

WHITE HORSE HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS
PREPARED BY THE BOARD OF DIRECTORS
EFFECTIVE DATE: MAY 29th, 2021

A. INTRODUCTION

The social success of a community depends, in large part, on the rules, regulations and restrictions that govern how residents are expected to conduct themselves. Typically, the CC&Rs subject all homeowners to general covenants, while the bylaws and rules and regulations provide specific guides for day-to-day living. Without these restrictions and a means to enforce them, the community living experience could become chaotic indeed. Your Home Owners Association has adopted the following "RULES AND REGULATIONS" to enhance the enjoyment and tranquility for all persons living in the community.

These Rules and Regulations do not supersede or change the Bylaws or CC&Rs in any manner. They do have the same status of law and enforceability.

All rules and regulations herein will apply to all homeowners, tenants, occupants and/or guests. Owners shall be responsible for tenants' / occupants' actions or misconduct and adherence to the Rules and Regulations of the Association. Each owner shall be responsible for providing tenants with a current copy of the Association Rules and Regulations and CC&Rs.

No Board Member may make a unilateral decision regarding any matter which has not been decided by a quorum of the Board Members. All rules and regulations herein may be changed or added to at any time by the Board of Directors with due notice and with majority approval by the membership, as cited in Article 7.1(c) of the Bylaws.

RECEIPT OF THIS DOCUMENT SHALL CONSTITUTE FORMAL NOTICE.

B. ENFORCEMENT OF RULES AND REGULATIONS

In order to enforce the CC&Rs, Bylaws, and Rules and Regulations, the HOA may levy, assess, and collect reasonable fines and costs as currently documented in the White Horse Schedule of Fines and Fees. The fines will be assessed against the Owner for violations by the Owner, members of his or her family, invitees, licensee, tenants or lessees of such Owners. (Whenever the word "Owner" is used in this document, the word "tenant" shall also apply.)

C. ASSOCIATION RULES AND REGULATIONS

1. RESTRICTION OF COMMON AREA ACCESS

It is prohibited to walk on the common areas bordering Owners' homes, in order to respect neighbors' right to privacy. Specifically, access to the common areas of Parcels B, C and D is prohibited. Access to Parcel A is prohibited directly behind lots 4, 8, 9, 20, 21.

Homeowners may access the wall of red rocks in Parcel A via the Lipizzan Jump gravel utility road, then to the right (south) of the GWSSA fenced utility station. Homeowners may not access Parcel to the left (north) of the utility station due to the proximity to Lots 20 and 21. Access to parcel common area may be obtained by requesting permission from those property owners that are adjacent to the parcel open space. The Board of Directors may also grant access to parcel open space for inspection or maintenance purposes for the association. (Adopted May 29th, 2021 by 65% vote)