

Tahoe Chaparral at Incline Village

Rules and Regulations

Occupancy/Reservations

For each interval you own you may occupy the unit in the week you own for seven consecutive nights. You will not be allowed occupancy if you are delinquent in the payment of any amounts owed to the Association or if your use rights have been suspended by the Board. You must be current with your annual maintenance fees and assessments.

If you are a member of Resorts Condominiums International (RCI) and you intend to deposit your week(s) through RCI, please consult your RCI directory and membership materials for trading rules which govern reservation exchange requests.

If you intend to have a guest use your weeks(s), you must inform the reservations department. Please indicate the name and address of the guest(s) being authorized to occupy your assigned unit. The rules and regulations apply to all guests. Owners are responsible for any and all damages caused by their guest(s) to the unit and/or property. You may permit persons under 18 years of age to occupy your use week unit under the circumstances that he/she is accompanied by you or a guest 21 years of age or older.

Tahoe Chaparral Office
Interval Management
P.O. Box 859
Sparks, NV 89432
775-355-4040 or 800-788-4297

Maximum occupancy of the units is 6 and privacy occupancy is 4. You may invite others to share your occupancy of your unit, provided that the maximum allowable occupancy limit is not exceeded.

Check-in and Check-out

Check-in time is 4:00 P.M. local time on the Saturday beginning your use week(s) and check-out is 10:00 A.M. on the day ending your use week. Access to the units is via a combination lock. The combination can be obtained after 4:00 P.M. by calling the Tahoe Chaparral office at 775-355-4040 or 800-788-4297. Access can be obtained after hours by calling the same number.

Normal care of the unit is expected. A \$200.00 cleaning/damage deposit is required prior to occupancy. The deposit may be paid by check, money order or Visa/MasterCard. Deposit arrangements must be made prior to arrival. Please call Interval Management to make arrangements. The deposit will be refunded after your departure. If any items on

your in-room inventory become damaged, unusable or missing, please make notations on the inventory sheet in the unit, our maintenance department will pick up the sheets after your departure. When you or your guests check out, any damage or loss not indicated on your inventory list will be billed directly to you.

On your day of departure you need to load and start the dishwasher, turn off the lights and set the thermostat to 55 degrees. If the living room hide-a-bed was used, remove the bedding and close up the sofa. Staying past 10:00 A.M. check-out time may result in additional charges.

Building Modifications

No structural changes, reorganization or removal of furniture, wall hangings or floor coverings or redecoration of any type within your assigned unit or other areas of the Resort shall be permitted to be made by any member or guest.

Before using, make certain that the flue is open and please close when not in use. The fireplaces have been converted to use Duraflame type logs, three will be provided. Please use only this type of log.

Trash Removal

Trash bins are located in the closets just outside the units. Pickup is on Monday mornings and Thursday as needed.

Winter Snow Removal

Snow removal is provided by an independent contractor. When there is a heavy snowfall there may be a delay before the road is cleared. Snow shovels are provided for your use. Cars parked or extending into the roadway are subject to tow. Be sure to carry chains. There are no refunds due to road closures.

Annual Maintenance Fees

Annual maintenance fees are due and payable on the first day of the quarter in which you have your use week. You will receive a statement for payment purposes. However, if you intend to deposit your week(s) with RCI for exchange, you will be required to pay in advance at the time of deposit. Maintenance fees must be paid whether or not the Owner actually uses his unit or takes part in the exchange program in any given year.

Policy Changes

The Association has the authority to amend the Rules and Regulations as circumstances may require.

Enforcement of the Rules and Regulations

The Board expects all Owners and their guest(s) to adhere to the requirements set forth in the Rules and Regulations and the Declaration. To assist the Board in the enforcement of the provisions of these two documents, the Board has delegated enforcement authority to the Management Company. Anytime an Owner or guest who has been advised by the Management that they are in violation of the Rules and Regulations or the Declaration they will immediately cease and desist that activity.

If any Owner or his guest(s), after being notified by the Management that they are in violation of the regulations, fails to comply with the Management's direction, the matter will be referred to the Board for consideration of the assessment of penalties by reason of such person's non-compliance. The Owner against whom such action is proposed to be taken has the right to appear before the Board at its next regularly scheduled meeting to contest such action, all as provided in the Bylaws and the Declaration.

TAHOE CHAPARRAL OPERATING POLICIES & PROCEDURES

I.2 Check-In, Check-Out and security Deposit2/27/99

- A. All Interval weeks commence on Saturday and Check-In is available anytime after 4:00 PM Saturday afternoon. Late Check-Ins may be directed to an alternate Check-in site.
- B. Check-Out is 10:00 AM Saturday morning.
- C. All dues, assessments and fees must be entirely current before occupancy will be permitted.
- D. With each occupancy, an occupant must provide a security deposit of \$200.00 in cash or credit card.

I.7 Use of Common Areas and Decks/Porches2/27/99

- A. No skateboarding or roller skating allowed on the property.
- B. No barbecues/hibachis or other portable heating or cooking equipment allowed on decks or in units.
- C. Owners, guests and all other unit occupants traverse Tahoe Chaparral property at their own risk. As most of the property surrounding the units is comprised of loose rock, climbing or moving about the hillside property (other than on paved surfaces or stairs) is inherently dangerous, discouraged and undertaken at individuals own risk.

I.9 Late Check-Out Charges.....2/27/99

To assure that Tahoe Chaparral staff has ample time to clean and maintain units, Check-out time at 10:00 AM is strictly enforced. Unit occupants remaining past Saturday 10:00 AM are subject to the following charges:

Departing from – 10:01 AM to 10:59 AM	\$15.00 plus tax
11:00 AM to 11:59 AM	\$30.00 plus tax
12:00 AM to 12:59 PM	\$45.00 plus tax
1:00 PM to 1:59 PM	\$60.00 plus tax

Anyone continuing to occupy a unit after 2:00 PM is subject to security and/or law enforcement removal in addition to being charged a full day's rental rate without any homeowner or other discounts or preferential rates.

A unit occupant determined emergency situation necessitating a late Check-Out requires Management Company general partner/owner approval in order to mitigate charges.

I.10 No Pet Policy2/27/99

- A. In accordance with Tahoe Chaparral CC & R's VII.C.3, no pets may be kept within the development.

- B. Guests, owners, occupants, etc. who have a pet in the unit, carport, vehicle, or anywhere within the development are subject to assessment of \$250.00 for their first offense, \$500.00 for a second offense and \$1000.00 for each additional offense. An occurrence of pet presence must be remedied within eighteen (18) hours or another offense will be considered to have occurred.

(The Association is required to decontaminate any unit that has been occupied with a pet for future guests who may have allergies)