



**TAHOE DONNER ASSOCIATION
BOARD OF DIRECTORS**

BOARD RESOLUTION 2018-3

APPROVING NEW AND AMENDED PRIVATE PROPERTY RULES

WHEREAS, a Task Force of the membership identified the need to clarify or modify certain private property rules, applicable to all residents, related to noxious activities associated with noise, light pollution, and certain business activities occurring at residences;

WHEREAS the need for such clarification and modification has been confirmed in numerous opportunities for public comment, including a 45-day public comment period per Article III, Section 7(b), and in discussion by the Tahoe Donner Board of Directors,

WHEREAS Article III, Section 7, of the First Restated Declaration of Covenants and Restrictions provides for the Board to adopt Association Rules

WHEREAS Article VIII, Section 1(c) of the First Restated Declaration of Covenants and Restrictions prohibits activities which would unreasonably disturb any other Owner's or tenant's enjoyment of his or her Lot or the Common Area,

NOW, THEREFORE, under the authority of the Board to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the express powers of the Association for the peace, health, comfort, safety or general welfare of the Owners, the following private property rules are hereby adopted:

Noise. The hours between 10:00 p.m. and 7:00 a.m., seven days a week are considered quiet hours, during which noise shall be minimized in order that it not be an unreasonable annoyance or nuisance to neighbors. Noise includes but is not limited to outdoor music, late-night partying, amplified or motorized sounds. A noise violation does not also have to be a violation of a noise ordinance in the Town of Truckee or Nevada County.

Light Pollution: All exterior lights must be turned off between the hours of 10:00 p.m. and 7:00 a.m., seven days a week that are no longer needed for safety or other outdoor use to the extent that such other outdoor use is not an unreasonable annoyance or nuisance to neighbors. Motion detector lights may remain energized. Exterior light fixture standards are established and shall be enforced by the Architectural Standards Committee.

Business Activity: No business or commercial activities of any kind, shall be conducted in any Residence, Condominium or outbuilding or any other portion of any residential or multiple family residential lot if those activities involve any of the following (C&Rs Article VIII, Section 1,f):

1. Exterior advertising
2. Increased traffic or parking
3. More than an insignificant number of deliveries of goods or other commercial materials
4. Visible storage of goods or other commercial materials
5. Excessive noise

In addition to activities prohibited pursuant to the above criteria, the property may not be rented for any purpose other than residential use. Such prohibition includes without limitation, weddings, civil unions, receptions, corporate events, conferences and large commercial parties. This prohibition is set forth to ensure the use of properties is in keeping with the residential nature of the community.

ACCEPTED AND DATED: August 24, 2018

JENNIFER JENNINGS, President

JEFF SCHWERDTFEGER, Vice President

DON KOENES, Secretary

JEFF CONNORS, Treasurer

DARIUS BROOKS, Director