



## **Community Rules and Regulations**

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Effective: November 1, 2024

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## I. Introduction

The Bylaws and Covenants, Conditions and Restrictions of the Solera at Anthem Community Association grants the Board of Directors the authority to establish these Community Rules and Regulations. Rules established by the Board of Directors help ensure that the Association offers an environment that is enjoyable, fair, and safe for all members of the Association

Definitions: The terms used in the Community Rules and Regulations Document:

1. Association – Solera at Anthem Community Association, Inc.
2. Association Member – Homeowner, resident or renter with an Association ID Card (Membership Card)
3. Active Member – Members who is signed up for the current year and any applicable dues are paid
4. Board – Board of Directors
5. CC&Rs – Covenants, Conditions and Restrictions
6. Guest – Any person who is not an Association Member
7. SAA – Solera at Anthem
8. Manager/Management – Association Manager or Management Company
9. Year – A calendar year is January 1 through December 31

## II. Management and Membership

While members are entitled to use the facility, they must do so while respecting the rights of others.

The Manager approved by the Board is the managing agent for the SAA. Management is responsible for the operation of the Association, including the management and operation of all common areas and facilities.

Management administers the day-to-day operations, including personnel, fiscal, and facilities management. The manager is charged by the Board with implementing and enforcing established Community Rules and Regulations in a courteous, fair, and equal manner for all members and their guests.

The Board may change, add to, or repeal any or all of these Rules and Regulations.

In addition to the information contained in this document, Resolution 51210-003 (attached) and the “Club and Groups Rules and Regulations” manual apply.

### III. Member Code of Conduct

#### A. Members

1. Must present their membership card to obtain admittance to the common area facilities and when asked to do so by management staff
2. Must purchase guest passes for their guest
3. Must check in their guests with the receptionist
4. Are strictly prohibited from charging guests for use of the Association's facilities or in any way profiting personally from their membership in the Association
5. Will be held legally and financially responsible for their actions and the actions of their guests

#### B. Members and Guests

1. Must abide by all rules and regulations. Failure to abide by the community rules may result in a violation against the member, and a hearing before the covenants committee
2. Must abide by all posted rules, regulations, policies, and hours of operation
3. May gamble in accordance with state law
4. Shall not jeopardize or interfere with the rights and privileges of other members or their guests
5. Shall not use profanity, verbally abuse, harass, or accost other members, their guests, or management staff
6. Shall not reprimand, show disrespect, or otherwise interfere with the management staff
7. Shall obey all safety rules and shall not engage in unsafe activities
8. Shall not compromise the safety of others
9. Are prohibited from audio and/or video recording of any non-social activity anywhere in the Community Center unless otherwise agreed to by all attendees; NRS 116 requires that meetings of the Board be recorded
10. Firearms are strictly prohibited in any common area or facility, unless carried by a qualified law enforcement officer or a qualified retired law enforcement officer

## IV. Clubs and Groups

The term “Groups” is defined as a congregation of members and guests who use the facilities. The term is defined as either a group chartered and approved by the Board or a group that meets regularly but is not chartered. Chartered and Non-Chartered clubs have priority over impromptu groups with respect to the allocation of space in the clubhouse and recreation center. Please refer to the “Club and Groups Rules and Regulations” for more information.

## V. Association ID Cards and Passes

1. Each home is entitled to a maximum of two memberships (two Membership Cards, two Renter Cards or a combination of one Membership Card and one Guest Privilege Pass); Cards may only be issued to a qualified occupant, as defined in the CC & Rs.
  - a. Only persons possessing valid Membership, Renter or Temporary Cards are permitted to use the Association Facilities.
  - b. Proper identification and credentials, including proof of age, are required for obtaining a Membership Card.
  - c. Members must be current and in good standing to keep membership active.
  - d. If a desired cardholder’s name is not on the deed, a “Request for Membership Privileges” form must be signed by the person whose name is on the deed.
  - e. In addition to two (2) membership cards, each household may purchase up to two (2) additional Extra Resident Cards for a charge of one-half the annual assessment fee. per card, per year. Extra Resident cardholders may only be issued to residents 19 years of age and older and they may not bring guests.
  - f. Lost or stolen cards will be charged a fee to replace.
2. Renter Cards
  - a. The Association must receive a copy of the lease agreement, and a “Request for Membership Privileges” form signed by the owner.
  - b. The owner (lessor) must be current and in good standing
  - c. At least one tenant must be an age-qualified occupant, and all other tenants must be 19 years of age or older; Proof of age must be provided
  - d. Only two (2) Renter Cards for a specific address may be active at any one time; Only four (4) Renter Cards for a specific address may be issued in any one membership year
  - e. A one-time fee will be charged for each Renter Card
3. Guest Privilege Pass: Owners who appear as the sole owner on the title to his or her lot, and upon verification of same, shall have the privilege of obtaining a Guest Privilege Pass. The Guest Privilege Pass is to be used by the Owner to bring in any one guest that the owner chooses to use and access the common area facilities.

Reference: Addendum to Community Rules and Regulations:

SOLERA AT ANTHEM COMMUNITY ASSOCIATION, INC. RESOLUTION  
ADOPTING GUIDELINES RELATED TO USE OF COMMON FACILITIES

4. Guest Passes
  - a. Guest pass rates as set by the Association Board for each event
  - b. Guest passes for a family will not exceed \$10.00 per day.
  - c. The Association provides four (4) complementary guest passes per home, per year.
  - d. Additional guest passes can be purchased.
  - e. Guest passes can also be purchased as Prepaid Bulk Guest Passes for 10 passes per card.
5. Renters and Guests are subject to all Rules and Regulations.
6. Please note there may be age restrictions for specific activities.
7. Guests are accommodated, when possible, but not if their participation prevents the participation by members, renters, or classes with student maximums or limited space.
8. Guests may not check out equipment; Only members or renters with valid membership cards may check out equipment
9. In addition to any fee or donation set by clubs, guests (non-residents of Solera) shall purchase a guest pass for each Association/Community event, except for those sponsored by the Lifestyle Committee; Prices for Lifestyle Committee events shall be set by the Lifestyle Committee, inclusive of any Association/Community fee

For events held with the intention of raising funds for charitable purposes, non-residents will not be subject to the guest pass fee; Management will determine the validity of any exemption

## VI. Common Areas and Facilities

***Disclaimer: Members and guests are strongly encouraged to consult a physician before undertaking any physical activity or workout regimen. Everyone using the facilities do so at their own risk and assume full responsibility for any illness, or injury, they sustain while using any of the Association common areas or facilities. In addition, the Association will NOT be responsible for any misplaced, or lost, items, such as, jewelry, clothing, money, or any other items left in any Common Area.***

## **A. General Facility Use**

1. Operating hours for the Community Center are as posted.
  - a. The Community Center will be closed in observance of Thanksgiving Day and Christmas Day.
  - b. Under special circumstances, Management, with the approval of the Board, can change the facility's operating hours.
2. Smoking is prohibited in all Association indoor areas and facilities
3. The following rules are to be followed at all times:
  - a. All members and their guests using the facilities must be properly attired; Shirts, shorts or pants, and foot coverings are required in all Common Areas except:
    - In the swimming pool/spas/locker rooms, proper swim wear is required.
    - In the fitness area, proper athletic wear, including closed toed athletic shoes, is required.
  - b. For private events, if alcohol beverages are being served, the individual server must be licensed.
  - c. Bring Your Own Bottle (BYOB) events are acceptable; however, homeowners and/or their guests assume all responsibility.
  - d. Animals are not allowed in Association buildings except for trained service animals or animals as defined in the Americans with Disabilities Act (ADA).
  - e. All portable audio devices are not allowed to be used in any of the Association facilities unless the user is wearing headphones so that other residents are not disturbed.
4. Members and Guests must check in with the receptionist and present appropriate identification before participating in any Association activities or using any Association facilities.
5. Furniture, chairs, and other resources are to remain in their designated areas.
  - a. Management will coordinate any movement of furniture with the maintenance staff
  - b. All arrangement requests must be made when the room is scheduled with Management.
6. Food and drinks are not permitted in any indoor areas of the Community Center except as defined herein:
  - a. Water and/or non-alcoholic liquids in non-glass, spill proof containers.
  - b. Dry snacks in the Lady Luck Room and Encore Lounge for individual consumption only; snacks are not to be shared, stored anywhere in the clubhouse, or served in any manner.

- c. With prior approval from Management, food and drinks may also be allowed for scheduled events in the following areas only:
  - Fremont (Management Offices)
  - Stardust (Ball Room 1)
  - Plaza (Ball Room 2)
  - Paris (Craft Room)
  
- d. Failure to abide by the community rules regarding food and drinks may be subject to membership violations and a hearing before the covenants committee.

7. Solera At Anthem Events; Age Restrictions

The following events are hosted by the Lifestyle Committee are open to all ages:

- Shredding Event
- July 4th BBQ
- Health Fair
- Solera Days
- Parking Lot Sale

All other Lifestyle hosted events, including excursions are age restricted unless otherwise stated by the Lifestyle Committee as approved by the Board. Age restricted events apply to any party under the age of 19 years old.

**B. Facility Rental**

1. The Board will establish rental fees and other contract specifications.
2. Community Center space may be rented by:
  - a. Residents in accordance with policies adopted by the Board.
  - b. Outside entities for functions at the discretion of the Board.
  
3. In addition to the information contained in this document, Management, with the concurrence of the Board, has adopted additional guidelines related to Facility Rentals.

**Persons interested in renting facility space should ask Management for a copy of the *“Common Area and Clubhouse Usage Agreement”*.**

**C. Athletic Facilities**

1. Management is responsible for the scheduling of all areas of the athletic facilities including the fitness classroom and fitness room.
2. Appropriate exercise attire is required at all times



- a. Shirts, shorts/pants sweats and rubber-soled shoes.
- b. Proper footwear must be worn in all areas of the athletic facilities.
- c. Individuals utilizing exercise equipment must have a workout towel while exercising to help absorb sweat.
  - o It is mandatory that equipment be wiped down after each use
  - o The Association supplies sanitary spray and paper towels for this purpose.
3. Guests may be restricted from taking a class if such accommodation prevents participation by members.
4. The following rules are to be followed at all times:
  - a. Glass or glass containers of any kind are not permitted in the athletic facilities.
  - b. Non-alcoholic drinks are allowed in covered spill-proof containers only.
  - c. Children under the age of 19 will not be permitted in the athletic facilities.

#### **D. Tennis and Pickleball Courts**

1. The Association's tennis and pickleball courts are for members and their guests only.
2. Courts are provided for members and their guests 13 years of age or older.
3. There are no court reservations, except for Club and Association events
  - a) A first-come, first-play policy will be utilized
  - b) All players must wear proper tennis/pickleball attire and tennis shoes
  - c) Operating hours for this facility will be posted
  - d) The time limit for singles is 1 hour, including warm-up
  - e) The time limit for doubles is 1.5 hours, including warm-up
4. The following rules are to be followed at all times:
  - a). Pets are not permitted inside the tennis/pickleball courts.
  - b). Food, chewing gum, and tobacco products are not allowed in the court enclosures.
  - c). Non-alcoholic liquids in non-glass, spill-proof containers are permitted.

### **E. Bocce Courts and Shuffleboard**

1. Bocce and Shuffleboard equipment is available for check out at the Reception Desk
2. When checking out the equipment, members must leave their membership card with the receptionist
3. The card will be returned when the equipment is returned
4. Courts are provided for members and their guests 13 years of age or older.
5. There are no court reservations, except for Club and Association events
  - a. Courts are available on a first-come, first-served basis.
  - b. Upper body garments must be worn at all times and soft-soled shoes are recommended.
  - c. Tennis Court rules apply

### **F. Swimming Pool and Spas**

1. Hours of operation for the swimming pool and spa areas will end 15 minutes before the Community Center closes. This includes the indoor and outdoor pool and spa areas, the pool showers, pool area bathroom and the pool and spa itself. Management may close the pool and/or spas with or without notice to perform maintenance or service or for special events.
2. The pool temperature will be kept between 84 and 86 Fahrenheit (28.9 and 30 Celsius) and the spas temperature will be kept between 102-104 Fahrenheit (38-40 Celsius). –
  - Association staff will be responsible for maintenance
  - Chemicals are used in accordance with prevailing health codes.
  - While every effort will be made to ensure that chemical levels are appropriate levels, swimmers are informed that, because of several factors (temperature, utilization, equipment function), there may be times that chemicals could cause damage to swim wear
  - The Association will not be responsible for any damage.
3. Flotation or other aquatic devices are not allowed in the pool, except for any devices required by an organized aquatic activity or as required by a physician's statement. Coast Guard approved life vests are acceptable and will be checked by Management to ensure they are so marked.
4. Appropriate swimwear is required in the pool, pool area and spas.
  - a. street shoes are not allowed in the pool, pool area and spas
  - b. aqua shoes are allowed in the pool and spas only if they have not been worn outside.
5. Swimmers must use a pool shower before entering the pool and/or spas.
  - a. Persons with infectious skin diseases, open sores, eye, nasal or ear discharge are not allowed in the pool and spas.
  - b. All dressings (band aids) are to be removed before entering the pool and spas.
  - c. Only waterproof sunscreen may be used.

6. Lane dividers will be used to designate lap lanes and will be put in, moved, or removed Management according to the pool activity schedule.

- a) lap lanes are reserved for continuous swimming only
- b) lap lanes must be shared if multiple lap swimmers are present.

7. Children are allowed in the pool and pool area only during the hours of 2:00 PM – 5:00 PM daily.

- a) these hours will be strictly enforced
- b) children less than 42” in height are not allowed in the pool or pool area
- c) children are to be accompanied in the water by a responsible adult
- d) children are not allowed in the lap lanes unless they are continuously swimming laps.

8. The following rules are to be followed at all times:

- a) glass or glass containers of any kind are not permitted
- b) non-alcohol drinks are allowed in covered spill-proof containers only
- c) food or gum is not allowed
- d) personal audio or video devices may not be used
- e) jumping, diving, boisterous playing or excessive splashing is not allowed.
- f) running on the pool deck is prohibited.

9. Additional swimming pool and spa rules may be established at the discretion of the Board.

## **G. Locker Rooms**

1. Lockers are available on a first-come, first served basis and are not permanently assigned.
2. Members are to provide their own locks. All locks must be removed daily prior to the facility closing or they will be removed by Management and discarded.
3. Children under the age of 19 are not allowed in the locker rooms.
4. Shower facilities are provided for users of Association activity areas.
  - a) The showers are not intended to be used as a substitute for at-home showers and bathing areas.
  - b) Activities, such as hair dyeing, are not allowed.

## **H. Billiards and Table Tennis**

1. Billiards and Table Tennis are available on a first-come, first-served basis and cannot be reserved except for Association sponsored events (based on availability).

2. The Association will provide tables, house cues, balls, and chalk.
  - a) table tennis balls and paddles are available for check out at the Reception Desk
  - b) when checking out equipment, members must leave their membership card with the Reception Desk.
  - c) The membership card will be returned when the equipment is returned.
  
3. The following rules are to be followed at all times:
  - a) time limit for play is 1 hour.
  - b) players are to keep 1 foot on the floor when making billiard shots.
  - c) gum or tobacco products are not allowed in the Billiards or Table Tennis areas.
  - d) non-alcohol drinks in covered, non-glass, spill proof containers are permitted to be used in the Billiards area, but not on or near the table.
  - e) cues are to be returned to the rack upon completion of play.
  - f) children under the age of 13 will not be permitted to use the Billiards or Table Tennis tables.

## **I. Library Lounge**

The library lounge is divided into 3 sections: Lounge, Library, and Computers

1. Food, gum or tobacco products are not allowed in the Library Lounge
2. Non-alcohol beverages in covered, non-glass, spill-proof containers are permitted in the lounge area only
3. There is a printer for use by those who are using the computers  
The usage limitation on the printer is 10 pages per person per visit
4. The lounge can be used for conversing with friends, other members, or guests, and for reading books and magazines from the library
5. Loud conversations are not permitted if those conversations are bothering others that are using the Library Lounge
6. The books and/or magazines in the library can be removed from the library but you are asked to return those books and/or magazines when you are finished with them  
Please deposit books/materials into the return basket in the Library Lounge
7. Members are permitted to bring books and/or magazines from their homes to the library
8. Duplicate books are donated to other outside facilities
9. Use of the computers will be on a first-come, first-served basis

10. If others are waiting, usage of a computer will be limited to 1 hour

11. The following rules are to be followed at all times:

- a) No software may be installed without permission
- b) Materials or equipment may not be removed from the Library Lounge, except for the printed information (See Section I (3) above)
- c) Viewing of illegal, pornographic, or otherwise objectionable materials will not be permitted
- d) Misuse of a computer will not be permitted, e.g., hacking

## **J. Bulletin Board**

1. Only announcements for Club special events, events conducted by the Association, or events for the benefit of all members will be posted
2. In accordance with the policies listed below, prior approval by Management is required for all postings:
  - a) Fliers may be no larger than 8½ x 11 inches
  - b) Management reserves the right to post or remove items as deemed appropriate
  - c) Personal use postings are not allowed
  - d) If any electronic Bulletin Board is used, the above provisions will apply

## **K. Facility Parking**

1. These parking rules apply to members, guests, visitors, contractors, and employees
  - a) Only vehicles with displayed handicap parking identification may park in designated handicap parking spaces  
Violators will be subject to enforcement by the City of Henderson
  - b) Parking is not allowed where prohibited by sign, red-painted curb, or striped pavement
  - c) Motorized vehicles shall not be parked or operated on sidewalks, except for low-speed personal transporters (under 3 MPH), and Association maintenance and contractor vehicles
  - d) The parking lot shall not be utilized for overnight parking for personal vehicles; i.e., trailers, recreational vehicles (RVs), boats, campers, etc.
2. Special Association events may require additional and/or other parking rules
3. Management has been charged with the responsibility of enforcing parking rules
  - a) Resolution 4142010-002 applies (attached)
  - b) This Resolution refers to the Association's CC & R's, Article III, subparagraph 3.2, the Association's Bylaws, Article III and the Nevada Revised Statute (NRS) 116.3102(s)
  - c) In the Association's CC & Rs, Article III, subparagraph 3.6 (m)(i) and (ii), the following is stated:

- (i) Guests and Occupants are permitted to park on the streets, or in spaces clearly marked for such purposes, for no longer than 48 consecutive hours.
- (ii) recreational vehicles (RVs) of any type can park on the street for loading and unloading purposes only and cannot exceed 24 hours.

d) see Management if you need a copy of the Resolution, the Bylaws or the Cc & Rs

e) NRS 116.3102 is titled "Powers of unit owners' Association; limitations".



**SOLERA AT ANTHEM COMMUNITY ASSOCIATION, INC.  
RESOLUTION ADOPTING GUIDELINES RELATED TO USE OF COMMON FACILITIES**

**WHEREAS**, Article VI of the Declaration of Covenants, Conditions, and Restrictions for the Association provides that the Association is the entity responsible for Management, Maintenance, Operation and Control of the Areas of Community Responsibility, and

**WHEREAS**, this same article directs that the Association shall be the primary entity responsible for enforcement of the Governing Documents and the Association shall perform its functions in accordance with the Governing Documents and Nevada laws, and

**WHEREAS**, Article 111, subparagraph 3 .2, states that the Board may create and enforce reasonable rules governing the use of properties, including the areas of common responsibility and lots, and

**WHEREAS**, Article III of the By Laws directs the Board to uphold and enforce the governing documents of the Association in a fair and nondiscriminatory manner,

**NOW THEREFORE BE IT RESOLVED** that the process described below will be followed:

1. Management shall not approve the use and/or rental of common facilities to political organizations, action groups, or religious organizations, except where Management may accommodate the Facilities as a government election voting site with Board approval.
2. If Management determines that a homeowner's request for use of our common facilities is to conduct or hold an event deemed to be of a political or religious nature, authority is given to management by the Board of Directors to deny the request. However, weddings, funerals, memorial services, holiday ceremonies, and Association-sponsored events may be approved.
3. Any denials may be appealed directly to the Board of Directors for consideration since the final authority under law (NRS 116.31065) is given to the Board of Directors for the use of privately-owned common facilities of the Association.

Adopted this 1st day of September, 2023, by majority vote of the Board of Directors as recorded in the minutes at a duly constituted meeting of the Board of Directors of the Solera at Anthem Community Association, Inc., and attested to by the officers' signatures below.

A blue ink signature of Joe Lightowler, consisting of a large, stylized initial 'J' followed by a cursive name.

Joe Lightowler  
President of the Board of Directors

A blue ink signature of David DeOto, featuring a stylized 'D' and 'D' followed by a cursive name.

David DeOto  
Secretary of the Board of Directors

# SOLERA AT ANTHEM COMMUNITY ASSOCIATION

## BOARD OF DIRECTORS OF ADDENDUM TO COMMUNITY RULES AND REGULATIONS

WHEREAS, the Solera at Anthem Community Association ("Association") is an age-restricted community with protections afforded to it under the federal Housing for Older Persons Act ("HOPA"), which requires, at a minimum, that at least 80% of all occupants of community be occupied by a least one person who is 55 years of age or older;

WHEREAS, the Board has the authority under the CC&Rs to adopt rules and regulations pertaining to, among other things, rules relating to the use and access of the common area facilities in the community; and

WHEREAS, Article V of the Community Rules and Regulations sets forth certain rules and regulations pertaining to fees and access privileges for guests of residents of the community. The Board desires to revise Article V thereof to amend and/or add the guest pass requirements as set forth in this addendum ("Addendum"); and

WHEREAS, this Addendum shall be in addition to the other rules and regulations as set forth in the Community Rules and regulation, except to the extent those rules and regulations are inconsistent with the terms herein. In the event that there is any conflict between any provision of the Community Rules and Regulations and this Addendum, this Addendum shall control. Any ambiguities or uncertainties between the Community Rules and Regulations and this Addendum in the application of this Addendum shall be resolved in favor of the application of this Addendum; and

NOW THEREFORE, the Association Board hereby adopts the following Addendum to Article V of the Community Rules and Regulations regarding guest passes and fees:

A. Guest Privileges Pass: Owners who appear as the sole owner on title to his or her Lot, and upon verification of the same, shall have the privilege of obtaining a Guest Privilege Pass. Said Pass will contain the Owner's name and a photograph of the Owner, along with other identifying information. The Guest Privilege Pass is to be used by the Owner to bring in any one guest that the Owner chooses to use and access the common area facilities, subject to the following: (1) the guest chosen by the Owner must not be a resident in the community; (2) the Owner will be responsible for the actions and conduct of the Owner's guest; and (3) each home is entitled to a maximum of 2 memberships per household (two Membership Cards, or a combination of one Membership Card and one Guest Privilege Pass), subject to the limitations of the issuance of Membership Cards as provided in the CC&Rs. Notwithstanding of the foregoing, Owners may also purchase up to 2 Activity Cards for a resident pursuant to Section IV of the Community Rules and Regulations.

IN WITNESS WHEREOF, this Addendum has been executed by the Association as of this 15th day of

Janua, 202  
the 116<sup>th</sup> etue

dersigned hereby certify that this Addendum has been adopted and approved in accordance with n'sGoverning Documents.

J : , I .

lis: President  
(Print Name):

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**SOLERA AT ANTHEM COMMUNITY ASSOCIATION, INC.  
RESOLUTION ADOPTING GUIDELINES RELATED TO  
ENFORCEMENT OF PARKING RULES WITHIN SOLERA  
(Resolution# 4142010-002)**

**WHEREAS**, Article VI of the Declaration of Covenants, Conditions, And Restrictions for the Association provides that the Association is the entity responsible for Management, Maintenance, Operation and Control of the Areas of Community Responsibility, and

**WHEREAS**, this same article directs that the Association shall be the primary entity responsible for enforcement of the Governing Documents and the Association shall perform its functions in accordance with the Governing Documents and Nevada laws, and

**WHEREAS**, Article III, subparagraph 3.2, states that the Board may create and enforce reasonable rules governing the use of properties, including the areas of common responsibility and lots, and

**WHEREAS**, Article III of the By-Laws directs the board to uphold and enforce the governing documents of the Association in a fair and nondiscriminatory manner, and

**WHEREAS**, NRS 116.302(S) provides guidance relative to enforcing parking regulations within Association Property,

**NOW THEREFORE BE IT RESOLVED** that the process described in this document will be followed:

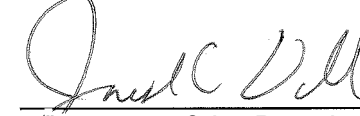
1. Management is authorized to contact a towing company to assist in the enforcement of Association and government parking regulations.
2. Management is directed to establish a relationship with the City of Henderson Police Department, granting permission for that agency to enter community owned property for the purpose of enforcing local parking regulations.
3. Management is directed to investigate complaints from homeowners, as well as conduct visual inspections, in order to enforce the established parking restriction.
4. Management shall direct the removal of vehicles improperly parked on property owned by the Association, or improperly parked on any road, street, or other thoroughfare within the community. If a vehicle is improperly parked, the management will post written notice in a conspicuous place on the vehicle, or provide oral or written notice to the owner or operator of the vehicle at least 48 hours before directing the removal of the vehicle, unless the vehicle is:

- A. Blocking a fire hydrant, fire lane or parking space designated for the handicapped; or
- B. Poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of any resident of the community.

In these cases, the vehicle may be towed immediately.

Adopted this 14th day of April 2010, by majority vote of the Board of directors as recorded in the minutes at a duly constituted meeting of the Board of Directors of the Solera at Anthem Community Association, Inc., and attested to by the officers' signatures below.

  
\_\_\_\_\_  
President of the Board of Directors

  
\_\_\_\_\_  
Secretary of the Board of Directors