



# **DOUBLE DIAMOND**

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## **SUPPLEMENTAL RULES AND REGULATIONS**

**Pursuant to the Master Declaration of  
Covenants, Restrictions and Easements**

**for Double Diamond Ranch**

**Article III, 3.1.2, Article IV, 4.6**

**and**

**NRS 116.31065**

Board Approval:

May 24, 2022

Published to Membership:

June 2, 2022

Effective:

July 2, 2022

BY DEFINITIONS DESCRIBED WITHIN THE MASTER DECLARATION AND NEVADA STATE LAW,  
THESE SUPPLEMENTAL RULES AND REGULATIONS SHALL BECOME A GOVERNING DOCUMENT ON THE  
EFFECTIVE DATE SHOWN HEREIN ABOVE AND SHALL SUPERSEDE ALL PREVIOUS ITERATIONS OF  
SUPPLEMENTAL RULES AND REGULATIONS OF  
DOUBLE DIAMOND MASTER RANCH.

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## MISCELLANEOUS DOCUMENT TERMS

- Double Diamond Ranch Master Association will be abbreviated as Master Association; and, Double Diamond Ranch Master Association Board of Directors will be abbreviated as DDRMA Board of Directors
- Covenants, Restrictions and Easements for Double Diamond Ranch will be abbreviated as Master Declaration;
- Nevada Revised Statutes Community Association Uniform Act will be abbreviated as NRS 116;
- Architectural Review Committee will be abbreviated as ARC;
- The Double Diamond Ranch Residential Planned Community PUD Design Guidelines dated May 11, 1999 shall be abbreviated as PUD Design Guidelines. *The Double Diamond Ranch Residential Planned Community PUD Design Guidelines dated May 11, 1999 is the Developer's document for the City of Reno approval of the original PUD. This document is available for view at the management company office. Very little of it applies currently, but where applicable it is referenced in these Supplemental Rules and Regulations by Section and Page number.*
- City of Reno Municipal Code and/or Ordinances shall be identified as City of Reno with identifying reference;
- The Covenants and/or Compliance Committee will be referenced as the Hearing Committee in this document; in the absence of a Covenants and/or Compliance Committee the Hearing Committee shall be the then current Master Association Board of Directors;
- The Manager, management, or management company shall refer to the then current management company hired by the Association.

### \*\*\*\*IMPORTANT NOTICE TO ALL HOME OWNERS\*\*\*\*

*Every home owner is to be provided with a set of Governing Documents at the close of Escrow to include Master Declaration of Covenants; Restrictions and Easements for Double Diamond Ranch; By Laws of Double Diamond Ranch Master Association; Articles of Incorporation of Double Diamond Ranch Master Association; Double Diamond Master Ranch Supplemental Rules and Regulations. If you do not have any or all of these documents, contact the management office immediately to obtain for your review and records.*

## SECTION I. VIOLATION POLICY

**Reference: Master Declaration Article XI and NRS 116.31031**

**Violation Enforcement:** The DDRMA Board of Directors has a violation policy for Master Declaration violations that includes, but is not limited to, landscape issues, architectural review violations, maintenance obligations, parking violations, nuisances, and health, safety and welfare issues. All complaints of violations by Owners, the public, the Management Company, the Hearing Committee, or the Architectural Review Committee must be filed, in writing, with the management company. A complaint or violation will be processed as follows:

**Sufficiency of Notice:** Except for notice(s) that under NRS 116 might be required to be sent certified mail, **all notices are considered delivered if mailed by U.S. Postal Service 1<sup>st</sup> class mail, to the owner at the address on the membership register at the time of notice and to the residence if the addresses differ.**

**Action One:** A courtesy letter informing the resident that there has been a complaint filed or a violation observed on their property will be sent via U.S. Postal Service, 1<sup>st</sup> class mail. The letter will state the violation or complaint and state the law or the governing document provision allegedly violated. The letter will allow the owner fourteen (14) calendar days, from the date of the letter, to cure the violation. The letter will describe the violation and will state the due date for compliance. The compliance date will be calendared by the management office. The management company will inspect the residence when the violation is scheduled to be cured; and

**Action Two:** If the violation has not been corrected by the date provided in the courtesy letter, a Notice of Hearing letter will be sent by U.S. Postal Service 1<sup>st</sup> class mail and Certified, advising the Owner of the continued violation and will advise the owner of the date, time and location of the hearing in front of the Hearing Committee. This Notice of Hearing will be sent in compliance with NRS 116.31031 and the hearing will be set at a date that is at least thirty (30) days from the date of the initial courtesy letter and at least 15 days from the date of the notice of hearing letter; and,

**Action Three:** The Owner is expected to attend the Hearing to present any and all information that would be relevant to the Hearing Committee or to contest the violation. Unless ruled upon differently by the Hearing Committee an initial fine for violations which still exist at the time of the Hearing will be imposed at the Hearing and be effective five (5) calendar days after the Hearing. The amount of the fine which may be imposed for violations varies depending on the violation and as otherwise provided below. Management will send a letter U.S. Postal Service 1<sup>st</sup> class mail within five (5) business days of the hearing to the Owner regarding the decision of the Hearing Committee.

**Action Four:** Following the Hearing and imposition of the initial fine, if the violation is not corrected within fourteen (14) calendar days from the date of the hearing decision letter, a continuing violation fine may be imposed, without notice or opportunity to be heard. Escalating fines may be imposed for each 7-day period,

or portion thereof, that the violation remains uncorrected, without notice or opportunity to be heard. There is no upper limit on the total fines that may be imposed for continued uncorrected violations.

**Action Five:** In accordance with Section 11.7.3 of the Master Declaration, if the Master Association establishes a Hearing Committee then the decisions of the Hearing Committee shall be appealable to the Board. Any appeal must be in writing and be served on the Board within ten days of the written decision of the Hearing Committee.

**Violations by Invitees:** For any violation of any provision of the governing documents by an owner's invitee or a tenant's invitee and after such owner and/or tenant has been provided a hearing, the Board may vote to suspend such Owner's or tenant's right to use common area facilities and/or suspend such Owner's or tenant's right (if such right exists) to vote on Master Association matters. Furthermore, the Board may not impose fines against an Owner for the violations committed by the Owner's invitee or tenant's invitee unless:

- The Owner or tenant participated in or authorized the violation;
- The Owner or tenant had prior notice of the violation; or
- The Owner or tenant had an opportunity to stop the violation and failed to do so

**Liens:** Master Association shall have the right to file liens for unpaid fines. Master Association's right to record a lien for fines shall arise upon the imposition of such fines. The lien shall be released when the Owner pays all fines accrued and all fees and costs owing under the lien. **Pursuant to NRS 116.310312** the Master Association has certain rights to abate some property violations and has the right to lien the property and said liens are considered foreclosable pursuant to the terms and conditions of this statute.

**Additional Enforcement Rights:** In addition to levying fines and calling the Owners to hearings, in cases where there is irreparable harm, Master Association, where appropriate, shall have the right to skip the hearing and fine process and proceed directly to District Court and seek an injunction to require the Owners to bring his property or his activities into compliance with the Master Association's governing documents. In any such action, Master Association shall seek to recover any and all costs, including, but not limited to, attorney's fees.

## **SECTION II.**

### **FINE SCHEDULE - Reference:**

#### **Master Declaration Section 11.6 and NRS116.31031**

The fine schedule for The Master Association includes, but is not limited to the following standard violations referenced in the Master Declaration.

Notwithstanding anything to the contrary contained herein, should the alleged violation be determined by the Board to include an adverse threat to the "health, safety or welfare" of the units owners or residents, the fine may be in any amount chosen by the Board regardless of the limitation set forth herein, provided the fine is commensurate with the severity of the violation. However, pursuant to NRS 116.31031 the amount of the fine may not exceed \$100 per violation or a total amount of \$1,000.

## FINE SCHEDULE

Type	Master Declaration Reference and, by reference, any expanded definition as noted in Rules Regulations	Fine
Nuisances	6.13, 6.2.11	\$50.00
Refuse Collection/Unsightly Articles	6.1.7	\$25.00
Improvements & Alterations	6.1.12	\$50.00
Landscaping & Maintenance of Lots	6.1.13 and 6.3	\$50.00
Household Pets	6.2.3	\$25.00
Business Activities	6.2.4	\$100.00
Parking and Vehicle Restrictions	6.2.9	\$25.00

For all uncorrected violations an initial fine, shown above, will be imposed at the Hearing. If the violation is not corrected within 14 days of the hearing decision letter a continuing violation fine may be imposed without notice or opportunity to be heard.

**The continuing fine schedule for uncorrected fines is:**

- For violation(s) not corrected within fourteen (14) calendar days from the date of the decision letter that imposes the first fine, the continuing violation will thereafter be assessed at \$50 per week.
- For violation(s) not corrected within thirty (30) calendar days from the imposition of the second fine, the continuing violation will thereafter be assessed at \$75 per week.
- For violation(s) not corrected within thirty (30) calendar days from the imposition of the third fine, the continuing violation will thereafter be assessed at \$100 per week.

### **SECTION III.** **PROPERTY USE RESTRICTIONS**

#### **Reference: Master Declaration Article VI; Properties Use Restrictions**

*Please note: This list represents the restrictions as listed in the Master Declaration. It is necessary for every owner or renter to read the full Master Declaration document to fully understand any and all restrictions that are enforceable by the Master Association. This is being provided as a courtesy to serve as a quick reference to the Use Restrictions within the Master Declaration. The Rules and Regulations may expand or further define said restrictions.*

6.1; Restrictions Applicable to All Separate Interests

6.1.1; No Further Subdivision

6.1.2; Signs - also reference the ARC Guidelines in this document for further clarifications

6.1.3; Nuisances – also reference the DDRMA Board of Directors Rules and Regulations for further clarifications

6.1.4; Drainage

6.1.5; Water and Sewer Systems

6.1.6; No Hazardous Activities

6.1.7; Refuse Collection/Absence of Unightly Articles- also reference DDRMA Board of Directors Rules and Regulations for further clarifications

6.1.8; Exterior Fires

6.1.9; No Temporary Structures - also reference the ARC Guidelines in the document for further clarifications

6.1.10; No Mining and Drilling

6.6.11; Insurance Rates

6.1.12; Improvements and Alterations - also reference the ARC Guidelines in the document for further clarifications

6.1.13; Weed Abatement Maintenance and Repair of Improvements and Landscaping – also reference the ARC Guidelines in the document for further clarifications

6.1.14; View Obstructions

6.1.15; Excavation

6.1.16; Diseases and Pests

6.2; Restrictions Applicable to Lots and Condominiums

6.2.1; Residential Use Restriction

6.2.2; Minimum Square Footage Requirements

6.2.3; Household Pets – also reference DDRMA Board of Directors Rules and Regulations for further clarifications

6.2.4; Business Activities

6.2.5; Storage

6.2.6; Antennas and Similar Devices - also reference the ARC Guidelines in the document for further clarifications

6.2.7; Basketball Standards - also reference DDRMA Board of Directors Rules and Regulations for other clarifications

6.2.8; Machinery and Equipment

6.2.9; Parking and Vehicle Restrictions – also reference DDRMA Board of Directors Rules and Regulations for further clarifications

6.2.10; Solar Heating Equipment

6.2.11; Nuisances - also reference DDRMA Board of Directors Rules and Regulations for further clarifications

6.3; Landscaping and Maintenance of Lots - also reference the ARC Guidelines in the document for further clarifications

6.4; Variance

6.5; Enforcement of Properties Use Restrictions – also reference ARC Guidelines and DDRMA Board of Directors Rules and Regulations for further clarifications

**SECTION IV.**  
**ARCHITECTURAL GUIDELINES**  
**PROPERTY USE RESTRICTIONS AND ARCHITECTURAL REVIEW**  
**COMMITTEE**

**Reference: Master Declaration Article VI and Article VII**

*The following excerpts from Property Use Restrictions and the statements of additional ARC Guidelines, where applicable, are provided to clarify and elaborate on certain Sections of Article VI of the Master Declaration. The Master Declaration (6.1.12) provides that changes to properties that in any way alter the exterior appearance of any Improvement from any public or private street, or from any other portion of the Properties, cannot be done unless there is prior approval from Architectural Review Committee. Please review Article VII in its entirety for a complete understanding of the ARC Committee and its scope of work. Improvements, subject to ARC review and approval that are constructed without ARC approval are subject to sanctions outlined in the Master Declaration.*

**ARC GUIDELINES FOR SUBMITTALS APPLIES TO ALL HOMEOWNERS:** Subject to all of the provisions of Section 7.1 of the Master Declaration, plans for alterations must be submitted to ARC for review and approval. Applications are to be submitted online via Smartwebs at [www.smartwebs.com](http://www.smartwebs.com). Once submitted, the ARC Committee will review at their next regularly scheduled meeting.

***ARC GUIDELINE FOR SUBMITTALS BY HOMEOWNERS IN A SUB-ASSOCIATION:***

*If you are a homeowner in a Sub-Association, you will have two submissions:*

- *Submit your detailed ARC request to your Sub-Association first for review and approval;*
- *Once the Sub-Association has approved your ARC, submit same to DDRMA ARC Committee **for final approval**. When submitting to DDRMA ARC Committee, include the documents and the approval from your Sub-Association.*

*ARC Submittals by homeowners in Sub-Associations, are not considered complete or approved until both submittals have been processed and approved.*

*Adopted May 24, 2022 DDRMA Board of Directors.*

**REVIEW FEES:**

- Standard Review Fee (Master Declaration Section 7.8); the review fee is \$20.00 per submittal.
- If not subsequently approved, the ARC has the right to seek removal or disposal of any structure which was constructed without prior approval, in addition to any other enforcement measures the Master Association may take.

**REVIEW MATERIALS:**

- Two (2) sets of plans and specifications signed and dated by the owner or designer. One will be retained in the owner's master file and one will be returned to the owner with the ARC decision.
- One (1) color photo of the home which will be retained in the owner's master file. Photo must be signed and dated on the back by the owner.
- Color rendering, signed and dated by owner or designer, of any landscape element, fencing, paver design or other such modifications must be submitted to clearly show the intent and final appearance of the modification.
- A drawing, signed and dated by owner or designer, clearly showing the measurements of any

proposed structure to demonstrate all set back requirements and view elements have been met. This will be retained in the owner's master file.

- Landscaping renovations/changes shall provide names, descriptions of plant material and a placement drawing.
- Samples of rock, DG or other composite ground material must be submitted. These will be returned to the owner.
- If painting, paint manufacturer's name, color swatch/chip with color name, and numerical designation of the color must be submitted.
- The ARC reserves the right to request additional materials as might be necessary for its review of the application.
- When applicable and requested by DDRMA ARC Committee, ARC and/or Owner shall provide Neighbor Impact Statements signed by all adjacent and affected neighbors if the improvement could be perceived to have a negative effect to the surrounding neighbors.

### **LANDSCAPE ELEMENTS: Master Declaration 7.1**

The Architectural Review Committee shall review/approve plans submitted in which the improvements:

- Are not detrimental to the appearance of any surrounding area
- Are in harmony with the surrounding structures
- Will not detract from the beauty, wholesomeness and/or attractiveness of the property

Therefore, to be consistent with the above requirements *concrete will not* be considered as a Landscape Element. *Adopted March 26, 2013 DDRMA Board of Directors*

### **XERISCAPING GUIDELINES 30% VEGETATION REQUIRED:**

#### **ARC GUIDELINE AND CLARIFICATION**

Up to 70% of the front yard area may be landscaped with decorative rock, bark, D.G., or other similar ground treatments. The front yard area must be populated with plant material such as; trees, shrubs or flowers consisting of at least 30% of the total area. Per Master Declaration Section: 6.6, front yard area "shall mean and include: (a) all portions of a Lot which are not fully enclosed on all sides by permanent fences, screen walls and/or wall of the Residence..."

Xeriscaping must be evenly distributed throughout the xeriscaping area. Any segment of your yard planned for xeriscaping must include 30% vegetation. This includes areas on both sides of the driveway. A tree's canopy in the yard does not count towards 30% vegetation computation.

*Adopted September 24, 2013 DDRMA Board of Directors.*

#### **TIME LINES:**

- ARC to review and submit decision within 45 days of completed submittal of all requested materials (Master Declaration: Section 7.11)
- Inspections; ARC may inspect at any time during the work of improvement. ARC shall have sixty (60) days after work has been completed, per written notice from owner, to inspect for compliance of work when compared to the approved application. (Master Declaration: Section 7.18.1)



- Work Commencement; unless otherwise directed by ARC, work to commence within thirty (30) days from date of application approval. (ARC Guideline)
- Work completion; One Hundred Eighty (180) days from start of construction. (Master Declaration Section 7.18.5)
- Extensions of Time; any time extension must be requested, in writing, by owner and the ARC will review at its next scheduled ARC meeting from when received and its decision will be sent to the owner following that meeting. (ARC Guideline)

**PERMITS:**

- Applicants are responsible for obtaining any and all building permits as may be required by any governing agency.

**SUPPLEMENTAL ARC GUIDELINES**

**SIGNS: Master Declaration Section 6.1.2**

"No sign of any kind shall be displayed to the public view from any Separate Interest, Common Area or Master Association Properties without the approval of the Board except: (a) one sign of customary and reasonable dimensions advertising a Separate Interest for sale, lease, rent or exchange displayed from the Separate Interest, subject to the prior written approval of the Architectural Review Committee."

**ARC GUIDELINE FOR SIGNS:**

1. No "For Sale" or "For Lease" sign may be erected on the home, in the windows of the home, or on any common areas including the entrances to a community.
2. Garage Sale signs may only be temporary in nature and may only be posted the evening prior to the sale and must be removed by 5:00 p.m. the day the sale ends. All materials used to mount any signs must also be removed.
3. Political signage shall be allowed in strict accordance with NRS 116.325 and as may be amended from time to time.

**NO TEMPORARY STRUCTURES: Master Declaration Section 6.1.9**

"Unless approved in writing by the Architectural Review Committee, no tent or shack or other temporary building, improvement of structure shall be placed upon any portion of the Properties. No previously used buildings constructed or located on other real Property shall be moved from other locations to the Properties, unless authorized in writing by the Architectural Review Committee".

**ARC GUIDELINE FOR TEMPORARY STRUCTURES (Including but not limited to the following):**

- a. If the temporary structure can be seen over the top of the solid fence from neighboring properties, from any street or common area, or by the public it must have ARC approval prior to installation.
- b. These structures may only be installed in rear yards and are subject to the setback requirements as follows: shall have a minimum 5-foot setback from any property line, shall not be visible 4' over the top of the solid fence and shall not exceed 50% of the usable open space. No structures, including but not limited to sun shades and sun sails, may be attached to any common area fence.
- c. If the structure is approved for construction, the Owner must guarantee to maintain the structure for its natural life to keep it in good order, repair and appearance.
- d. Seasonal structures such as sun shades and sun sails must be removed during the winter months. Structures such as tarps and E-Z Up canopies are not considered sun shades and are never allowed.

**ARC GUIDELINE FOR DETACHED ACCESSORY STRUCTURES: Accessory structures are those are not easily removed and may require a contractor to install and/or City permits. Accessory structures include but are not limited to sheds, patio covers, pergolas, home extensions, and patio decks.**

1. These structures may only be installed inside or rear yards and are subject to the following set back requirements of *City of Reno Code Table 18.08 9B SF6*:
  - i. Must be setback at least three (3) feet from any principal building (house)
  - ii. Maximum height 12'
  - iii. Minimum side and rear setback 5' from fence line.
  - iv. Maximum size 1,200 sf or 50% of the total area of the rear yard, whichever is less
  - v. Maximum cumulative area shall not exceed 50% of the square footage of the principal structure
  - vi. Minimum useable rear yard, including all accessory structures 400 sf
  - vii. Must be painted the same color as the main building (house).
2. Submittal must have sufficient detail to demonstrate set back requirements are met and show all measurements based on principal building location and adjacent fence lines.
3. Roof color must match color of roof of principal building (house)
4. If the structure is approved for construction, the Owner must guarantee to maintain the structure for its natural life to keep it in good order, repair and appearance.

**WEED ABATEMENT MAINTENANCE AND REPAIR OF IMPROVEMENTS AND LANDSCAPING: Master Declaration Section 6.1.13**

**LANDSCAPING AND MAINTENANCE OF LOTS: Master Declaration Section 6.3**

"Each Owner and Sub-Association shall be responsible for removing weeds and other debris located on such Owner's Separate Interest or, in the case of a Sub-Association, on any Common Area, and for maintaining, repairing, and replacing in a good state of repair and in a neat and attractive condition all other improvements located on such Separate Interest or Common Area." (Ref: 6.13) ".Each Owner shall maintain the landscaping on such Owner's Lot free of debris and weeds at all times and promptly repair portions of the landscaping in the front yard which have been damaged...and shall be consistent, in terms of general appearance and level of care and attention with other residential landscaping within the Properties...." (Ref: 6.3)

**LANDSCAPING AND YARDS:** "From completion of installation, landscaping shall be maintained in a slightly and well-kept condition by practicing proper agricultural techniques of pruning, pest control and fertilization... damaged or malfunctioning irrigation must be repaired or replaced...irrigation over spray and excessive runoff will be kept to a minimum. (Section 5.4.7, Page 40, PUD). All property must be maintained in a neat and attractive condition in keeping with the community standards to include front, side and rear yards. Where property abuts streets or roadways, owner must maintain landscaping from property exterior fence line to either sidewalk or curb, as applicable. Landscape changes which are visible to the public require ARC approval before changes are made.

**EXTERIOR PAINTING:** Each home shall be painted and maintained in a neat and orderly fashion. Any structure painting, including exterior walls, doors, railings, windows and trim requires ARC approval.

**ARC GUIDELINE FOR PAINTING EXTERIOR – HOUSE COLOR SCHEMES:**

**(Does not apply to Sub-Associations)**

1. A book of house color schemes is located at the Management office.
2. All colors and color schemes require ARC approval.
3. When submitting colors, you **MUST** include the following:
  - a. Manufacturer's Name
  - b. Manufacturer's color swatch/chip with color name
  - c. Manufacturer's numerical designation of the color

**FENCES:** Solid, non-view permeable perimeter fences within the Master Association will be approximately six feet (6') in height and be constructed of wood. When residences are adjacent to open space, side or rear fencing may be a combination of both solid fencing and open fencing. (Section 6.1, Figure 29, Page 45, PUD). No perimeter or property line fences of any kind or nature are allowed in the front yard, including split rail fences, unless the split rail fence was installed by the Developer. Pedestrian or oversized gates, other than original installations by developer, may be allowed but require written approval by the ARC prior to installation. If such an installation is approved, it will be conditioned upon the hardware not being visible from the exterior or public view of the fence.

Each homeowner is required to maintain their fence in a neat and repaired condition. Fences are to be stained with the Master Association approved color and stain grade paint; specifications are available at the management company office and are as follows: *Kelly Moore or Reno Paint Mart, Double Diamond Solid Fence Stain.*

#### **VISIBLE ADDRESS PLATE**

Per the International Residential Building Code (IRC) adopted by City of Reno Building Department *all homes must have a visible address plate.* City of Reno Code: “**505.1** Address numbers: new and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property”. *Adopted October 22<sup>nd</sup>, 2013 DDRMA Board of Directors*

#### **ANTENNAS AND SIMILAR DEVICES; Master Declaration Section 6.2.6**

##### **ARC GUIDELINE FOR DDS TELEVISION/FM ANTENNA/SATELLITES:**

Federal law (Federal Code 47 C.F.R. Section 1.4000) prohibits any association from, prohibiting these devices so long as they meet certain criteria for size. However, those laws do not prohibit the Master Association from enforcing certain criteria for such installations. In accordance with the Master Declaration, all installations of these dishes and similar devices or antennas are subject to the following restrictions:

- The device must be wholly upon the owner's Separate Interest. No installations will be allowed in or upon any common area parcel.
- No devices will be allowed to be affixed on property fences, unless the owner produces evidence that such location is the only location available for adequate signal.
- The device may not exceed one meter (39.37") in diameter or diagonal measure.

- All cabling, wiring or connectors must be of a color matching that of the principle structure or structural trim on which the device is attached.
- All cabling, wiring, or connectors must be firmly attached to the structure. No "dangling" or loose matter will be allowed.

### **WINDOW COVERINGS**

All compliant window coverings must be in place within ninety (90) days of a homeowner's close of escrow. *Adopted April 30, 1997 DDRMA Board of Directors*

### **ARC GUIDELINE ON WINDOW COVERINGS:**

- Window dressings shall be non-offensive in color and style.
- Window dressings (drapes, shutters, blinds, etc.) which are within the public's view must be kept in a repaired condition and good appearance.
- The offensive determination shall be complaint driven, in which case, there will be a review of the window coverings, and their condition if repair is in question, by the ARC. If the ARC agrees with the complaint, the homeowner will be instructed to remove or repair the window coverings as deemed necessary. The Board also has the discretion to determine whether or not window coverings are offensive or not consistent in appearance with other window coverings in the community.
- Window tinting shall require the prior approval of the Architectural Review Committee, and shall be properly installed and maintained so as not to become damaged, scratched, discolored, or otherwise unsightly.
- Under no circumstances will owners be allowed to use bed sheets, newspapers, aluminum foil, or other similar materials as window dressings.

### **ARC GUIDELINE ON PORCH/FRONT YARD FURNITURE, YARD ART AND DECORATIVE FLAGS:**

1. Front yard/porch furniture, yard art and decorative flags should be non-offensive. The offensive determination will be complaint driven; in which case, there will be a review of the item(s) in question by the ARC. If the ARC agrees with the complaint, the homeowner will be instructed to remove the item. The Board also has the discretion to determine whether or not window coverings are offensive or not consistent in appearance with other window coverings in the community.

2. All front yard/porch furniture, yard art and decorative flags shall be on the property owned and controlled by the Owner. However, Decorative items or decorative flags are not allowed to be placed on fencing that is within public view.
3. Decorative flags are described as any flag that is not the United States of America Flag as described and approved pursuant NRS 116.320.

#### **ARC GUIDLEINE FOR REAR YARD FIRE PITS:**

Gas fire pits and gas fire features in rear yards are allowed and do not require Architectural Review Committee approval as long as they do not create a fire hazard. The features may be serviced off retail purchased propane tanks or legally installed gas lines. No firewood fires, wood fire pits, or gas starters for wood fires of any kind are allowed. Barbeque fires contained within receptacle commercially designed for that purpose are still allowed.

#### **ARC GUIDELINE FOR REAR YARD LIGHTING:**

Year-round use of lighting and light strings in rear yards are allowed and do not require Architectural Review committee approval as long as they adhere to the following:

1. Spotlights attached to the residence in rear yards may be used and must be directed to the ground. Lighting cannot flow over to neighboring yards.
2. Spotlights should be limited to what is reasonable for the size of the backyard and not to exceed 6 spotlights.
3. Flood lights are not allowed
4. The use of string lights is permitted in rear yards with the following requirements.
  - a. String lights that are above the fence line cannot be attached to the fence. String lights need to be attached to a separate **wood** post that cannot exceed **10 feet in height**. The wood post must be painted to match the existing color of the fence (Kelly Moore Semi Solid 1285-9002)
  - b. String lights must be well maintained and in good condition if they are above the fence line.
  - c. String lights are limited to two (2) strings that are above the fence line and not more than fifty (50) lights per string.
  - d. String lights below the fence line are allowed without restriction as long as they do not become a light nuisance to adjoining properties.

*Adopted February 25, 2021 DDRMA Board of Directors*

**UNITED STATES OF AMERICA AND STATE OF NEVADA FLAG POLICY:** It is accepted that only these two flags may be exhibited without Board approval. Flag poles must not exceed 20' in height, type of material(s) that may be used for the flagpole to include metal or plastic, diameter of pole not to exceed 2" and must be within 10' setback from all property lines. The flag of the United States must be properly and respectfully displayed and maintained in a manner, consistent with the Federal Flag Code and applicable Nevada and Federal law, and is to be of normal residential proportions of 3' x 5' and be consistent in every way with NRS 116.320, as may be amended from time to time.

**NRS.116.320: Right of units' owners to display flag of the United States in certain areas; conditions and limitations on exercise of right.**

1. Except as otherwise provided in subsection 2, the executive board of an association shall not and the governing documents of that association must not prohibit a unit's owner from engaging in the display of the flag of the United States within such physical portion of the common-interest community as that owner has a right to occupy and use exclusively.

2. The provisions of this section do not:

(a) Apply to the display of the flag of the United States for commercial advertising purposes.

(b) Preclude an association from adopting, and do not preclude the governing documents of an association from setting forth, rules that reasonably restrict the placement and manner of the display of the flag of the United States by a unit's owner.

3. In any action commenced to enforce the provisions of this section, the prevailing party is entitled to recover reasonable attorney's fees and costs.

4. As used in this section, "display of the flag of the United States" means a flag of the United States that is:

(a) Made of cloth, fabric or paper;

(b) Displayed from a pole or staff or in a window; and

(c) Displayed in a manner that is consistent with 4 U.S.C. Chapter 1.

The term 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.

*Adopted June 28, 2022 DDRMA Board of Directors.*

## SECTION V. RULES OF USE AND ENJOYMENT

### **SIDE-YARD AND DRIVEWAY EXTENSIONS**

Side-yard extensions may be of paver, brick or gravel material, **NOT** concrete. **Parking is not allowed on side-yard extensions.** Driveway extensions (step-outs) may be allowed up to 18" on either/or both sides of the driveway to allow for ingress and egress of vehicles. Step-outs may be of paver, brick or gravel material, **NOT** concrete. Driveway extensions over 18" are not allowed.

*Adopted March 26, 2013 DDRMA Board of Directors*

### **DRIVEWAY PARKING CLARIFICATION**

Parking is not allowed in the side yard (area adjacent to the concrete or paver installed driveway) whether it be made of concrete/cement, pavers, rock, gravel, DG, or other ground cover. Installation of landscape materials which run alongside the driveway are for "step out" purposes only and not for parking an additional vehicle.

*Adopted October 22, 2013 DDRMA Board of Directors*

**RV/RECREATIONAL VEHICLE PARKING/STORAGE: Master Declaration 6.2.9 (iv)**

Campers, boats, trailers, motorcycles, commercial vehicles and trucks in excess of three-quarter tons in towing capacity are not to be parking in any carports, garages or other parking areas within the Properties, other than within enclosed garages, except for periods not to exceed six hours for the purpose of loading and unloading; provided, however, that campers, trailers and recreational vehicles may be parked in designated vehicle storage areas within the Properties, if any...”(vi) *The Board shall have the authority to promulgate such further rules and restrictions regarding parking and vehicles within the Properties as may be deemed prudent and appropriate.*

***Reference: Double Diamond PUD, Sixth Revision, May 11, 1999, Section 7.***

***Recreational Vehicles:*** Recreational vehicles, boats and trailers shall not be stored on individual Lots or parked in the streets at any time, except for loading, unloading and occasional cleaning. The DDRMA Board of Directors takes the position; there is “no” designated vehicle storage areas within the Double Diamond Properties or on any individual Lot.

***Adopted October 22, 2013 DDRMA Board of Directors***

**OIL PANS IN DRIVEWAYS:**

- May be left under a vehicle while parked in driveway
- Must be removed from driveway/view when vehicle is not present
- May be weighed down by rocks/bricks while under vehicle
- Must be that which is offered from an auto supply store/department store
- May not be cardboard, carpet, rubber mat, etc.
- Must blend with color of the driveway
- May not be attached or bolted to driveway

***Adopted May 27, 2014 DDRMA Board of Directors***

**UNREGISTERED VEHICLES**

Per the City of Reno Code Enforcement Standards: Vehicles which are not current in their registration will be considered “inoperable.” Vehicles which are not driven on a consistent basis (at least every 72 hours) ***may not be “stored” in the driveway.*** Therefore, vehicles that are covered while on the driveway will be considered “stored.” **Storage:** Master Declaration 6.2.5 states: “Storage of personal property on any Lot must be entirely within enclosed storage areas, which does not include customary backyard furniture.”

***Adopted October 22, 2013 DDRMA Board of Directors.***



### **SWAMP COOLERS AND AIR CONDITIONERS**

Swamp coolers and air conditioners *may not* be roof mounted. (Reference Section 6.1, Page 41 of PUD Design Guidelines) and *must not* be visible from the street or above the solid fence line in the back of the home. Additionally, these units must not create any more noise than a properly functioning standard air conditioner compressor unit.

*Adopted April 30, 1997 DDRMA Board of Directors*

### **RESTRICTIONS ON WALKING PATHS**

All types of motorized vehicles, including battery-powered vehicles, are banned from use on any walking paths controlled by the Master Association, including those adjacent to the wetlands, and on private streets within the Master Association, with the exception of motorized wheelchairs or other motorized devices designed to assist handicapped individuals.

*Adopted January 7, 2004 DDRMA Board of Directors*

### **HOLIDAY DECORATIVE ITEMS**

Holiday items and lights may be displayed on an Owner's property without formal written approval from the ARC. Such holiday decorations must be installed and removed seasonably, but not be installed more than forty five (45) days before the “specific holiday” and not be left up more than thirty (30) days after the “specific holiday”. All such installations must be maintained in a neat and orderly manner.

*Adopted October 22, 2013 DDRMA Board of Directors*

### **NUISANCES: Master Declaration 6.1.3 and 6.2.11**

(Sec. 6.1.3) “No separate interest shall be maintained in a fashion which renders the Properties, or any portion thereof, unsanitary, unsightly, offensive or detrimental to the Owners(s) or occupant(s) of an neighboring Separate Interests or when viewed from any public or private street or other Separate Interest within the Properties so as to be offensive or detrimental to any other Separate Interest or their occupants.”

(Sec. 6.2.11) “No exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), noisy or smoky vehicles, large power equipment or large power tools, unlicensed off-road motor vehicles or other items of personal property which may unreasonably disturb other Owners or their tenants shall be located, used or placed on any portion of the Properties without the prior written approval of the Architectural Review Committee.”

### **RESIDENTIAL EXTERIOR LIGHTING:**

Exterior light pollution is considered by DDMRA Board of Directors to be a Nuisance pursuant to the Master Declaration cited above and consistent with City of Reno adoption Ordinance Sec.8.22.010 (25): “Any other condition which creates a blight to adjoining property, the neighborhood or the city, or a nuisance, health, safety or fire hazard identified as such under the conditions set forth in ...Reno Municipal Code or Washoe County Code or the Nevada Revised Statutes.” City of Reno definition of Nuisance or nuisance activity. “That which is injurious to health, or injurious, indecent and offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property...including, but no limited to, an attractive nuisance... which is likely to disturb the peace of persons of reasonable and ordinary sensibilities.”

Light sources for illuminating sidewalks, rear and side yard areas, landscape areas, and patios shall be maintained in operable condition, and shall be shielded so as to not cast light into adjacent residential windows. Exterior patio and landscape lighting must not infringe upon adjacent neighbors. A minimum amount of exterior lighting should be used on each residence and ancillary structure. All lighting conduit and fixtures must be as inconspicuous as possible. All exterior lighting must meet national and local codes. No lighting may be attached to any common area fencing. The Board of Directors does not believe the above referenced Exterior Lighting Restriction can be enforced equally and consistently throughout the community, therefore it will be enforced based on complaints.

*Adopted May 24, 2022 DDRMA Board of Directors*

### **EXTERIOR FIRES:**

(Sec. 6.1.8) “Except as specifically authorized in writing by the Master Association (and subject to applicable ordinances and fire regulations), there shall be no exterior fires whatsoever, except barbecue fires contained within receptacles commercially designed therefore, such that they do not create a fire hazard. Any firewood used in Separate Interests shall be stored in areas not visible from public or private streets.”

The Board of Directors does not believe the above referenced Exterior Fires restriction can be enforced equally and consistently throughout the community, therefore it will be enforced based on complaints.

For **clarification:**

1. Open fires and the use of fire pits are not allowed.
2. “Barbecue fires” as stated above, refers to fires for the purpose of cooking/barbecuing.
3. “Receptacles commercially designed therefor” refers to receptacles commercially designed for the purpose of cooking/barbecuing.

*Adopted January 24, 2017*

**HOUSEHOLD PETS: Master Declaration 6.2.3**

“A reasonable number of common household pets may be kept on each Lot so long as the same are not kept, bred or maintained for commercial purposes.”

The DDRMA Board of Directors believes a “*reasonable number of pets, specifically dogs, of any size, disposition and/or maintenance, to be three (3)*” for each/every Lot in Double Diamond.

***Adopted June 26, 2012 DDRMA Board of Directors***

Sanctions may be imposed should the pet pose a danger to any other person or pet on the Property or violates the quiet enjoyment of any other resident, guest or invitee on the Property.

***Adopted January 22, 2013 DDRMA Board of Directors***

The Board shall have the right to levy a fine against any owner or resident whose pet presents a possible hazard or danger to owners, residents, guests, invitees or others, and/or their pets, on the property of the Association.

***Adopted June 25, 2013 DDRMA Board of Directors***

**IN WITNESS WHEREOF**, these **Supplemental Rules and Regulations with Amendments** have been executed by the Association as of this 28<sup>th</sup> day of June, 2022.

The undersigned hereby certify that this **Supplemental Rules and Regulations** has been adopted and approved in accordance with the NRS 116 and the Association's governing documents.

**DOUBLE DIAMOND RANCH MASTER ASSOCIATION**, a Nevada non-profit corporation.

By: \_\_\_\_\_ By: \_\_\_\_\_

Its President

Its Secretary

\_\_\_\_\_  
(Print name)

\_\_\_\_\_  
(Print name)