Common Elements, residents and guests must conduct themselves in a manner that does not jeopardize or interfere with the rights and privileges of others. Profane, indecent, loud, abusive, or slanderous language directed toward residents, Association officers, directors, employees, or vendors is strictly prohibited. No person shall physically abuse, harass, accost, or threaten any resident, staff, or contractor.

- **5.14. Smoking:**

- Smoking is prohibited in all interior Common Elements, including lobbies, elevators, corridors, multifunction room, fitness room, G1 and G2 garages; the pool deck and at the porte-cochere.

- **5.15. Multifunction Room:**

- The multifunction room is available for all residents' casual and recreational use. It may not be reserved, rented, or leased for private functions or events. Organized events that bring in multiple non-residents are not allowed. The maximum number of guests allowed is 8. Items left in the MFR-area refrigeration will be discarded each morning during Housekeeping duties.

- **5.16. Fitness Area:**

- Posted hours: 6:00 am - 9:00 pm; max occupancy: 6. Access is restricted to residents and authorized guests. Users must maintain good personal hygiene. Users must wipe down equipment with provided disinfectants after each use to ensure sanitation and mitigate the spread of germs. Audio devices must be used with headphones to avoid disturbing others. Cell phones are not allowed for audible communication and must not be AirPlayed or connected to Fitness Room speakers. Users are responsible for their own safety. Any equipment malfunctions should be reported to Management immediately.

- **5.17. Porte-cochère:**
 - The porte-cochère is for vehicles entering, exiting, or being staged for immediate departure.
- **5.18. Animals:**
 - Pets are not permitted in the Main Lobby, Pool Deck, or on passenger elevators. Assistance animals are exempt from location restrictions as required by the FHA. Pets must be leashed (max 6 ft) at all times in Common and Limited Common Elements (ie unit balconies). All residents must register their pets using the Pet Registration Form, and if an Assistance animal, residents should complete the [Assistance Animal Accommodation Request Form](#) (link). (See also 17. Pets and Assistance Animals)
- **5.19. Surveillance:**
 - Surveillance cameras are installed in all Common Elements, some of which record audio, to ensure the well-being of residents, guests, and staff.
- **5.20. Conference Room:**
 - Use is limited to meetings; personal office work or commercial solicitation is prohibited. Reservations must be made at least 24 hours in advance. A non-refundable cleaning fee applies. As the signatory, the resident is solely responsible for any and all damages to the room, equipment, or furniture during their reservation period. To request a reservation, complete the [Conference Room Reservation Request Form](#) (link).
- **5.21. Flammable Materials:**
 - No flammable, combustible, or explosive fluids, chemicals, or other substances may be kept in any Unit or on the Common Elements except as are normally used for household purposes.
- **5.22. Commercial Use:**
 - Commercial gatherings, fundraisers, or auctions are prohibited in Common Elements and Units. (Authority: CC&R, Section 7.9).
- **5.23. G1 & G2 Garages:**
 - No repairs or other work may be performed on vehicles in the Common Elements, including assigned parking spaces, except for minor emergency work necessary for start-up or towing. (See also 10. Vehicle and Valet Regulations)
- **5.24. Service Hallways and Unit Lobbies:**
 - Service hallways, unit lobbies, and entrances must remain clear for ingress and egress to meet fire safety and emergency access requirements. No personal property (bicycles, carts, tables) may be stored in these areas.
- **5.25. Liability for Damages:**
 - The Owner is liable for any damage to the Common Elements caused by the Owner's family, guests, or invitees. The Association reserves the right to repair such damage and assess the costs to the Owner as a Special Assessment.

6. Use of the Units

- **6.1. Noise:**

- No noise shall be made in any Unit which can be heard from any portion of the Building, other Units or the Common Elements outside of such Unit. No Owner or occupant of any Unit shall play or permit to be played any musical instrument, nor operate or permit to be operated a sound amplifier or any other electronic equipment in such Owner's Unit in such a manner as to disturb or annoy other residents.

- **6.2. Odors:**

- No noxious or unusual odors shall be generated in such quantities that they permeate to other Units and become annoyances or become obnoxious to another Owner or resident. Normal cooking odors, normally and reasonably generated, shall not be deemed violations of this regulation.

- **6.3. Electronic Devices:**

- No radio or television installation, or other electric equipment, shall be permitted in any Unit if it interferes with the television or radio reception of another Unit.

- **6.4. Flammable Materials:**

- No flammable, combustible or explosive fluids, chemicals or other substances may be kept in any Unit or on the Common Elements except as are normally used for household purposes.

- **6.5. Window Coverings:**

- Curtains, drapes and other window coverings (including linings) which face the exterior windows or glass doors of Units shall be white or off-white in color unless otherwise specifically approved by the Board in writing. No aluminum foil or reflecting substances may be placed on any glass in a Unit except as previously approved by the Board in writing.

- **6.6. Cooking Devices:**

- No barbecue grills, hibachis or other similar devices shall be allowed on the balconies or terraces.

- **6.7. Terraces and Balconies:**

- No articles other than patio-type furniture (excluding umbrellas) and suitable plants shall be placed on any terraces or outside balconies. No linens, cloths, clothing, bathing suits or swimwear, curtains, rugs, mops or laundry of any kind or other articles shall be shaken or hung from any of the windows, doors, terraces or balconies or other portions of the Building. No glass tables are permitted on balconies. Hosing down balconies or disposing of pet urine on balconies is prohibited. Exterior balcony lighting, including holiday lighting, is not allowed. Nothing may be affixed to or modified on the balcony railing. Pets may not be left unattended on balconies or terraces.

- **6.8. Nuisances; Illegal Acts:**

- Nothing shall be kept or permitted to be kept in a Unit which will increase the insurance rates of the Association or obstruct the rights of others. No nuisances or illegal acts shall be committed in a Unit or upon the Common Elements. Prohibited nuisances include allowing rubbish or debris to accumulate, exterior speakers, horns, whistles, bells (other than security devices).

- **6.9. Private Parties:**

- Residents hosting organized gatherings in their unit of 8 or greater guests, must coordinate with Management regarding occupancy and guest limits. [Private Party \(in-Unit\) Form](#)

- **6.10. Guest Access:**

- To maintain the highest level of safety, residents are encouraged to meet their guests in the lobby and escort them to and from their unit.

- **6.11. Limited Common Elements Hallway Decor:**

- Alterations or placement of decor in Limited Common Element hallways require Board approval. Pursuant to Nevada Senate Bill 201, residents may display a religious or cultural item based on sincerely held beliefs on their door or door frame up to 36 inches by 12 inches in size, provided the display does not threaten public safety, obstruct doorway operation, violate federal or state law, or contain obscene or discriminatory content; the Association may require temporary removal of the item for necessary maintenance upon providing at least seven (7) days' prior written notice.

7. Moving and Deliveries

- **7.1. Scheduling:**

- All individuals moving in or out of the Building must notify the Manager or other person designated by the Board not less than one (1) week in advance and must coordinate with the Manager or such other person for a convenient day and time during which the move may occur. Moving and deliveries normally occur between the hours of 8:00 a.m. and 4:00 p.m., Monday - Friday.

- **7.2. Deposits:**

- A move-in/move-out deposit may be required in an amount as determined by the Board. Each Owner shall be responsible to the Association for any damage caused as a result of such individual's move. If no damage has been caused by the move, the deposit will be returned to the Owner. Damages may only be deducted from the damage deposit following Notice and Hearing as required by Nevada law.

- **7.3. Elevator Use and Parking:**

- Moving and deliveries shall occur only with the use of the service elevator. Service doors may not be propped open during a move. Moving and delivery trucks must only park in the area (i.e., Receiving or Valet) so designated by the Manager or other individual designated by the Board to coordinate such activities.

8. Contractors, Construction and Decorating Personnel

- **8.1. Hours of Work:**

- Construction, remodeling and decorating of Units normally occur 8:00 a.m. to 4:00 p.m., Monday - Friday, with any demolition or related-work resulting in loud noise to neighbors being reserved for the hours 10:00 a.m. to 2:00 p.m, Monday - Friday.

- **8.2. Approval for Work:**

- All additions, alterations or other improvements by an Owner must first be given the written approval of the Board in accordance with the Declaration.

- **8.3. Service Vehicles and Debris:**

- All workers must park their service vehicles in Receiving or Valet as directed by the Manager or other authorized person. No debris shall be stored in the hallways or other Common Elements. Workers must clean up and remove all debris daily. No building debris may be discarded in the trash chutes or trash bins belonging to the Association.

9. Sales/Leasing of Units

- **9.1. Duty to Inform**

- An owner shall provide written notice to Management when listing his or her Unit for sale or lease. Owners are to provide the names of their real estate brokers and/or agents, including their contact information. The owner shall inform, and cause the Purchaser to inform, Management when the parties have closed the sale of the Unit.

- **9.2. Signage and Marketing:**

- No signs or advertising material of any kind visible from the outside of a Unit are permitted on doors, walls, windows, terraces, balconies or Common Elements. Drones are prohibited anywhere on property.

- **9.3. New Owners/Lessees:**

- The Board, or its designee, shall be responsible for providing the Purchaser or lessee a copy of the Association Governing Documents, the Master Association Governing Documents and these Rules and Regulations, as further set forth in Article 7 of the Declaration (CC&Rs § 7.19).
- Article 7 of the Declaration (CC&Rs § 7.13) delineates *Leases*; an [Application for Occupancy](#) (link) is to be completed by the owner and proposed tenant.

- **9.4. Agent Access and Key Control:**

- All listing agents must check in at the Front Desk before accessing any residential floors. Lock-boxes are strictly prohibited on Association property. The Association and Front Desk do not provide master keys, master fobs, or building-wide access credentials to any agents. Unit access is the sole responsibility of the listing agent and owner.

- **9.5. Conducting Showings & Business in the Building:**

- Units may be shown by appointment only. There shall be no open houses or group showings of a Unit. Agents must personally escort prospective buyers, vendors, inspectors, or photographers at all times. Agents and visitors must use the Valet service. Visitors may not move throughout the property unaccompanied. Agents and guests must maintain decorum, minimizing noise, avoiding hallway loitering, and treating all staff and residents respectfully. After each showing, agents must ensure that all doors are locked; lights, appliances, and water sources are off; and no debris is left behind. Agents may not supervise moves or deliveries without compliance with move-in/move-out policies. Agents must sign a [Listing Agent Acknowledgment Form](#) (link) agreeing to these rules.

10. Vehicle and Valet Regulations

- **10.1. Repairs and Upkeep of Vehicles:**

- No repairs or other work may be performed on vehicles in the Common Elements, including assigned parking spaces, except for minor emergency work necessary for start-up or towing. Any vehicles with fluid leaks must be repaired within twenty-four (24) hours, and all fluids that have leaked onto the Common Elements must be cleaned up. Residents may use battery tenders and conditioners only if they are connected to an approved outlet installation. According to Management guidelines, this installation must include a contractor-installed conduit, receptacle, and associated electrical cable.

- **10.2. Parking Compliance:**

- In addition to the restrictions in Section 7.3 (CC&Rs § 7.3) of the Declaration, all Governed Individuals must follow posted valet procedures and designated parking assignments. All vehicles must be parked in a manner so as to fit wholly within the designated assigned space and shall not block traffic or turn lanes. Vehicles parked in fire lanes are subject to immediate towing without notice at the vehicle owner's expense (NRS 487.038). Guest parking is by valet only; self-parking for guests is prohibited. The porte-cochere is strictly for vehicles staged for immediate departure. Vehicles not retrieved within 10 minutes will be moved to the platform.

- **10.3. Keys and Liability:**

- All Owners, lessees and other persons who use the valet services that may be provided by the Association shall at all times retain duplicate vehicle keys. The liability of the Association for keys lost by the valet attendants shall be limited to the cost of making a copy of a key from an existing key. In no event shall the Association be responsible for making new, original or re-keying/replacing vehicle locks or for any damages or claims that may arise as a result of the loss of a key. Whenever a vehicle is left at the porte-cochere, keys must be left with the valet (or Front Desk if the valet is away).

- **10.4. Prohibited Vehicles:**

- Inoperable or unlicensed vehicles are not permitted. Large commercial vehicles (e.g., dump trucks, delivery trucks, vehicles with commercial writing) are prohibited. RVs, campers, motor homes, boats, aircraft, and mobile homes are strictly prohibited. There is no RV parking available anywhere on the project. Vehicles are to be well-maintained and not create excessive noise (i.e., unsafe decibel-level), as disruptive vehicles will need to be addressed.

- **10.5. EV Charging:**

- Use of electric vehicle charging stations is subject to Association guidelines regarding duration and applicable fees. Refer to [Electric Vehicle Charging Rules and Regulations](#) (link).

- **10.6. Towing and Violations:**

- Management strictly enforces towing policies as governed by the CC&Rs and NRS 487.038.

11. Pool Area

- **11.1. Hours:**

- The Board shall determine the hours during which the pool area shall be open. Pool hours are posted as 7:00 a.m. to 10:00 p.m.

- **11.2. Persons Permitted to Use the Pool:**

- Each Unit is permitted no more than two (2) non-resident guests in the pool area at any one time and all guests must be accompanied by the resident at all times. Owners may obtain prior written consent from the Manager or other person designated by the Board to have more than two (2) non-resident guests in the pool area at any one time; provided, however, that Owners and residents of the Units have absolute priority over non-resident attendees.

- **11.3. Risk of Injury:**

- All persons using the pool do so at their own risk. There is no lifeguard on duty. There is always a risk of personal injury when using the pool and the pool area. All persons must read and observe all warning signs and rules posted in the pool area. The Association shall not be responsible for any accidents, injury or loss.

- **11.4. Prohibited Activities:**

- There shall be no jumping or diving into the pool. There shall be no boisterous or rough play permitted in the pool or the pool area. There shall be no running around the pool deck. There shall be no bicycles, skateboards, skates, or other similar equipment or devices permitted on the pool deck. There shall be no ball-playing of any kind. Surfboards, boogie boards, or other objects are not permitted in the pool. No glass objects are allowed or permitted in or about the pool area.

- **11.5. Attire:**

- Suitable bathing attire is required in the pool area. Shoes, clogs, sandals, or other appropriate footwear must be worn at all times while on the pool deck. No diapers are allowed to be worn in the pool.

- **11.6. Children:**

- Children under the age of fourteen (14) must be accompanied by an adult at all times while in the pool area.

- **11.7. Animals:**

- **Animals are prohibited in the pool area (except Assistance Animals, who are not permitted in the water).**

12. Trash and Recycling

- **12.1. Trash:**

- **Trash and garbage must be placed in tied plastic bags and deposited in the trash chutes. Boxes and large items of garbage may not be placed in the trash chutes but must be taken to the dumpster in the G1 garage level by use of the service elevator or may be broken down and handled by notifying the Front Desk at 702-732-7024. Hazardous materials or combustible materials, such as paint products or chemicals, shall not be placed in the trash chutes. No trash, garbage or other items shall be placed outside of a Unit door. To mitigate noise disturbances, the trash chutes should be used 7:00 a.m. - 11:00 p.m.**

- **12.2. Recycling (Blue Bins):**

- **Residents must use designated Blue Bins for glass bottles, paper products, aluminum/tin cans, and rinsed non-food plastic. Plastic bags, used food containers (e.g., pizza boxes), and PPE (gloves/masks) are prohibited in recycling bins.**

- **12.3. Battery Recycling:**

- **Batteries pose a fire hazard. No batteries are to be disposed of in trash chutes or blue recycling bins. Batteries are to be brought to the Front Desk or Receiving Office for proper disposal.**

13. Door Locks and Access

- **13.1. Door Locks:**

- **Owners must allow representatives of the Association and other emergency personnel access to their Units in case of emergencies. In the case of any emergency originating in, or threatening, any Unit, regardless of whether the Owner is present at the time of such emergency, the Manager or any other person authorized by the Board shall have the right to enter into such Unit for the purpose of remedying or abating the cause of such emergency and such right of entry shall be immediate. To facilitate entry in the event of such an emergency, each Owner, if required by the Board, shall deposit a key to such Owner's Unit with the Board. Management or designee shall have a master key to fit the door lock to all Units. If an Owner wants additional locks as additional security, then such Owner shall deposit with Management or designee a duplicate key for each such additional lock for use in emergencies.**

14. Telephones

- **14.1. Telephone Services:**

- **Cellular services must be maintained at all times in each Unit. Owners must advise the Board, Management, and Front Desk employees of their telephone number for emergency notifications.**

15. Solicitation

- 15.1. Solicitation:

- There shall be no solicitation by any person anywhere in the Building or Common Elements for any cause, charity, or other purpose whatsoever unless specifically authorized by the Board.

16. Storage Units

- 16.1. Storage Units:

- No flammable products or perishables may be stored in any of the storage units on G1 and G2. No items should be left outside or on top of storage lockers. The Association shall not be liable for any loss or theft of items stored in the storage spaces.

17. Pets and Assistance Animals

- 17.1. Limits:

- Pet ownership is subject to the restrictions in Section 7.8 (CC&Rs § 7.8) of the Declaration. Except for fish, there shall be allowed no more than two (2) household pets in a Unit with an aggregate weight not to exceed eighty (80) pounds; provided, however, that said pets may consist only of dogs, cats, fish and/or birds and may not be kept, bred, or maintained for any commercial purpose and do not become a nuisance or annoyance to neighbors. No reptiles or other forms of wildlife shall be kept in or on the Condominium Project (including Units). Prior to the installation of a fish tank exceeding fifty-five (55) gallons, an Owner must deliver plans for such tank to the Board for its written approval. The Board may require a review by a structural engineer at the sole expense of the Owner prior to the approval or disapproval of such plans.

- 17.2. Registration:

- No one other than an Owner or an Owner's tenant is permitted to keep any pet. All pets must be registered and approved in writing by the Board, which approval may be given or withheld in the sole discretion of the Board. Owners must complete the [General Pet Registration Form](#) (link) and provide current licensing and vaccination records.

- 17.3. Control and Leashes:

- All individual pets, including cats, must be on a leash no longer than six (6) feet, at all times when outside a Unit. Pets may not be kept in a Limited Common Element, nor be walked through or kept in the lobby of the Building or Pool Deck.

- 17.4. Sanitation:

- Owners must immediately pick up all solid waste of their pets and dispose of such waste appropriately. Solid waste must be disposed of in designated outdoor pet waste receptacles or trash bins.

- 17.5. Elevators:

- Pets are restricted to the service elevator.

- **17.6. Nuisances:**
 - **Pets must not cause unreasonable noise or odors.**
- **17.7. Assistance Animals:**
 - **In accordance with the Fair Housing Act (FHA) and Nevada law concerning reasonable accommodations for individuals with disabilities, an Assistance Animal (which includes both a Service Animal and an Emotional Support Animal (ESA)) required as a reasonable accommodation for a disability is not considered a pet. Approved Assistance Animals are exempt from all pet restrictions, including limits on breed, size, weight (80 lbs limit), and number (two-pet limit), as well as any associated pet fees or pet deposits. While exempt from pet restrictions, Assistance Animals are not exempt from pet conduct rules (e.g., leash requirement, waste disposal, nuisance abatement). Approved Assistance Animals may use any elevator in the building. Owners seeking to keep an Assistance Animal must submit the [Assistance Animal Accommodation Request Form](#) (link) - not the *General Pet Registration Form*) - to Management or designee, which must adhere to the FHA process for documentation review.**

18. Association Employees

- **18.1. Scope of Duties:**
 - **Employees are prohibited from engaging in personal errands that fall outside their designated job responsibilities. This includes activities related to computers or business/personal matters. The only exception, including when staff is authorized to perform tasks within a unit, is in cases of emergencies involving health, welfare, and safety, such as fires, water leaks, or gas leaks.**
- **18.2. Non-Interference:**
 - **Residents must not attempt to reprimand or discipline Association employees or contractors. Complaints should be directed to the General Manager.**
- **18.3. Gratuities:**
 - **Four Turnberry Place is a "no tipping" tower. Employees may not accept tips or gratuities. Appreciation may be shown via contributions to the year-end Holiday Fund.**

19. Children

- **19.1. Children:**
 - **Children shall be the responsibility of their parents or legal guardians who must supervise them at all times while they are within the Condominium Project. All children shall be required to comply with these Rules and Regulations, the Association Governing Documents and the Master Association Governing Documents. No playing shall be permitted in any of the lobbies, hallways, stairways, elevators or other Common Elements.**

20. Certified Mail and Service of Process

- **20.1. Handling of Certified Mail:**

- Staff will only accept Certified Mail for a resident if the resident explicitly confirms their permission. If the resident denies permission, or if the resident is not available after a reasonable attempt, Front Desk does not sign for certified mail and informs the USPS postal carrier to leave a Notice of Attempted Delivery (slip) in the resident's mailbox. If Front Desk has accepted said Certified Mail, it is scanned into text-based resident-notification, and the resident is notified through the Association's established package notification system.

- **20.2. Service of Process (NRS 14.090):**

- When a private process server arrives at the Main Gate, the guard accepts the documents, informs the server that service is effective upon receipt (per NRS 14.090), logs the transaction, and promptly delivers the paperwork to Tower 4's Front Desk. The Front Desk staff then attaches the required "Service of Process at Residence" notice—containing the full text of NRS 14.090—and immediately delivers the documents to the resident's unit door in a secure, non-visible envelope, logging the complete details in the incident report system for auditing. Conversely, if a Constable, Sheriff, or Marshal arrives with legal documents, Front Desk staff escorts them directly to the residence for attempted personal service without interfering with their official duties.

21. Relief

- **21.1 Relief:**

- The Board shall have the power, but not the obligation, to grant relief in particular circumstances from these provisions for good cause.

APPENDICES

Appendix A: General Pet Registration Form

IMPORTANT: This form is for Household Pets only and is not to be used for Assistance Animals (Service Animals or Emotional Support Animals). Owners requesting an Assistance Animal must complete the separate Assistance Animal Accommodation Request Form.

Section I: Owner/Unit Information

Date of Registration: _____

Unit Address: Four Turnberry Place, Unit # _____

Unit Owner Name(s): _____

Primary Contact Phone: _____

Primary Contact Email: _____

Tenant Name(s) (If Applicable): _____

Current Number of Registered Pets (Including this one; 2 max):

Section II: Pet Information

Pet Name: _____

Species (e.g., Dog, Cat): _____

Breed: _____

Color/Markings: _____

Gender: _____ Age: _____

Weight (Approx.): _____ lbs

Total Aggregate Weight (All Pets): _____ / 80 lbs (Maximum)

Section III: Health, Licensing, & Emergency Contact

Current City/County License Number: _____ (Attach Copy)

Rabies Vaccination Date: _____ (Attach Copy)

Section IV: Owner Acknowledgement & Agreement

Policy Compliance: I/We acknowledge receipt of the Amended Rules and Regulations for Four Turnberry Place. I/We have read, understand, and agree to comply with all provisions, including policies on pet leashing, waste disposal, nuisance abatement, and service elevator use.

Liability: I/We understand that I/we are strictly and financially responsible for any damage or injury caused by my/our pet to the Common Elements, Limited Common Elements, or any person or property within the Condominium Project.

Nuisance: I/We understand that if the pet is or becomes a nuisance or annoyance, I/we may be subject to fines and may be required to permanently remove the pet from the property, following due process.

Attachments: I/We confirm that a current photograph, City/County license, and vaccination record are attached.

Owner/Tenant Signature: _____ Date: _____

FOR OFFICE USE ONLY

Status: ☐ Approved ☐ Denied

Notes/Reason for Denial:

Date Processed: _____ By: _____

Assistance Animal Accommodation Request Form

To comply with FHA/NRS mandates, a dedicated *Assistance Animal Accommodation Request Form* is written for these animals, as they are not "pets" and must undergo a different, legally mandated review process. Whereas the *General Pet Registration Form* remains for household pets, the *Assistance Animal Accommodation Request Form* that follows clarifies documentation of a disability-related need (FHA standard).

This form is for requesting a Reasonable Accommodation for an Assistance Animal (Service Animal or Emotional Support Animal) due to a disability. This animal is NOT a pet and is exempt from all standard pet restrictions (weight, number, breed, fees).

Requestor/Unit Information and Animal Information

Date of Request: _____ Unit #: _____

Requestor Name (Owner/Tenant): _____

Phone/Email: _____

Animal Name: _____ Species: _____

Breed: _____ Weight: _____

Rabies Vaccination Date: _____ (Attach Copy)

License Number: _____ (Attach Copy if applicable to species)

Type of Animal (**For Informational Use Only**) - Check one of the following:

☐ Service Animal: Trained to perform specific tasks.

☐ Emotional Support Animal: Provides emotion support to alleviate disability symptoms.

Documentation of Disability-Related Need (FHA Standard)

The Fair Housing Act permits the Association to request documentation only to verify the following two points if the disability and the need for the animal are not readily apparent:

1. The requestor has a disability (a physical or mental impairment that substantially limits one or more major life activities).
2. There is a disability-related need for the animal, meaning the animal works, provides assistance, or provides emotional support that alleviates one or more identified symptoms or effects of the person's disability.

Required Documentation:

- You must attach a statement or letter from a licensed healthcare provider, social worker, or similarly qualified third party that verifies the two points above. This documentation must be submitted with this form.

Accommodation Requested

By submitting this form, you are automatically requesting waivers for:

- Weight Limit (80 lbs)
- Quantity Limit (2 Pets)
- Breed Restrictions
- Pet Fees/Deposits
- Elevator Use (Approved Assistance Animals may use any elevator)

Requestor Certification and Agreement

I certify that the information provided is true and accurate. I understand that the Association will review this request and the attached documentation to determine if the requested accommodation is necessary to afford me an equal opportunity to use and enjoy my dwelling.

I further agree that:

- I am responsible for my Assistance Animal's adherence to all conduct rules (leash, waste cleanup, nuisance avoidance).
- I remain responsible for any physical damage caused by the Assistance Animal to the Common Elements, Limited Common Elements, or other property.
- The Association may deny the request only if the animal poses a direct threat to the health or safety of others that cannot be mitigated, or would cause substantial physical damage to property that cannot be mitigated (based on the specific animal's actual conduct, not breed or generalized fear).

Requestor Signature: _____ Date: _____

Appendix B: Listing Agent Acknowledgment Form

Agent Name: _____

Brokerage: _____

Phone Number: _____

Email: _____

Unit(s) Represented: _____

Agent Acknowledgment:

By signing below, I acknowledge:

1. I have read and understand Section 9 of the *Amended and Restated Rules and Regulations for Four Turnberry Place*.
2. I agree to comply with all access, escort, conduct, signage, and photography rules.
3. I understand that:
 - Lock-boxes are prohibited.
 - Master keys and master fobs are not provided.
 - All visitors must be escorted at all times.
 - Drones and on-site real estate signage are prohibited.
4. I accept responsibility for all individuals I bring into the building.
5. Violations may result in denial of access or other actions by the Association.

Agent Signature: _____ **Date:** _____

Received by Management: _____ **Date:** _____

Appendix C: Conference Room Reservation Request Form

Date Submitted: _____

Section 1: Applicant Information

The applicant must be the resident utilizing the room and is financially responsible for the booking.

- Resident Name (Print): _____
 - Unit Number: _____
 - Primary Contact Phone: _____
 - Email Address: _____
-

Section 2: Reservation Details

Note: All reservations require 24 hours advance notice and are limited to a maximum of 2 hours between 8:00 AM and 4:00 PM.

- Requested Date of Meeting: _____
- Requested Start Time (8 am - 2 pm): _____
- Requested End Time (Max 2 hours): _____
- Total Number of Attendees (Max 10): _____
- Purpose of Meeting: _____

Section 3: Policy Agreement and Financial Acknowledgment

By signing below, I confirm that I have read and agree to all terms of the Conference Room Usage Policy, specifically acknowledging the following constraints:

- I confirm this reservation adheres to the 1 reservation per month / 10 per year limit.
- The use is for a meeting only and not for personal business, arts and crafts, or office use.
- I agree to the mandatory, non-refundable \$50.00 Cleaning Fee, per use.
- I understand that I, as the signatory, am fully and solely responsible for any and all damages incurred to the room, equipment, or furniture during this reservation period.

Resident Signature: _____ Date: _____

If this policy is misused, the Association reserves the right to restrict access.

Section 4: Management Use Only

- **24-Hour Lead Time Met? Yes / No**
- **Frequency Limits Met (1/Month, 10/Year)? Yes / No**
- **Maximum Duration (2 Hours) Met? Yes / No**
- **Reservation Status: Approved / Denied**

Notes: _____

Approved By: _____ Date Processed: _____

Appendix D: Private Party (in-Unit) Form

This form outlines the guidelines and regulations for private parties held within a Four Turnberry Place condominium residence.

- **Scope:** This agreement covers in-unit gatherings only. Common areas (such as the multifunction room or pool deck) may not be used for private events.
 - **Responsibility:** While owners, guests, and residents must all follow these rules, the condominium owner remains ultimately responsible and accountable for compliance. Failure to comply may result in guests being denied entry.
 - **Definition of Private Party:** A gathering, either prearranged or impromptu, of more than eight (8) persons.
-

Party Guidelines & Requirements

1. Notification

- The Management Office must be notified at least 72 hours in advance so that proper arrangements can be made for additional guests. More notice may be required for larger gatherings.
- New Year's Eve Exception: Residents must notify the Management Office at least one (1) month in advance if planning to host a party of any size.

2. Parking & Valet Services

- All parking spaces in the garage and on the platform are either pre-assigned or under the control of the valet staff.
- For safety reasons and to eliminate confusion, ALL guests are required to use the services of the Association's valet.
- Larger parties may be required to arrange for off-site parking, at the Owner's expense, to satisfy Fire Safety Lane requirements. The Management Office will advise upon proper notice. Failure to make proper parking arrangements may result in guests being turned away.

3. Extra Valets

- Depending on the number of guests, it may be necessary to procure the services of additional valets. These costs are the responsibility of the Owner.

4. Security & Guest List

- A complete Guest List must be provided to the Management Office at least 72 hours in advance to maintain property security and ensure guests are not turned away at the Main Gate.

5. Noise and Disturbance Concerns

- Per the Amended and Restated Rules and Regulations for Four Turnberry Place, Section 6.1, no noise shall be made in any Unit which can be heard from any portion of the Building, other Units, or the Common Elements outside of such Unit. No Owner or occupant of any Unit shall play or permit to be played any musical instrument, nor operate or permit to be operated a sound amplifier or any other electronic equipment in such Owner's Unit in such a manner as to disturb or annoy other residents.

6. Neighbor Notification and Awareness

- A minimum of 48 hours notice must be given to surrounding Units to make them aware of the event. This includes neighbors on the same floor as well as those above and below.

7. Commercial and Business Gatherings

- All commercial gatherings are prohibited, including fundraisers and not-for-profit business-related gatherings.

8. Elevators

- All elevator rules and regulations must be adhered to for safety, including maximum occupant limits, weight restrictions, and proper operation. A copy is available at the Management Office.

9. Conduct and Demeanor

- All residents and visitors are required to maintain proper decorum. Unacceptable behavior will not be tolerated, and violators will be asked to leave the premises.
- Any costs related to damage or clean-up of a behavioral transgression are the responsibility of the owner.

Resident Acknowledgement

I have read, understood, and agree to abide by all the rules and regulations outlined in this Four Turnberry Place Private Party (in-Unit) Agreement. I understand that I am ultimately responsible for my guests' compliance and any associated costs or penalties.

Resident Signature: _____ Unit #: _____ Date: _____

MANAGEMENT-ONLY SECTION: Compliance & Verification Checklist

To be completed by the Management Office upon receipt of party notification.

- ☐ Gathering Scope Verified: Confirmed gathering is strictly in-unit (common areas excluded).
- ☐ Guest Count & Definition: Verified guest count exceeds 8 persons (qualifying as a private party).
- ☐ Notification Timeline Met:
 - ☐ Standard parties: Notified at least 72 hours in advance? (Yes / No)
 - ☐ New Year's Eve parties: Notified at least 1 month in advance? (Yes / No)
- ☐ Guest List Received: Complete guest list submitted at least 72 hours in advance for Main Gate security.

- ☐ Valet & Parking Arrangements:
- ☐ Association valet service assigned for all guests? (Yes / No)
 - ☐ Off-site parking required/arranged for larger parties (at Owner's expense) to satisfy Fire Safety Lane requirements? (Yes / No / N/A)
- ☐ Extra Valets: Additional valets procured and cost billed/assigned to Owner if applicable? (Yes / No / N/A)
- ☐ Neighbor Notification: Confirmation that surrounding units (same floor, above, below) received at least 48 hours notice.
- ☐ Commercial Prohibition Check: Confirmed event is strictly private and non-commercial (no fundraisers or business gatherings).
- ☐ Elevator & Safety Briefing: Resident reminded of elevator capacity/weight rules and noise regulations (Section 6.1).
- ☐ **Final Approval Status:** [] Approved [] Denied
Reason for denial (if applicable):
-
-

Management Representative Signature: _____ **Date:** _____