



ASSOCIATION RULES AND REGULATIONS

PREAMBLE

The Somerset Owners Association (SOA) does not want to over regulate; but at the same time, it is expected that all Somerset residents and their invitees will be respectful of the community, its Governing Documents, its facilities, its residents and guests, and on its website. Rules and Regulations, Aesthetic Guidelines, Compliance and Collection Policies and CC&R's are intended to preserve the character of the community and to maintain the common areas for the safety, convenience, and enjoyment of the Association's members and their invitees. Owners are encouraged to familiarize themselves, their tenants and invitees with the Governing Documents.

Owners have the responsibility to acquaint their tenant/lessee/renter and invitees with the pertinent provisions of the Governing Documents. Owners are responsible for the conduct of their tenants, guests and invitees. Fines will be assessed against the Owner, consistent with the Somerset Compliance Policy, even though their tenant/lessee/renter or invitee committed the infraction.

When the Governing Documents of the SOA and one of its sub-associations address the same subject, the stricter applies. They are independently enforceable to the extent they are not in conflict with each other.

ADOPTED RULES & REGULATIONS *effective June 1, 2015*

COMMON AREAS

No private gardening, planting or similar improvements/modifications is permitted on any common area within the SOA, including the common area immediately adjacent to the rear split rail fence on a private lot. Common area trees, plants and bushes are not to be touched except by the SOA contracted landscape company. No improvements will be made that impact fuel modification areas.

GARAGE SALES

Private garage sales are not allowed. Community wide garage sales are permitted only twice a year; the first weekend in May and the second weekend in October.

HOLIDAY DECORATIONS

Holiday decorations may be installed up to 10 days before a holiday, and must be taken down within 10 days after the holiday, with the exception of the December Holidays. December decorations may be installed at Thanksgiving and must be removed by January 31. The Association and Commercial buildings and Association common areas are excluded from this provision.

PARKING AND TOWING FROM PRIVATE STREETS

Parking on private streets 2 am to 6 am is prohibited except parking passes may be requested for guests of homeowners on a private street for up to 72 hours. Passes are good for a single license plate per residence per month. Passes must be requested at the onsite Association office. If approved the homeowner is responsible for ensuring the pass is properly displayed in the rear view mirror of the car and the car is parked in front of the residence requesting the pass. Vehicles found to be on a private street after 2 am and without a parking pass will have a violation sticker applied as a first warning. If the vehicle is found to be on the street after 2 am within 30 days of the original violation sticker, the vehicle will be towed at its owner's expense. The responsible unit owner may also be subject to additional violation enforcement, such as hearings and fines.

PARKING AND TOWING ON PRIVATE & PUBLIC STREETS

Boats, trailers, campers and recreational vehicles are permitted on a lot for a period of 48 hours for the purpose of loading and unloading only. (Ref. CC&R's Article IV, Section 26)

Vehicles parked in front of Fire Hydrants or otherwise posing a risk to the Health, Safety, and Welfare of the Association members, and stored vehicles are subject to immediate towing at its owner's expense.



ASSOCIATION RULES AND REGULATIONS

Reno City ordinances state (1) no vehicle can remain on a City street in excess of 48 hours without being moved at least one mile and; (2) odometers may not be blocked from being viewed from outside the vehicle and (3) it is unlawful for a vehicle to be parked other than facing in the direction of traffic. Reno Direct (334-4636) can be called anonymously to report vehicles in violation.

SIGNS *(condensed version of Sign Guidelines as approved by the Board 12/4/2008)*

Security System Signs: Homeowners are permitted to post one sign within 3' of the front entry door or front courtyard gate and one sign within 3' of a rear entry door. Signs shall be no larger than 1'x1' and displayed at a height no greater than 56" above the finished grade of the lot. A single sticker no larger than 3"x3" may be displayed in the lower corner of the lowest pane of glass on the interior per window assembly.

Neighborhood Watch Signs: Neighborhoods officially involved with the City of Reno's program shall use only the signs approved by the program after receiving approval from the AGC regarding quantity and placement on Association common areas.

Beware of Dog Signs: Posting a single "Beware of Dog" sign on or near the front gate to a fenced yard area is permitted. The sign shall be approximately 9"x8" or 72 square inches in size. The top of the sign shall be installed at a height no greater than 56" above the finished grade of the lot. The sign shall be either white with red lettering or red with white lettering.

No Soliciting Signs: Homeowners are permitted to post "No Soliciting" signs near or on the front door or in the front yard near the entrance to the courtyard. Signs shall not exceed 36 square inches whether placed in the ground, on the front door, or in a window near the front door.

Political Signs (ref NRS 116.325): Political signs are defined as signs that express support for or opposition to a candidate, political party or a ballot question in any federal, state or local election or any election of an association. A homeowner may not display a sign larger than 24"x36" or more than one political sign for each candidate, political party or ballot question. Political signs may be displayed starting 60 days before the date of the election and shall be removed within 10 days following the actual election date.

SNOW REMOVAL & STREET SWEEPING

Snow removal and street sweeping within the sub-associations of the Village and the Vue are the responsibility of the sub-associations. Other private streets within the Association will be snow plowed when there is an accumulation of 3 inches on the street. Streets will be swept within a reasonable time frame following the last snow fall to clear the streets of sand and debris. For snow removal and sweeping issues on City owned streets, call Reno Direct at 334-2099.

Homeowners are responsible for maintaining the sidewalks adjacent to their property. The Association will plow the common area pathways/sidewalks along the three major parkways (Somerset, Del Webb and Somerset Ridge) if there is still snow on the walkways within 48 hours after the end of snow fall.

OPERATION OF MOTOR VEHICLES

Only properly licensed authorized motor vehicles are permitted to operate on any Somerset roadway. The use of dirt bikes, quads, motorized skateboards, motorized scooters, go-carts, and other unlicensed, unauthorized and motorized items are prohibited on Somerset roadways, pathways and common areas. All drivers must abide by the posted speed limits on all Somerset roadways.

Golf Carts as authorized by the City of Reno and meet the State's street legal requirements to operate within the Somerset Community are permitted on the private streets and pathways of the Association.



ASSOCIATION RULES AND REGULATIONS

GATE OPERATIONS

Gates will be open based on the association's Access Gate Policy. During inclement weather, strong winds and snow, the Association will place a hold open on all gates to limit any damage. Homeowners living behind any particular gate may request a gate held open for 4-hour time periods for certain owner events. Please refer to the association's Access Gate Policy for complete gate provisions.

SUMMARIZED COMPLIANCE POLICY

Procedure for General Violations

Information received or gathered by the Association relating to an Owner's non-compliance with the Governing Documents is subject to the following procedures:

1. A **Courtesy (First) Notice** will be sent to the Owner referencing the applicable Governing Document(s) and the provision(s) at issue. The Owner must correct the violation within 14 days of the date of the inspection.
2. A **Second/Hearing Notice and Request for Information and Compliance (RIC)** Form will be sent out if the Owner fails to correct the violation. The Owner must complete the RIC by filling in the information requested and return to the Association within 10 days of the date of the Inspection. Within the Second notice, the homeowner will also be notified of a Hearing date if they still have not resolved the violation within the 10 days allowed. Details of the possible fines and actions by the Committee will be outlined with the date and time of the hearing.

Procedure for Health, Safety, or Welfare Violations

The management company or the Board of Directors will determine if a violation is a Health, Safety, or Welfare violation which may result in a Special Immediate Hearing and/or immediate action by the Association to correct the violation at the Owner's expense if not immediately resolved by the Owner.

General Violations Fine Schedule:

Fines commensurate following the hearing date noticed in the 2nd Notice.

1 st	\$50 fine and/or suspension of common area privileges
2 nd	\$100 fine if not corrected with 14 days
Continuing	\$100 per violation per week
Construction	\$100 per violation per week
Landscaping	\$100 per violation per week
Incident	\$50 fine for the initial occurrence/ \$100 fine per following occurrence

SUMMARIZED COLLECTION POLICY

Assessments are due the first of each month.

30 days Past Due	Late Statement Generated when late fees are posted
60 days Past Due	Suspension of Privileges & Late Statement Generated
90 days Past Due	Sent to Collections; Intent to Lien Letter if not paid in 10 days
100 days Past Due	Recording of the Lien
130 days Past Due	Notice of Sale filed (Foreclosure)

All filing fees, legal costs, etc. associated with the collection of assessments will be added to the account of the delinquent owners as a special assessment

SUMMARIZED AESTHETIC GUIDELINES

The guidelines in this document are particularly important. They can be read in their totality in the copy of the Aesthetic Guidelines located on the website. The actual wording of the guidelines prevails over its summarized version herein. These guidelines apply to all Somerset and sub-association owners and properties.



ASSOCIATION RULES AND REGULATIONS

SUBMITTAL PROCESS

The design review process takes place in the following steps:

1. Optional Pre-Design Review Schematic – No fee required for generic overview
2. Design Review - Submit design documents and Submittal Fee for review/approval
3. Progress Review – Review of updated information based on committee requests
 - Building Department revisions to approved plans must be submitted to and reviewed by the AGC for approval if the changes affect the site plan or exterior elevations before grading and construction begins.
4. Inspections - Building/Landscaping Completion inspections

LANDSCAPING

Lots must be landscaped within 180 days of receipt of a certificate of occupancy. It is the responsibility of each lot owner to properly and attractively landscape and maintain the landscape, including parkways and sidewalk areas of their lot. Mow / Parkway strips, the sod/plant area between the street and sidewalk, are the responsibility of the homeowner to maintain. All homeowners are required to follow the guidelines outlined in the Somerset Aesthetic Guidelines and must seek the approval of the Aesthetic Guideline committee (AGC) for any improvements or modifications. These guidelines are available from the Association office or online.

MOW STRIP

Somerset residents may plant the landscape mow strip on their property, defined as the area between the side walk and back of curb, with one of the two plant materials listed below as allowed by the City of Reno's approved PUD: (1) Turf, as installed by the builder. Turf should be of the same type as planted in the front yard area; (2) If the front yard is xeriscaped, approved junipers may be planted in the mow strip area. Juniper horizontalis Wiltonii (blue rug). Blue carpet juniper is a very low growing juniper (4"-6"). An alternative would be juniper horizontalis "Glomerata" (6"). The junipers must be a minimum 3-gallon size, planted in a triple row and space 3' apart in a triangular layout. Junipers require drip irrigation. The planted area is to be covered with weed barrier and a layer of DG, no mulch materials or rocks are allowed. Removal of turf and installation of junipers cannot begin until property owner has approval of the AGC. Planting of junipers must be completed within 15 business days after removal of turf.

SPLIT RAIL FENCE COVERINGS

Having containment wire on your fencing is not required; however, if you wish to install it, the guidelines are as follows:

Dark green, brown, or black, vinyl-coated, 12-16 gauge, containment wiring, with see-through, square/rectangular openings no less than 1" X 1", is the only approved containment wire that can be used to line two-rail and/or three-rail split rail fencing. The wire must be attached to the inside face of the fence (side not exposed to common property). The wire must cover the full height of the fence from the ground to the top rail. Wire may not extend above the top rail. For additional screening, a second offset layer of matching containment wire may be installed up to the rail below the topmost rail (i.e. Three-rail fence may have a second offset layer up to the second rail). The second layer of wire must not extend above the rail below the topmost. Prefabricated vinyl coated "garden fencing" (larger openings leading down to smaller openings) will also be accepted, as long as the smallest opening dimension is not less than 1" X 1". Plastic fencing, poultry netting, and any non-vinyl-coated wiring are expressly prohibited.

PAINTS AND FINISHES

At no time will the exterior of any structure on any Lot be allowed to be in a state of aesthetic deterioration. Bright or pastel colors are not permitted. Subtle variation on colors shall be required throughout the residential areas. Exterior colors must vary from adjacent homes. All color schemes and changes to existing color schemes must be approved by the AGC.



ASSOCIATION RULES AND REGULATIONS

SHADE STRUCTURES

Proposed shade structures must be designed and plans prepared by an AGC approved Residential Designer, Architect, or by a contractor licensed in the State of Nevada and adhere to the PUD. All front and side yard shade structures must observe the property setback requirements indicated in the PUD. Homes visible from public areas as well as the golf courses will be reviewed for how the structure appears from the public areas or golf courses. Construction details, color and material shall reflect the architectural style of the home. Height should be in proportion to the home. Solid roofs are not allowed. Temporary shade structures are prohibited.

VARIANCE REQUEST

The AGC has the authority to approve deviations from any of the design standards in the Guidelines to enable each builder/owner to meet individual needs and desires. It is to be understood, however, that any request to deviate from these Guidelines shall be evaluated at the sole discretion of the AGC, and that the approval of deviations shall be limited to only the most creative design solutions to unique situations. Prior to approving any deviation from a Guideline, it must be demonstrated that the proposal is consistent with the overall objectives and spirit of the Guidelines and shall not adversely affect adjoining Lots or the community as a whole.

SUMMARIZED CC&Rs

The CC&R's summarized in this document are particularly important. They can be read in their totality in the copy of CC&R's that all Owners receive as part of their purchase process. The actual wording of a CC&R prevails over its summarized version herein. These CC&R's and Rules apply to all Somerset and sub-association owners and properties.

ANIMALS - CC&R Article IV Section 33

No animal shall be permitted out of a structure on a Lot unless in a fenced enclosure, nor permitted off a Lot unless such animal is under the control of a person by means of a leash or other reasonable physical restraint. No doghouses or dog runs are allowed on any Lot, unless such doghouses or dog runs are screened from view by approved landscaping or fencing. Upon request of a Lot Owner, the Community Standards Committee, in its sole discretion, shall determine whether a particular animal or fowl shall be considered as a permitted pet, whether it is a nuisance, or whether the number of animals or fowl on any Lot is reasonable.

Pets owned or controlled by one Owner shall not be allowed to defecate or urinate on another Owner's Lot without the other Owner's permission. All pet feces must be immediately cleaned up if deposited outside the Lot of the pet's Owner, and a pet feces deposited on the Lot of the pet's Owner must be cleaned up within a reasonable period of time so as not to be unsightly, unreasonably unsanitary or a nuisance due to smell or foul conditions.

Animal control matters can be reported anonymously to Washoe Animal Control at 322-3647

ANTENNAS, AERIALS AND SATELLITE DISHES - CC&R's Article IV Section 34

Antennas and aerials are prohibited. Satellite dishes not exceeding 36" in diameter or diagonal measurement are allowed, providing they are placed in the least conspicuous location on the residence, where an acceptable signal can be obtained. Every attempt should be made to screen the dish from the view of streets, neighboring lots, and Common Areas.

BUSINESS ACTIVITIES ON A LOT OR IN A HOME - CC&R Article IV Section 47

No business or commercial activities of any kind whatsoever shall be conducted in any residence or structure on any Lot or on any portion of any Lot without the prior written approval of the Board. Detailed information regarding business activities may be found in the complete CC&R.

CHILDREN - CC&R Article IV Section 50

Each Owner and resident shall be accountable to the remaining Owners, residents, their families, visitors, guests and invitees, for the conduct and behavior of their children and any children temporarily residing in or visiting the Owner/resident and for any property damage caused by such children.



ASSOCIATION RULES AND REGULATIONS

DAMAGED STRUCTURES - CC&R Article IV Section 12

No damaged structure is permitted to remain on the Lot. It must be rebuilt, refinished, or torn down and removed within 3 months after becoming damaged. Any tear down must have approval of the AGC.

DISTURBING ACTIVITIES - CC&R Article IV Section 43

Activities which materially disturb or destroy the vegetation, wildlife, or air quality within the Subdivision or which use excessive amounts of water or which result in unreasonable levels of sound or light are prohibited.

ERRANT GOLF BALLS - CC&R's Article VII, Section 3

No easement exists on the residential lots or the association Common Areas for the retrieval of errant golf balls. These are in fact private property, and golfers have no right to trespass for any reason. The Association is not responsible for any damage caused by golf balls. All owners should have insurance covering all risks to persons or property on their lot caused by errant golf balls.

FENCES AND OBSTRUCTIONS - CC&R Article IV Section 32

Any fencing allowed shall consist of materials determined by the AGC and at locations approved by the AGC. No fence, wall, hedge, tree, plant, shrub, lawn, or foliage shall be planted, kept or maintained by the Lot Owner in such a manner as to create a potential hazard or any aesthetically unsatisfactory appearance on the Lot, as determined by the AGC.

FIRE CONTROL MAINTENANCE - CC&R Article IV Section 22

Each Lot Owner shall be responsible for the maintenance of any fire fuel modification areas and firebreak areas located on their Lot, such as removal of certain trees, dead limbs and other dead vegetation. Minimum defensible space requirements of applicable governmental entities shall be maintained.

GARAGE USE - CC&R Article IV Section 18

Garage doors shall be closed at all times except when entering or exiting the garage or cleaning the garage. Garages shall not be converted to living space or used exclusively for storage.

HOME (single-family and lease/rental restrictions) - CC&R Article IV Section 1

Only single-family dwelling units used solely for residential purposes are permitted. Leasing of all or part of a single-family dwelling is allowed, provided that no rental agreement shall have duration of less than six (6) months.

LANDSCAPING/PARKWAYS/SIDEWALKS - CC&R Article IV Section 40

Each Lot Owner is responsible to properly and attractively landscape his/her Lot pursuant to approved landscape plans. Each Lot Owner must establish and maintain landscaping on his/her Lot to the applicable fire protection districts requirements for minimum defensible space, and all such landscaping shall be continually maintained. Sidewalks located on Lots shall be maintained and repaired by Lot Owners, including snow and ice removal. For Lots which have a parkway strip located on the Lot between the sidewalk and the street curb, the parkway shall be landscaped and irrigated by the Lot Owner.

MACHINERY AND EQUIPMENT - CC&R Article IV Section 48

No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any Lot except such machinery or equipment as is usual or customary in connection with the use, maintenance or repair of a private residence or appurtenant structures within the properties, or is associated with a hobby (but not a business) of the Lot resident, provided that no such machinery or equipment may exceed six feet (6') in height, weigh more than one ton or be visible from adjacent residences or Common Areas.



ASSOCIATION RULES AND REGULATIONS

NOXIOUS ACTIVITIES – CC&R Article IV Section 46

No Owner shall permit excessive light, strong odors and smells (e.g. dog feces, compost pile) and noise, including but not limited to barking dogs, the operation of excessively noisy air conditioners, stereo amplifier systems, television systems, motor vehicles or power tools, to emanate from their Lot or from activities within the Common Area, which would unreasonably disturb any other Owner's or resident's enjoyment of his or her Lot or the Common Area.

PAINTS AND FINISHES - CC&R Article IV Section 14

At no time will the exterior of any structure on any Lot be allowed to be in a state of aesthetic deterioration.

SIGNS AND FLAGS - CC&R Article IV Section 17

No sign, flag, billboard, or commercial sign of any kind shall be displayed to the public view on any portion of any Lot other than the flag of the United States. For Lease signs are strictly prohibited. For Sale signs are allowed only in strict conformance with the design guidelines approved by the AGC and Board.

Homeowners are permitted to display the flag of the United States, in a manner that is consistent with the Federal Flag Code, within the homeowner's exclusive use areas. The flag must be made of cloth, fabric or paper and displayed from a pole or staff or in a window. One United States flag, not to exceed 4' x 6' may be displayed on any lot. The flag may be displayed on a flagpole not to exceed 25' tall. One state flag, not to exceed 3' x 5', may be displayed on each lot on holidays. The "Flag of the United States" does not include a depiction or emblem of the flag of the United States that is made of balloons, flora, lights, paint, paving materials, roofing, siding or any other similar building, decorative or landscaping component.

SPORTS AND PLAY EQUIPMENT - CC&R's Article IV Section 35

Unless approved by the AGC, no above-grade swimming pool, spa, wading pool, trampoline or other sports equipment, including swing sets and children's play equipment may be permanently installed. Bicycles, toys, motorcycles, ATV's, snowmobiles and similar vehicles must be stored/hidden from view when not in use.

STORAGE RESTRICTIONS - CC&R Article IV Section 15

All items (tools, household effects, inoperable vehicles, machinery, empty or filled containers of trash or other materials, boxes, bags, trash, materials, or other items) that may detract from the aesthetic value of the property shall be placed and stored so as to be concealed from public view.

TRASH/RECYCLE BINS - CC&R Article IV Section 11

Trash and recycle bins shall be kept hidden from public view at all times. They may be placed on the street for a period not to exceed 12 hours prior to pickup and subsequent to collection

VEHICLE PARKING/STORAGE - CC&R Article IV Section 26

Trailers, campers, boats, recreational vehicles, machinery, whether they are operative, under repair, junk, inoperative, licensed or unlicensed, or other types of similar objects, shall not be placed, stored or parked on streets and shall only be permitted to be parked or stored on Lots if kept in a fully enclosed garage. Driveway and street parking on a routine basis is strongly discouraged, and garages should not be used for storage purposes to the exclusion of being able to park transportation vehicles in such garages. All vehicles parked in driveways or on streets must be in continuous use (i.e., daily). Commercial vehicles of any kind may not be parked in a street; and no more than one (1) commercial type vehicle may be parked in a driveway, and then only if used for everyday business by a Lot occupant. No boat, truck, trailer, camper, recreational vehicle, or tent shall be used as a living area.



ASSOCIATION RULES AND REGULATIONS

VEHICLE OPERATION - CC&R Article IV Section 39

No motor vehicle shall be operated in any area within the Subdivision except on a street or driveway. Motorized vehicles except authorized maintenance vehicles or emergency vehicles are specifically prohibited on all open space, paths, trails, walkways or Common Areas (except streets or parking areas).

WEEDS - CC&R Article IV Section 23

No weeds, uncultivated, diseased or infected vegetation of any kind or character shall be permitted to grow upon any Lot whether in grass or stones and must be cut or otherwise removed.

YARD OBJECTS - CC&R's Article IV Section 5

Art, statuary, decorations and other objects placed or displayed in front, side or rear yards must be approved.

OTHER MATTERS

TRANSFER FEES / CAPITALIZATION FEES - CC&R's Article III Section 15

A \$400.00 Transfer Fee is charged to process an ownership change on the first sale of the property. On a resale, a transfer fee equal to 1/10 of 1% of the gross sales price will be charged to the transferee by the Association. The intent of the fee is to enhance the Association's ability to meet its obligations in maintaining and improving Common Areas in a manner in keeping with the first-class nature of the Somerset Owners Association.

COMPLAINT FILING

All complaints of violation must be submitted in writing to the management office. Names of persons submitting letters will not be released to the person in violation; the Association cannot follow-up on anonymous complaints.

ASSOCIATION COMMITTEES

Aesthetic Guidelines: Group of paid professionals appointed by the Board of Directors with three to seven members who ensure each property complies with the Aesthetic Guidelines approved by the Board.

Community Standards: Committee is responsible for enforcement of the Association's Compliance Policy as it relates to the rules set forth in the CC&Rs and Association's Rules & Regulations.

Communication: Committee is responsible for assisting the Board with the communication of information pertinent to the Association out to all owners through various forms of media.

Finance & Budget: Committee reviews the monthly financial statements to monitor Association's operations in a timely manner. Additionally the Committee works with staff in the creation of an annual budget to be presented to the Board of Directors for approval.

Strategic Planning: Committee actively works with the Board of Directors in the creation and implementation of a long-term plan for the growth of the community.

Election Oversight: Committee designed to oversee the Board Election process from start to finish, including but not limited to ballot mailings and Candidate Night.

OTHER BOARD RESOLUTIONS TO NOTE

Contractor Rules & Regulations – guidelines for contractors working through the AGC process

Investment Policy – guidelines for how the Association invests money

Meeting Order – parliamentary procedure to be followed at Board meetings

Expense Policy – guidelines on the purchase authority of management staff