

**REAL PROPERTIES, LTD.**

P.O. BOX 82067 • LAS VEGAS, NEVADA 89180 • (702) 794-4000 • FAX (702) 873-8129

September 14, 1995

**FILE**

Meena & Sanjay Vohra  
23 Pheasant Ridge Drive  
Henderson, Nevada 89014

RE: QUAIL SUMMIT PROPERTY OWNERS ASSOCIATION

Dear Meena & Sanjay,

The Board reviewed your letter, dated 6/30/95, at their August Board meeting. After discussion and review of the legal documents, the Board determined that proper procedure would have been for you to apply for ARC approval upon making a color change. This determination was based on the Declaration of Protective Covenants, condition and Restrictions for Quail Summit. Specifically Article 7 - Section 7.8 "Requirements for Plans". .....The Plans and specifications for any alteration, modification or addition to the exterior of any existing building or improvement including, without limitation, alterations such as exterior painting (except for repainting with the same color paint) and changes in ...."

It is the desire of the Board to see this matter resolved through mutual respect, by both parties, in complying with the documents. I have enclosed a Quail Summit Homeowners' Approval Form and would ask that you complete and return it as soon as possible. Upon receipt of the completed form, I will notify the ARC Committee and they will schedule a meeting for review. You will be notified shortly thereafter of their decision.

Your cooperation in helping us to resolve this matter is greatly appreciated.

Sincerely,



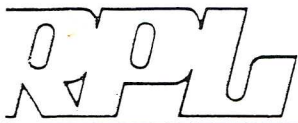
Alisa Vyenclo  
Property Manager  
Quail Summit Property Owners Association

AMV/lh

Enclosure as noted

cc: 10/95 Board Package





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October 25, 1995

CERTIFIED MAIL - ORIGINAL  
FIRST CLASS - COPY

**FILE**

Meena & Sanjay Vohra  
23 Pheasant Ridge Drive  
Henderson, Nevada 89014

RE: QUAIL SUMMIT PROPERTY OWNERS ASSOCIATION  
ARC VIOLATION

Dear Meena & Sanjay,

Thank you for submitting your ARC change form requesting a color change approval for the playhouse structure located on your lot.

After review and discussion, the Committee unanimously agreed that the color change was not acceptable. Please change the color of the structure back to the original color of white with green and blue slats. The Committee also noted that when approving additional structures on a lot, it is required that the structure be finished, both color and materials, to match the existing home. This has been required for the architectural harmony of the neighborhood and would have been required of the structure on your lot, had it been originally approved. If you would choose to paint the structure to match the home, in following with the policy, it would also be acceptable.

Your cooperation in complying with the ARC Committee's request within fourteen (14) days of receipt of this letter, will be greatly appreciated. If you do not comply within this period of time, a fine of \$20.00 per day will be assessed until the violation is corrected.

The Committee and Board wish to thank you in advance for your anticipated cooperation in resolving this issue.

Sincerely,

Alisa Vyeniolo  
Property Manager  
Quail Summit Property Owners Association

AMV/lh

cc: Architectural Committee  
Board of Directors





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# FILE COPY

November 13, 1995

Ms. Susan Howard Johnson  
601 East Bridger Avenue  
Las Vegas, NV 89101

CERTIFIED RETURN RECEIPT - ORIGINAL  
REGULAR MAIL - COPY

Re: Quail Summit Property Owners' Association  
Dr. Sanjay and Dr. Meena Vohra - 23 Pheasant Ridge Drive

Dear Ms. Johnson:

In response to your letter of November 1, the Board of Directors of Quail Property Owners' Association has asked that we clarify its position on this issue.

The Architectural Committee's disapproval of the new colors on the playhouse resulted from the view of the structure from two other lots - one adjacent to the north and one across the street. Section 7.9 of the CC&R's charges the Committee with the responsibility to consider the effect of proposed improvements on other lots as well as from the street. It would appear that Mr. and Mrs. Peterson made the same assumption you did in initially considering only the view from the street. The proximity of the play structure to the property line exacerbates the impact on the adjacent lot and provides a clear view from the lot across the street. Once the Committee considered these views, it did not feel that it could ignore the negative impact on these other properties.

Section 6.1 of the CC&R's states that improvements must be approved as to the overall harmony in relation to surrounding structures. Bright, primary colors were felt not to be in harmony with the other structures in Quail Summit. The only similar play structure that the Board is aware of is painted gray and white to match the primary residence.

The CC&R's are designed to protect not only the Association, but each of its members. The Association has no interest in becoming involved in personal disputes between neighbors. Its primary responsibility is to uphold and enforce the CC&R's, and it has attempted to do so in a consistent and equitable manner. Similar fines have been assessed in the past for various violations; although, the need to do so has been infrequent. In a small neighborhood such as Quail Summit, these types of problems can usually be resolved. You are welcome to call my office to set-up an appointment to review the records of the Association.






Ms. Susan Howard Johnson  
November 13, 1995  
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Possibly your clients have not had an opportunity to view the structure from these neighboring properties. If they would like to do so, I will be happy to accompany them. If Mr. and Mrs. Vohra still feel that it is necessary to involve you in a meeting with the Committee, I will set it up. Please let me know as soon as possible so that we can minimize the impact of the fine scheduled to begin on November 11, 1995.

Sincerely,



Alisa Vyeniolo  
Property Manager  
Real Properties, Ltd.

AV:ap  
WPLEIGHQUAILSJOHNSON.LTR

LAKE SAHARA DR. STE. 115  
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LAKE SAHARA DR. STE. 115  
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FILE COPY

March 25, 1996

CERTIFIED

Dr. Sanjay & Dr. Meena Vohra  
23 Pheasant Ridge Drive  
Henderson, NV 89014

Re: Design Review Committee (DRC) Violation

Dear Dr. Sanjay & Dr. Meena Vohra:

This letter is in response to the hearing dated February 20, 1996, that you requested regarding the painting of your playhouse.

During the hearing, Dr. Vohra admitted she did not receive prior approval from the Design Review Committee, (DRC), before repainting the playhouse. In fact, it was explained that when the playhouse was repainted, the additional colors of red and yellow were added to portions of the equipment visible from neighboring lots and the street. The original slat colors were blue and green, and the frame and roof were white. Dr. Vohra stated that portions of the playhouse were already yellow. However, it was subsequently determined only the slide was yellow, and the slide is not visible from either the neighboring lots or the street.

Based upon the foregoing information, the Board has concluded you are in violation of Article VII, Section 7.8 of the Declaration of Protective Covenants, Conditions and Restrictions for Quail Summit which reads, in pertinent part, as follows:

"The plans and specifications for any alteration, modification or addition to the exterior of any existing building or improvement including, without limitation, alterations such as exterior painting (except for repainting with the same color paint) and changes in or addition of fencing, shall contain the same information as is required for any new building or other improvement, except that plans for nonstructural alterations, modifications or additions need not be prepared by an architect."

The Board of Directors has determined you should be fined in the amount of \$10.00 per day, until such time as the violation has been cured. However, in the spirit of compromise, if you repaint the playhouse within seven (7) days from receipt of this letter, no fine will be assessed. Should you fail to comply within this time frame, the fine will be retroactive to the date of the hearing.

COMMERCIAL BROKERAGE  
LEASING  
NET/PROPERTY MANAGEMENT  
DEVELOPMENT  
CONSTRUCTION



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Payment will be due within 30 days of the receipt of the invoice. If the invoice is not paid when due, the Board will pursue recovery of the fines, which may include recording a lien against your property.

It is the Board's expectation that you will have the playhouse repainted within this time frame so this issue may reach a conclusion.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lelani J. Goodrich', written in a cursive style.

Lelani "Loni" J. Goodrich, RPL  
Agent for Quail Summitt Homeowners Association

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KAWPLONTQUAILF.VOH

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