

Veer Towers

Resident Policy &

Procedural Guide

Introduction

Welcome to Veer Towers.

Veer Towers consists of 670 residential condominiums situated in two towers; each consists of 37 stories. The towers will be known as the '*East Tower*' and the '*West Tower*.' The condominiums are located adjacent to The Crystals retail district. The retail district is not a part of the condominium. The Association has on display at Veer Towers are two large-scale commissioned works by Richard Long. The works are part of the CityCenter art program and are on loan to the Association. The artwork pieces are meant to contribute to the overall urban context of the project.

Entitled *Circle of Chance* and *Earth*, Long's two mud wall drawings measure 80 feet high x 50 feet wide each and are displayed on Veer's west and east tower walls, respectively. An English sculptor, photographer and painter, Long is one of the best-known British land and conceptual artists. His art showcases his appreciation for nature and brings the outside in.

Because high-rise and attached living is a unique experience that relies on the cooperation of all to be successful, the Veer Towers Unit Owners Association (the "Association") created this Resident Guide so that a high standard of living and maximum comfort is achieved for all residents. Inside you'll find practical rules, regulations, and guidelines that are intended to help foster a harmonious, enjoyable, and safe environment for all residents.

This Resident Guide details basic guidelines that are intended to keep Veer Towers in excellent condition and promote mutual respect and consideration among neighbors. There are also basic move-in and move-out procedures to help you through those transitions and to keep inconveniences to neighbors at a minimum.

Finally, because we care about the wellbeing of the residents of Veer Towers, you'll find a life safety plan and preparedness tips.

Please bear in mind that the rules and guidelines established in this Resident Guide are always subject to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Veer Towers (the "Declaration"). The Board of Directors has adopted and has the power to revise the rules, regulations, guidelines, policies, and procedures set forth in this Resident Guide from time to time. The Declaration, the Bylaws of Veer Towers Unit Owners Association and any rules, regulations and other documents containing rules or use restrictions for Veer Towers are collectively referred to as the ("Association Governing Documents"). All terms used in this Resident Guide and not otherwise defined shall have the meanings given to such terms in the Declaration.

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1.0 Contractors, Construction & Decorating Personnel Guidelines

Construction, remodeling and decorating of Units will be permitted only from the hours of 9 a.m. until 5 p.m., Monday through Friday and 9 a.m. until 3 p.m., on Saturday. No work shall be permitted on Sundays and holidays. Any work resulting in noise to neighbors is not permitted before 9 a.m. *All contractors servicing a unit must use the service elevator unless they are not carrying any work tools, supplies or the like and be wearing protective shoe covers (Booties). Booties can be obtained from the front desk from the Concierge.*

Any damage caused by an individual Owner's contractor or sub-contractor to the Common Elements or adjacent Units is the Owner's responsibility. Any damage must be reported immediately to the Management Office along with a schedule of repairs. If the damage is not repaired in a timely manner, the Association will make the repairs and charge the Owner. The Owner may be held liable for the actions of his/her contractors and/or workmen.

All workers must use valet parking or otherwise park as directed by the Management Office. No debris shall be stored in the hallways or other Common Elements. Workers must clean up and remove all debris daily. No building debris may be discarded in the trash chutes or trash bins located within the Common Elements or any other portions of CityCenter.

All floor areas are to be protected with carpet runners or similar protection from the elevator to the Unit. The protective coverings must be removed, and the floor cleaned by 5:30 p.m. each day. All elevators designated for contractors or moving must have the appropriate protective padding installed before use. The Association will provide elevator padding for the service elevator; use of the residential elevator is forbidden unless special permission has been granted by Management prior to use and the appropriate padding has been installed before access is granted.

Owners agree to hold the Association and Associa Nevada South harmless against liability for: (a) injury to, death of, or damage to property of third persons to the extent caused by the Owner, general contractor, designer or any of their subcontractors, agents or employees, and (b) mechanics liens on the Common Elements arising out of or resulting from the work. A more thorough description of each Owner's indemnification obligations is expressed in the Declaration.

Workers are not allowed to bring their family members, friends, or their pets on site and will be denied entry if they are not in compliance. Workers are prohibited from creating nuisance or noise unrelated to the construction work. Workers are also prohibited from eating meals or taking breaks on the grounds in the Common Elements.

All contractors and sub-contractors selected by Owner must be licensed in the state of Nevada, and, *prior to any work commencing in the building, the Owner shall provide the Management Office with a Certificate of Insurance for General Liability and Workers' Compensation Insurance with coverages and minimum limits as set forth on the sample form of insurance attached hereto as Exhibit "B" (unless a greater amount is required by the Board/Architectural Committee) from the contractor(s), naming as additional insured the parties listed on Exhibit "B" as well as all applicable building permits, business and contractors' licenses.*

The Association has the right to stop any work that is in violation of these regulations or any other Association Governing Documents, creates a fire or safety hazard, or otherwise interferes with activities in Common Elements.

Contractors must use their own equipment. No equipment or tools that are the property of the Association are to be used at any time.

The front door of the Unit must be kept closed during construction to contain dust, dirt, noise, paint fumes, etc. Paints, sealants, and adhesives must not contain Volatile Organic Compounds (VOCs). Prior arrangements with the Management Office are required to cover and protect smoke detectors located in the Common Element corridors adjacent to the Unit.

All contractor and delivery personnel are required to check in with the loading dock security personnel. A Photo ID may be required, and the Association may issue an access badge which must always be worn in the building. Contractors and delivery personnel are required to enter and exit the building using the service elevator unless otherwise directed by Management or security personnel.

All contractors must wear closed-toe shoes, shirt and pants or shorts on the property always.

Contractors are required to utilize electrical outlets that are within the Unit(s) they are servicing. Use of Common Element electrical outlets is prohibited unless a contractor is performing work for the Association.

A service elevator reservation is required for all deliveries and material loads. Reservations should be scheduled by contacting the Management Office at (702) 590-0990 at least one week in advance.

The Management Office or Concierge must be notified 72 hours in advance of any welding, soldering or any use of open flame that is to take place on property. Contractors such as plumbers, HVAC workers, or anyone who will be required to work with an open flame must have a fully charged fire extinguisher in the work area.

There are no waste disposal or storage facilities at Veer Towers for use by contractors or delivery personnel. All contractors and delivery personnel are responsible for the daily removal and disposal of all waste materials.

Contractors may not smoke in any of the Common Elements of the building or any of the residential garage levels, hallways, mechanical rooms, etc.

Owners and Contractors should refer to the Association's Architectural Review Guidelines. A copy of the Architectural Review Guidelines may be provided by Association Management upon request.

2.0 Windows & Window Covering Guidelines

Because Veer Towers has been designed with innovative architectural design, the window conditions require a well-thought-out covering solution. To aid Owners in their efforts:

All window coverings must not cause the Unit's appearance to vary materially from Units with the window coverings allowed pursuant to the Declaration and other controlling documents. All window coverings, shades and decorative applications must be approved by the Board and the Architectural Committee prior to installation. Any window coverings installed without such prior approval must be removed by Owner upon request of the Association.

All window shades must be hung horizontally and must have the appearance of a flat shade. All shades must be installed in accordance with the drawings and specifications attached.

Other window covering systems shall be compliant with a horizontally hung installation method with motorized or manual operational movement vertically as approved by the Board. Consideration shall be given for vertically installed systems (sheer and/or drapery fabric) on a case-by-case basis, however, any proposal must include neutral color palette for sheer and external surface color compliance with the black-out material as specified herein.

Under no circumstances may any window covering be attached to the curtain wall of the building.

The color of all window coverings facing the exterior of the building must be neutral beige.

All decorative material must have black-out shade fabric provided on the exterior facing surface so that decorative fabric is not visible from the exterior of the building. Black-out material specification must be approved by the Board and the Architectural Committee prior to installation and must match the color specification of the preceding paragraph. Samples of acceptable specifications may be obtained from the Management Office.

Any valances visible from the exterior of the building must be five inches and hung in the manner specified in the attached drawing. The exterior color of all valances facing the exterior of the building must be silver to match the curtain wall system. A sample of acceptable specifications may be obtained from the Management Office.

No aluminum foil may be placed in any window or glass door of a Unit, and no reflecting substance may be placed on any glass in a Unit except a substance previously approved by the Board in writing. No tint or other similar film may be installed on any window.

No bed sheets, papers, or the like may be applied to windows at any time. The Owner is responsible for the care and maintenance of window coverings. Curtains, drapes, shutters, blinds, and other window materials must be kept in good condition.

Window Tinting is prohibited. In the event a **Unit Owner** applies any window tinting following Notice and Hearing the Board of Directors may require the removal of the unauthorized window tinting.

3.0 Bicycle Storage Guidelines

Bicycle Storage is available to Owners in each tower. Bicycle storage is located on the S2 level for each Tower. Bicycles must be registered with the Management Office and the owner is responsible for providing their own locking mechanism.

East Tower: Owners using bicycle storage will remove the bicycle from the storage area and will travel through the corridor to the service elevator. Access to the street level is through the upper lobby.

West Tower: Owners using bicycle storage will remove the bicycle from the storage area and will travel through the corridor to the service elevator. Access to the street level is through the upper lobby.

Please note that exiting through non-designated portions of buildings with bicycles is prohibited for various reasons, most importantly, the safety of cyclists and Owners alike.

4.0 Building Access & Keys Guidelines

Veer Towers is equipped with video cameras, controlled access doors and locking mechanisms, fire monitoring and life-safety systems, and full-time staffing. **However, no building has completely secured facilities and no warranty is made or implied as to a resident's safety.** It takes the vigilant observations and prompt actions of residents to prevent accidents, unauthorized access, and failure of these systems. Please report any observed conditions and violations promptly to the Management Office, Concierge or security.

The Association does not and will not assume any risk for injury, loss, or damage of any kind, directly or indirectly resulting from, or connected with, the Owner or resident's choice to issue keys to cleaning personnel, employees, visitors, etc. The Association, Board of Directors and Management shall not be liable for any occurrence or incident connected to these actions.

All Owners will be assigned and issued two (2) key fobs according to their unit size. These devices are a vital part of the overall system and control access to the building and travel within the elevators. The loss or unauthorized distribution of these key fobs weakens the security system. Access to certain Common Elements may be restricted based upon the area or during restricted time periods. Owners may request additional key fobs for a fee as set forth on the Fee and Deposit Schedule as Exhibit "A" to this Guide, limited in number by unit size as follows:

Studio Unit:	No more than three (3) key fobs;
One Bedroom Unit:	No more than four (4) key fobs;
Two Bedroom Unit:	No more than five (5) key fobs and
Three Bedroom Unit:	No more than six (6) key fobs.

There will be a charge for the replacement of each key fob that may be lost. The Management Office must be notified when a key fob is lost so that it can be disabled in the system. Without prior notice, the Board may change this charge from time to time.

Owners are responsible to provide their authorized guest a key fob to gain access into the building and travel to the Owner's Unit.

To facilitate entry into a Unit in the case of an emergency, Owners must ensure their front entry door lock conforms to the original master key; failure to do so could prevent emergency response service and building emergency response service from responding to an emergency within your Unit. If an Owner wants to re-key his/her Unit or add additional locks as security, then such Owner shall coordinate with Management. Please note that the master key, as stated, is ONLY for emergency use and for liability and security reasons, cannot be used to facilitate access for Owners that have lost or misplaced the keys to their Units.

Owners may also request a Unit door lock change or mailbox lock change through Management at a cost not to exceed the actual cost of the lock and related labor.

Neither renters nor immediate family members of Owners may purchase additional keys or key fobs, or may change the Unit door locks without the written permission of the Owner. Management highly recommends that Owners DO NOT give out keys. Please remember to provide written permission to Management or Concierge to allow permission for Unit access to people such as interior cleaning and

maintenance companies and real estate agents. This provides a more secure environment for the Owners and other Residents.

The Management Office only accepts checks and money orders. Non-emergency work orders can take up to two business days.

5.0 Common Elements Guidelines

The Association shall have to reserve any portion of the Association's Common Areas for community and/or private events. Association events shall take priority over any other use of the Common Areas. Prior to such events the Association shall provide the members of the Association with reasonable notice.

Each Owner is liable to the Association for any damage to the Common Elements landscaping, equipment, or improvements that is sustained as a result of the gross negligence or willful misconduct of the Owner, the Owner's family, tenants, invitees, guests or other occupants or pets.

Owners/Residents may not place furniture, signs, potted plants, doormats, or other such items outside the Unit door. No signs, symbols, door knockers or similar features and equipment shall be hung, installed, or attached to the door or entry area to the Unit.

The installation of cameras (including, but not limited to, ring cameras) on the exterior of a condominium Unit is prohibited.

Owners/Residents shall not hang anything from or in front of the windows and shall not place any plants, decorations, or unsightly articles in front of the windows.

During the holiday season, only artificial Christmas trees are permitted and all holiday lighting must have a UL or comparable rating. Nothing may be hung on the exterior of the entry door to your Unit or displayed in the window of a Unit including holiday wreath and/or lights.

No solicitations are allowed on the property unless specifically authorized by the Board. This includes the distribution of flyers, advertisements, pamphlets, door-to-door sales, or other such methods. Please report this type of violation to the Management Office immediately.

Skateboards, roller skates or other such devices are not allowed on walkways, interior hallways, or any other portion of the Common Elements.

Access to the mechanical rooms, areas of the building wherein mechanical and other equipment is stored, and any internal stairwells, absent an emergency, is prohibited.

Smoking/vaping is not permitted in any of the interior Common Elements including, but not limited to, the lobby, elevators, corridors, stairwells, and valet drop off areas, pool enclosure area unless such area is designated as a "smoking area." Smoking/vaping shall not be permitted upon the exterior Common Elements including the pool area.

Any person smoking/vaping in permitted areas is required to pick up all waste generated from smoking/vaping and dispose of same in the appropriate manner.

Security will oversee lost and found items. Please turn in articles found within the Common Elements to this location.

Never prop open a door or perimeter gate within the Common Elements. This defeats the security and life safety systems in place within the building.

Parents and guardians are responsible for the conduct of their children.

Unnecessary loud noises or boisterous conduct is not permitted. This includes, but is not limited to, televisions, radios and/or other sound emitting devices. Common courtesy shall always be observed. Consideration of your neighbors will enhance the enjoyment and tranquility of all.

Owners will be responsible for all actions of the Owner's family, tenants, invitees, or guests, including, but not limited to, contractors and employees.

Dusting, brushing, or cleaning personal belongings in any portion of the Common Elements is not allowed.

Owners/Residents and their guests may not borrow or remove any equipment or property belonging to the Association.

Bell carts and wagons are available for Owners/Residents use in the front lobby of each tower. Bell carts and wagons are to be used to move small personal items and/or grocery items through the lobby. It is the responsibility of the Owner/Resident to ensure the bell cart or wagon is returned directly to the front lobby area in a timely manner. Bell carts are not to be removed from the property at any given time.

Proper attire must be worn whenever entering the Common Elements. Shoes and shirts are always required to be worn while in the Common Elements (except within the pool and spa areas). Anyone going to and from the pool/spa area must wear a cover-up and proper footwear. Precautions should be taken to prevent water from dripping onto the interior surfaces and elevator flooring.

The lobbies and lounge areas may not be used for napping or sleeping.

No odorous substances shall be emitted upon or about the property in such quantity as to be readily detectable outside the physical boundaries of the space within which such odor was generated.

Should an emergency occur, the building personnel and all other types of emergency personnel shall have authorization to enter your Unit using forcible entry if necessary. If this emergency entry is not the direct result of a resident maintenance item or action, the Association will be responsible to repair the damages caused by such entry to your Unit as a Common Expense of the Association.

Do not allow children to play with the elevator controls. The elevators have been electronically programmed to provide the most efficient service under normal conditions. Holding open elevator doors and pressing buttons unnecessarily creates inefficiencies that slow service.

Elevators will not operate unless a key fob is scanned or passed in front of the access control reader which is located on the elevator panels. For the safety and security of all residents do not use your key fob to allow access for another guest or resident. Concierge or security can assist with key fob access upon request. If the elevator stops unexpectedly, remain calm and use the phone provided in the elevator to notify building management. Emergency personnel will respond as soon as possible.

IN CASE OF FIRE, DO NOT USE ELEVATORS; USE STAIRS. FOLLOW EXIT SIGNS TO LEVEL L FOR ACCESS TO THE EXTERIOR OF THE BUILDING.

The sidewalks, entrances, passages, lobbies, elevators, hallways, and similar portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the building and Units. No carts, carriages, chairs, tables or other similar objects or personal property shall be stored in, on, or upon the Common Elements. All personal property must be stored within a Unit.

5.1 Board Room and Business Center Guidelines

The Board Room located on Level S, in the West Tower, may be reserved for business meetings, exclusive of social, personal, charitable, or political parties or events. Unless otherwise provided in writing by the Board, an Owner is not permitted to reserve a Board Room for more than three (3) days per month. Please contact the Concierge to reserve the Board Room. Reservations must not be made more than four (4) months in advance, and no less than 72 hours in advance, and are on a first-come, first-served basis.

Private events may only be held in the Board Room during the hours of 8 a.m. to 10 p.m.

Reservations are not deemed approved until Owner or tenants of Owners (“Owner/Resident”) has paid all fees and security deposit(s) established by the Board for reserving the Board Room, along with all applicable reservation use agreement forms. Each Owner is entitled to reserve the Board Room up to two (2) times per calendar year without charge; a refundable deposit will still be required. Even if an Owner “no shows,” the reservation counts towards the total free-use time per calendar year.

A guest list, in alphabetical order, must be provided to the Management Office at least 24 hours in advance of any function held in a Board Room.

The Board Room seats eight (8) people; parties exceeding eight (8) are not recommended but will be considered on an individual basis providing that in no event more than twelve (12) people will be permitted in the Board Room at any time.

All non-resident attendees of the event to be held in the Board Room must valet park their vehicles. All valet parking will be subject to the availability of unoccupied parking spaces.

Cleanup after the event is the responsibility of the Owner/Resident reserving the space. Any janitorial or maintenance services required to restore the room to its original state will be assessed to the Owner, following Notice and Hearing.

If the reserving Owner/Resident is a “no show” for the time and date of the reservation, 100% of the use fee will be forfeited. Noticed cancellations made prior to twenty-four (24) hours before the event will be fully refunded; after fourteen days, and in the event the room cannot be re-rented for the same time, will result in a 50% forfeiture of the use fee. Cancellation notices must be made in writing to the on-site Management Office (email or facsimile notification accepted).

The East Tower Board room cannot be privately reserved for exclusive use. The Board of Directors and Management reserves all rights.

The Business Center is for the exclusive use of all Owners/Residents and is intended to be shared equally. The Business Center, which is in the West Tower, may be used on a first-come, first-served basis. The Business Center cannot be privately reserved for exclusive use.

The Business Center is not to be used for home office or commercial purposes.

Persons who use the Business Center and Board Room are responsible for the removal of all articles brought by them, including paper and other office supplies, as well as related trash and debris.

If an Owner/Resident overuses (as determined by the Board) the Board Room and/or Business Center, that Owner/Resident's usage may be restricted at the discretion of the Board.

Owners are responsible for any damages to the Business Center caused by Owner/Tenant and/or guests.

All persons using any Common Elements, including but not limited to the Board Room and Business Center, do so at their own risk.

The Association may post additional rules from time to time.

If cleaning is required after use of these facilities, the Owner will be charged for that service, following Notice and Hearing.

The Association is not responsible for any theft of or damage to personal articles.

No charge to guests for admission, food, beverage, or entertainment on the premises is permitted by any Owner/Resident. Events sponsored by the Association may charge admission or use fee to recoup expenses.

In accordance with Nevada law, no one under the age of 21 shall be served an alcoholic beverage while on the premises. If alcoholic beverages are served at a function held in the facilities, no minors are to be present without written parental permission.

Owners are responsible for any theft from the market in the Business Center caused by Owner/Tenant and/or their guests.

5.2 Fitness Center Guidelines

The Fitness Center and men's and women's changing rooms are located on Level 37 of each tower. The changing rooms contain separate men's and women's steam room and sauna.

The Fitness Center has wireless internet connectivity.

The Fitness Center may be available 24 hours a day using your key fob for access. However, the Fitness Center and related facilities are officially closed when a "CLOSED" sign is posted.

Residents must be at least fourteen (14) years of age to use the Fitness Center. Persons under the age of fourteen (14) may be permitted to use the Fitness Center, equipment, and amenities only with the prior written consent of both the Management Office and their parent(s) or legal guardian.

Each Unit is permitted no more than two (2) non-resident guests in the Fitness Center at any one time and all guests must always be accompanied by the Owner/Resident.

Casual workout attire is acceptable. Cut-offs and/or torn garments, bathing suits, robes and/or other non-athletic attire shall not be worn in the exercise areas of the Fitness Center. Men must wear shirts. Proper athletic footwear is required when using any of the exercise facilities. Sandals or bare feet are prohibited.

It is the responsibility of all persons to obtain instruction on how to safely use the equipment prior to using such equipment and the equipment is only to be used in accordance with such instruction.

All equipment must be wiped down after each use. Please bring your own towel.

All persons using the Fitness Center do so at their own risk. It is your responsibility before using the facility to consult with your physician.

There is a thirty (30) minute maximum time of use on machines when others are waiting to use them.

Portable radios and cell phones are permitted only when used with headphones.

Owners/Residents shall not store or place any personal equipment in the Fitness Center. Lockers, which are in the changing rooms, are for the convenience of everyone. No overnight storage is allowed.

No glass containers or food items are allowed in the Fitness Center.

There will be no Fitness Center attendants provided by the Association in the Fitness Center. Owners/Residents may contract with a private fitness trainer for their sole personal use; no group classes or fitness training for commercial purposes is permitted on the premises.

Sauna Precautions

Consult your physician before using the sauna treatment room. Saunas produce dry and moist heat and generally reach temperatures above 105 degrees. It is not advisable to remain in the treatment

room for more than five (5) minutes at any one time. Pregnant women should not use facilities that would elevate their core body temperature.

Never use the sauna treatment while you are under the influence of alcohol or narcotics, or when you have taken antihistamines, tranquilizers, vasoconstrictors, vasculature, or stimulants.

Elderly people and those who suffer from diabetes, heart disease or high/low blood pressure should not use the saunas.

Never go into a sauna treatment on a full stomach. Wait two hours after a heavy meal before using the sauna.

Following a strenuous exercise period, do not go directly into a sauna treatment. Rest and cool down, allow your pulse to return as close as possible to your resting rate before entering the facility.

No cups, magazines, or newspapers are permitted inside the sauna.

Steam Room Use

Exit immediately if uncomfortable, dizzy, or sleepy. Staying too long in a heated area can cause overheating.

Check with a physician before use.

The steam room is filled with constant mist and generally reaching temperatures from 115 to 125 degrees. It is advisable to limit your time to about 15 to 20 minutes.

After leaving the steam room, cool off with cool fresh air and cool water without shocking the system and to avoid shivering. Additionally, you want your body temperature to cool down and return to normal before entering a pool, hot tub, or sauna; dramatic changes in body temperature can be harmful and can overtax your circulation.

5.3 Media Room and Resident Lounge Guidelines

The Media Room and Resident Lounges are located on Level 37 of each tower, both rooms have wireless internet connectivity. The Media Room and Resident Lounges may be reserved for private functions and are intended to be shared equally by all Owners/Residents. If an Owner abuses this privilege the Owner/Resident's usage may be restricted at the discretion of the Board. An Owner/Resident may not reserve an amenity more than two or three times on a weekly basis.

Please contact the Concierge to reserve the Media Room and Resident Lounge. Reservations for the Media Room and Resident Lounges may not be made more than three (3) months in advance on a first-come, first-served basis. The Media Room and Resident Lounges may not be reserved by any individual Owner or Resident in advance of a special event or holiday (such as Super Bowl or Formula One race). If there is not an Association function planned in the Media and Game Rooms on these occasions, residents may make reservations two (2) weeks before the special event or holiday.

The Owner/Resident shall pay at least seventy-two (72) hours in advance any fee and/or security deposit established by the Board for reserving the Media Room and Resident Lounge.

The deposit will be returned to the Owner/Resident upon request following the event provided the Media Room and Resident Lounge are clean and in the same condition as when reserved, and that no misuse of the Media Room or Resident Lounge has occurred. If the Owner/Resident fails to clean the Media Room or Resident Lounge after use and staff must perform this function, the Owner will be charged for that service, following Notice and Hearing. If the cost of cleaning exceeds the deposit, the Owner will be billed on their next monthly statement.

If the reserving Resident is a "no show" for the time and date of the reservation, 100% of the use fee will be forfeited. Cancellations at least fourteen (14) days prior to the scheduled event will be fully refunded. Fifty percent of the use fee will be forfeited if cancellation is not given at least fourteen (14) days in advance of the scheduled event if the room is not re-rented for the same time.

Owners must always be present during the function. The Media and Game Room is for the exclusive use of all Owners/Residents and their guests. Proper identification must be presented to the front desk or Management Office when reserving the rooms.

A guest list, in alphabetical order, must be provided to the Management Office at least 24 hours in advance of any function held in the Media Room.

Parties of ten (10) or more people or any party where alcoholic beverages are served shall be supervised by a private guard. This must be a security employee of the Association's vendor and the resident must pay all expenses (including overtime) when using this service. Any questions regarding the retention of security staff for a private event should be directed to Concierge or Association Management.

Note: there is only seating for nine (9) persons in the Media Room and the Resident Lounge occupancy rate cannot exceed twenty-three (23) individuals.

The Media Room and Resident Lounge will be available 24 hours a day, using your key fob for access.

All non-resident attendees of the event to be held in the Media Room and Resident Lounge must valet park their vehicles. All valet parking will be subject to availability.

Personal furniture, other than that provided by the Association, shall not be used in the Resident Lounge unless approved by the Management Office. Association-provided furniture, accessories, games, and equipment shall not be removed from the Media Room and Resident Lounge.

Persons who use the Media Room and Resident Lounge are responsible for the removal of all articles brought by them, including cleaning supplies, towels, books, magazines, food, as well as related trash and debris.

All persons using any Association Common Elements, including but not limited to the Media Room and Resident Lounge, do so at their own risk.

The Association may post additional rules from time to time.

The Media Room and Resident Lounge may not be used for commercial purposes.

No charge to guests for admission, food, beverage, or entertainment on the premises is permitted by Owners or Residents. Events sponsored by Veer Towers Condominium Unit Owners' Association may charge an admission or use fee to recoup expenses.

In accordance with Nevada law, no one under the age of 21 shall be served an alcoholic beverage while on the premises.

The Association is not responsible for any theft of or damage to personal articles while someone utilizes the Media Room or Resident Lounge.

Complimentary coffee that may be offered in the Resident Lounges is available on a first-come, first-served basis. Residents are required to clean up after themselves after utilizing the coffee machines.

Streaming and media downloads from private devices are not permitted while connected to the Veer Towers wireless internet connection.

5.4 Garage, Parking & Valet Guidelines

Owners/Residents will be required to register their automobiles with the Association.

Parking is available by valet only on a first-come, first-served basis in an area that is not a part of the Condominium property. No self-parking is allowed. Keys must be left with a valet attendant before leaving your vehicle. Owners/Residents, all guests, invitees, and their service employees must valet park their vehicles. Drop off and pick up is centralized between each of the towers.

No vehicles are permitted to park in the driveway/breezeway. Breezeway spaces are for loading and unloading only. Do not leave keys in vehicles unattended. Please wait for a valet to greet you before leaving vehicles in the loading spots.

All Owners, residents and other persons who use the valet service that may be provided by the Association shall always retain duplicate vehicle keys. The liability of the Association for lost keys by the valet attendants shall be limited to the cost of making a copy of a key from an existing key. In no event shall the Association be responsible for making new, original, or re-keying/replacing vehicle locks for any damages or claims that may arise because of the loss of a key.

Owners/Residents and all other persons who use valet service use valet at their own risk. Please do not leave valuables inside or outside your vehicle. The Association and the owner of the garage in which vehicles are parked are not responsible for damage to your vehicle, including, but not limited to, dust, debris, water and/or theft.

No repair or other work may be performed on vehicles in the Common Elements except for minor emergency work necessary for startup or towing.

No motor vehicle shall be left in a condition that could constitute a fire hazard. All vehicles need to be in a safe, working condition. Any vehicles that are considered unsafe are subject to denial.

Automobile servicing or repairs, such as washing, detailing, oil changes, engine repairs or overhauls, draining or flushing of radiators, liquids, or any other fluids of a vehicle are specifically prohibited within Veer Towers and CityCenter.

Contractors, vendors, and service vehicles may be required to park at the Frank Sinatra garage and travel through the designated walkways to the property.

Parking guidelines may be changed by the Board and/or Aria at any time.

Boats, jet skis, trailers, campers, vehicles with more than four (4) wheels, or other such equipment may not be stored in the garages or use the valet service. Commercial vehicles are also prohibited.

Parking is reserved for vehicles that will be used as primary transportation and not for vehicle storage. A vehicle will be considered stored if the vehicle does not display current registration, vehicle has not been driven in a six (6) month period, and/or vehicle is not in operating condition.

Motorcycles will still be required to use the centralized valet, but the owner of the motorcycle will be escorted to and from the designated parking space in accordance with the current policy. In addition,

there shall be no operating of any unlicensed vehicles including, but not limited to, mopeds, scooters, or similar motorized products. Motorcycle parking is at your own risk. Please be courteous of others and their property while utilizing the area.

Car alarms that repeatedly go off or alarms that don't automatically shut off after an allotted interval may be prohibited from the garage area.

Guest parking availability is limited. Guests can valet park for no more than 24 hours. Guests must be present on property while vehicle is valet parked at Veer. Once full capacity is reached, guests may be asked to find alternative parking. Due to limited space, on all holidays or special events the garage may be residents only and guests will have to find alternative parking. Management reserves all rights.

MGM resorts has provided Veer Towers with five (5) charging stations for electric vehicles. Charging stations are on a first-come, first-served basis. There is no guarantee or rights granted to the charging stations as they are subject to availability. It is the Owner/Resident responsibility to charge their own vehicle. Valet is not responsible for lost/broken adapters or any kind of mechanical default that may occur when charging vehicles.

Parking is also subject to that certain Parking and Access Easement Agreement by and between the Resort Owner and the Association.

5.5 Rooftop Pool and Patio Area Guidelines

The Rooftop Infinity Edge Pool, Whirlpool Spa and Patio Barbecues are located on Level 37 of each Tower and are open from 6 a.m. until 2 a.m. using your key fob to gain access to the area. However, the Rooftop Pool and Patio Area are officially closed when a “CLOSED” sign is posted.

Each Unit is permitted no more than four (4) non-resident guests in the pool area at any one time and all guests must always be accompanied by the Owner/Resident.

Owners/Residents may obtain prior written consent from the Management Office to have more than four (4) non-residents guests in the pool area at any one time; provided, however, that Owners/Residents of the Units have absolute priority over non-resident guests.

All persons using the pools and spa do so at their own risk. There is no lifeguard on duty. There is always a risk of personal injury when using the pools and the pool area. All persons must read and observe all warning signs and rules posted in the pool and spa area. The Association shall not be responsible for any accidents, injury, or loss.

There shall be no jumping or diving into the pools or spa. There shall be no boisterous or rough play permitted in the pools or pool area. There shall be no running around the pool deck. No bicycles, skateboards, skates, or other similar equipment is permitted on the pool deck. There shall be no ball playing of any kind and at no time will anyone be permitted on the pool’s infinity ledge or adjacent metal grading floor areas.

Surfboards, boogie boards or other objects are not permitted in the pools. No glass objects are allowed in or about the pool enclosure. Containers of an unbreakable nature will be allowed provided they are disposed of in the appropriate manner. No coolers are allowed in or about the pool enclosure, please use the grill area refrigerator to store any items needing refrigeration.

Only floatation devices for small children (i.e., water wings, etc.) shall be permitted. No inflatable pool floats, or toys are permitted. Pool maintenance and safety equipment are to be used for their intended purpose and not for recreational purposes.

Children under the age of fourteen (14) should always be accompanied by a resident adult while in the pool and spa areas.

It is recommended that pregnant women, persons with heart problems, high blood pressure or diabetes refrain from using the spa for health reasons.

No infant, young child, or person subject to involuntary natural bodily functions should use the pool or spa.

Suitable bathing attire is required in the pool area. Thong bikinis, cut-offs and denim are not considered appropriate swimwear and may not be worn. Nude or topless sunbathing is prohibited. Shoes, clogs, sandals, or other appropriate footwear must always be worn while on the pool deck. No diapers can be worn in the pool. Children under the age of three (3) or not in control of their bodily functions must wear appropriate “swim diapers” in the pool.

All persons using the pool furniture are required to cover the furniture with a towel when using suntan oils and lotions. Reserving chairs for persons absent from the pool is not permitted. Persons who leave the pool area for more than thirty (30) minutes must relinquish lounges and chairs by removing all towels and belongings.

No barbecue, hibachi, or other cooking apparatus, other than those barbecue facilities provided by the Association, shall be used within the pool, spa, or barbecue areas.

Personal furniture, other than that provided by the Association, shall not be used in the Rooftop Hospitality Patio. Association-provided furniture, accessories, games, and equipment shall not be removed from the Rooftop Hospitality Patio.

Persons who use the Rooftop Hospitality Patio are responsible for the removal of all articles brought by them, including cleaning supplies, towels, books, magazines, food, as well as related trash and debris.

If the Owner/Resident fails to clean the area after use and staff must perform this function, the Owner's Unit will be charged for that service, following Notice and Hearing.

Immoral, lewd, or indecent conduct is prohibited in the pool, spa, fitness center and all other Common Elements.

Guns or weapons of any kind, as determined by the Board of Directors, are prohibited on the rooftop pool deck, fitness center, media room and all other Common Elements located on the 37th (amenity) floor.

All food and beverages must remain three (3) feet from pools and spas.

NO ANIMALS OF ANY KIND ARE PERMITTED IN THE POOL OR SPA AREA (exception – Service Animals).

Any personal audio listening devices must be operated with headsets.

All persons using any Common Elements, including but not limited to the Rooftop Hospitality Patio, do so at their own risk.

The Association may post additional rules from time to time. The Association cannot be held liable for any theft of or damage to personal articles.

The area is designated as non-smoking/vaping.

An Owner/Resident may reserve only the Rooftop Hospitality Patio up to two (2) times per year by contacting the Management Office. Reservations may not be made more than four (4) months in advance and are on a first-come, first-served basis. Please refer to Exhibit "A" for the fee and deposit required to reserve this amenity.

The Rooftop Hospitality Patio may not be reserved by any individual Owner or Resident in advance of a special event or holiday (such as Super Bowl or Formula One race). If there is not an Association

function planned in the Media and Game Rooms on these occasions, residents may make reservations two (2) weeks before the special event or holiday.

The Owner/Resident shall pay, at the time of reservation, any fee and security deposit established by the Board. If the reserving Owner/Resident is a "no show" for time and date of the reservation, 100% of the use fee will be forfeited. Noticed cancellation made prior to fourteen (14) days before the event will be fully refunded; after fourteen (14) days, cancellation will result in a 50% forfeiture of the use fee unless the area is re-rented for the same time.

The deposit will be returned to the Owner/Resident upon request following the event provided the Rooftop Hospitality Patio is clean and in the same condition as when reserved, and that no misuse of the Rooftop Hospitality Patio has occurred. If the Owner/Resident fails to clean the Rooftop Hospitality Patio after use and staff must perform this function, the Owner will be charged for that service, following Notice and Hearing.

Owners must always be present during the function. The Rooftop Patio is for the exclusive use of all Owners/Residents and their guests. Proper identification must be presented to the front desk or Management Office upon request.

A guest list, in alphabetical order, must be provided to the Management Office at least 24 hours in advance of any function held in the Rooftop Hospitality Patio. Parties of ten (10) or more people or any party where alcoholic beverages are served shall be supervised by a private guard. This must be a security employee of the Association's vendor and the Owner must pay all expenses (including overtime) when using this service.

All non-resident attendees of the event to be held in the Rooftop Hospitality Patio must valet park their vehicles. All valet parking will be subject to the availability of unoccupied parking spaces.

The facilities may not be used for commercial purposes. No charge to guests for admission, food, beverage, or entertainment on the premises is permitted by Owners/Residents. Events sponsored by Veer Towers may charge admission or use fee to recoup expenses.

In accordance with Nevada law, no one under the age of 21 shall be served an alcoholic beverage while on the premises. If alcoholic beverages are served at a function held in the facilities, no minors are to be present without parental permission.

6.0 Insurance Policy Guidelines

It is the obligation and responsibility of each Owner to provide insurance for property lying within the boundaries of their Unit, any upgrades or improvements located within the Unit, personal property and liability insurance against any liability resulting from any injury or damage occurring within the Unit. A sample Certificate of Insurance setting forth the required amount for liability insurance and additional named insureds is included in this Guide as Exhibit "C." The Association's insurance policies will not provide coverage against any of the foregoing. Specific minimums for the coverage Owners are required to obtain is provided in the Declaration.

The Association's policy covers all Common Elements which includes common area building contents and any equipment the Association owns or is responsible for. This includes mechanical equipment, structures, elevators (not in Units), halls, lobbies, stairways, recreation facilities, fences, signs, and common area utilities. It also provides liability insurance in case someone is injured within the Common Elements.

The individual Owner policy is the same as a homeowner's policy; it protects personal property, fixtures and improvements and provides liability coverage in case someone is injured because of the Owner's negligence. The Owner's policy may also cover living expenses incurred if the Unit is unusable due to damage covered in the policy.

An insurance agent and/or attorney with condominium experience should assist you in determining what should be covered by an individual policy. Remember that no significant risk should be left uncovered, and Owners should make sure they know what property they are responsible for covering.

7.0 Life Safety Plan

This is a "Life Safety Plan" to establish a safe, orderly procedure for relocating and/or evacuating building occupants in the event of a fire or other emergency. Authority to implement this plan rests with the building's trained personnel or some other qualified person appointed, trained, or certified.

Information distribution and understanding is one especially important part of this plan. Every Owner/Resident is responsible for becoming familiar with this material so that they can best assist their family, guests or others who may be in the building in a time of emergency.

Sprinkler System: Veer Towers is fully equipped with sprinklers. Sprinklers can reduce the chances of a fire spreading and limit its severity prior to the arrival of firefighters, and, in many cases, extinguish the fire. Major components of automatic sprinkler systems are inspected and tested quarterly as required by Nevada law. If you see any dripping, rust, or any other condition of concern, it is especially important that you advise the Management Office. It is a requirement of state fire codes to have every sprinkler head visually inspected by a certified, licensed contractor quarterly. Blocking the operation of any sprinkler head with furnishings or stored items is prohibited. **DO NOT PAINT OR HANG ANY ARTICLES FROM SPRINKLER HEADS.**

Building Alarm System: Veer Towers is equipped with a state-of-the-art alarm system. This system continuously monitors and tests the effectiveness of all sensors located throughout the building. This system also requires regular testing as required by County and NFPA 25 ordinances.

Fire Doors: All floors are equipped with fire doors. These doors on the "floor of incident" automatically close when the building goes into alarm. These doors are released for reasons of fire and smoke containment and to prevent people from using the elevators in the event of a fire.

Speakers/Strobes: Throughout the building, you will see speaker/strobe-light assemblies. These devices warn people in two ways of a building fire emergency:

- 1) Sounds – an audible alarm tone followed by audible instructions;
- 2) Flashes - a bluish-white strobe light for hearing impaired.

(Only the floor of incident and the floor directly above and below will get these indications. Fire doors on the floor of incident will close.)

Public Address System: Veer Towers emergency response personnel and public safety officers may make announcements to all parts of the building. Evacuation instructions may be announced over this system in the case of an active fire emergency.

Smoke Detectors: All Common Elements of Veer Towers are equipped with smoke detectors tied into the alarm system. Unit smoke detectors enunciate only in your Unit. If your Unit alarm goes off, (1) provide for your safety and all within your unit, (2) call 911, and (3) notify building personnel – **in that order** as safety permits.

Stairwells: All common area building floors have two stairwells accessible to floor occupants in the case of any emergency. Stairwells are designed and intended strictly for fire and emergency escape only. Exit on Level L to access exterior street level.

Elevators: All elevators are equipped with a dedicated surveillance camera and a telephone which rings to an emergency answering service. The working order of these telephones is inspected regularly.

AN IMPORTANT CONSIDERATION ABOUT ELEVATORS:

In the event of an actual building fire emergency, building occupants are not to use the elevators for escape purposes. Elevators may lose power in an emergency and elevator shafts can become a chimney for fire or smoke. If you are unable to descend the stairs, enter the stairwell and wait for assistance. Stairwells are designed to be the safest place in the building and that is where emergency personnel are going to look for you.

Any evacuation movement must be done calmly. Walking quickly is advised and running is discouraged. Floor occupants should escape via stairwells. Try summoning other unit occupants at all unresponsive units, designate "searches" if necessary, and seek assistance for the sight-impaired and to carry wheelchair-bound occupants along the escape path.

EARTHQUAKE EMERGENCY PROCEDURES

Cover

During an earthquake, it is especially important to protect yourself from falling objects, debris, and glass. Protect yourself by taking cover under desks, tables, or strong doorways. Stay away from windows and glass doors and keep clear of file cabinets, bookshelves, and highly stacked materials.

Do Not Leave the Building

Veer Towers was designed and built within the design parameters of the Seismic Zone I basis of design. During a strong earthquake and subsequent aftershocks, glass and other debris may be falling from Veer Towers or other buildings, making it extremely dangerous to be outside.

Fire Resulting from an Earthquake

In the event of a major earthquake, we cannot realistically expect the fire department to respond as rapidly as we have come to expect under normal circumstances. It will be essential to give all available information to the building staff as to the status of the building and hazardous conditions. Please do whatever you can to assist these people to affect an orderly response in such an emergency.

Gas and Electricity

Do not smoke, use matches, or any other open flame if you smell gas. Call the Association at once. The Building Engineer and staff will inspect all gas equipment for broken or leaky pipes. Do not touch fallen or damaged electrical wires. Do not touch electrical appliances, fixtures, or outlets while you are wet or standing in water. If you hear or see any electrical shorts, immediately turn off your breaker switch.

Water

Drinking water may not be available after an earthquake. Conserve all potable water for essential use only. Water in the cooling and heating system and sprinkler system are not potable. Drinking this water can cause serious injury, internal damage, or death.

SOME THINGS TO KEEP ON HAND:

A radio, flashlight, batteries, drinking water, canned food (and can opener), blankets, and a first-aid kit. Remember, canned food, bottled water and batteries have a limited shelf life and must be replaced periodically. **Note: There may not be a route out of the city available for several days.**

8.0 Move-In Process & Delivery Guidelines

Once a Unit is purchased, the new Owner has the responsibility to contact the Management Office to register. Occupancy of your Unit may take place after the closing paperwork has been recorded and a copy of the recorded deed is provided to the Management Office. All leases and appropriate paperwork must be provided to the Management Office prior to a tenant scheduling a move-in.

Scheduling: All moves in and out of the building, as well as deliveries **MUST** be coordinated and scheduled through the Management Office not less than one (1) week in advance. Coordinating moves in this manner will help us ensure that you are provided the necessary dock and tunnel access and service elevator availability for your move and/or delivery. All requirements for moves apply to both professional moving companies and the Owners and tenants who contract for their services. *This also applies to contractors who require the service elevator for materials, etc.*

All Moves and deliveries (including unit to unit) shall only be allowed between the hours of 8 a.m. and 5 p.m. and shall not be permitted at all on Sundays and holidays. After 5:00 p.m. only Association staff members shall have access to S2.

If you plan to use a moving company, it is suggested that you select a company that has experience with condominium highrises.

Under no circumstances may furniture or other belongings be dragged across the flooring. Dollies or a hand truck must always be used. Veer Towers equipment (dollies, hand truck, vacuums, etc.) are not available for resident moves.

All personnel involved in a move or delivery will be required to sign in and out of the premises with an agent of the Association.

Service Elevator: The service elevator should accommodate most of your possessions and furniture deliveries. The dimensions of the service elevator are 6'8" wide by 7'10" deep by 9'0" high, with door openings of 4' wide and 8' high.

Elevator Use and Parking: Moving and deliveries shall occur with the use of the Crystals Loading Dock and service elevator. Service doors may not be propped open during a move. Moving and delivery trucks must only park in the area as designated by the Management Office.

Insurance: Prior to any substantial move into the building, Owners/Residents shall provide the Management Office with a Certificate of Insurance in the form and with the coverages set forth on Exhibit "B" from the moving or delivery company, naming as additional insureds the parties set forth on Exhibit "B."

Damages: The Owner/Resident shall be responsible for the cost of all damage, repairs and cleanup necessitated by the Owner/Resident's move-in, move-out and/or deliveries, whether caused by the Owner/Resident or by their party performing the move-in, move-out or deliveries. The Associations agent will conduct a pre and post move-in and/or move-out walk-thru. This will allow the staff to determine if any damage has been done to the common areas of the building during the moving process. Owner/Resident shall reimburse costs associated with damages to the Association within ten (10) days following written notice and hearing.

Items Left on Loading Dock: It is the responsibility of the delivering company and/or contractor to remove any debris resulting from deliveries or other items from the Common Elements including the Crystals Loading Dock area. Any items left overnight in the loading dock area will be disposed of the next morning at the Owner's expense. Veer Towers does not offer storage space.

9.0 Noise; Nuisances; Illegal Acts Guidelines

The Board of Directors may deem any conduct or behavior to constitute a nuisance and therefore a violation of the Association's governing documents.

Nothing shall be kept or permitted to be kept in a Unit which will increase the insurance rates of the Association or obstruct or interfere with the rights of any other Owner of any Unit, or the Association. No nuisances or illegal acts shall be committed in a Unit or upon the Common Elements.

No noise shall be made in any Unit which can be heard from any portion of the Project, other Units, or the Common Elements outside of such Unit. No Owner/Resident shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, sound amplifier, or any other electronic equipment in such Owner's Unit in such a manner as to disturb or annoy another Owner/Resident.

Speakers and floor-supported musical instruments (i.e., pianos and organs) must be properly insulated from direct contact with floors and walls to minimize vibrations and noise infiltration.

Residents are always responsible for their conduct and that of their Tenants and Guests. Loud or boisterous conduct anywhere on Veer Towers property, including your residence, which disturbs the comfort and quiet enjoyment of others is prohibited.

The volume of radio, stereo, television sets, musical instruments, etc. shall always be held at a reasonable level so other residents are not disturbed. After 10 p.m., volume must be significantly reduced so as not to disturb other Owners/Residents.

In the event a neighbor or guest is causing a disturbance, the person being inconvenienced should contact the security, Concierge, or the Management Office at the time of the disturbance.

No noxious or unusual odors shall be generated in such quantities that they permeate to other Units and become annoyances or become obnoxious to another Owner/Resident. Normal cooking odors normally and reasonably generated, shall not be deemed a violation of this regulation.

No person shall discharge into the Veer Tower's sewer system, storm drain, or Common Elements any toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety or welfare, violate any law, subject any Owner to liability under state and federal law for any cleanup, or cause injury or damage to neighboring property or to the Veer Towers.

No air pollutants or contaminants enough to create a nuisance shall be discharged.

No exterior radio antenna, television antenna, "C.B." antenna, satellite dish or other antenna of any type shall be erected or maintained on any portion of the Veer Towers except as permitted by law or approved by the Board.

No flammable, combustible or explosive fluids, chemicals or other substances may be kept in any Unit or on the Common Elements except such substances that are normally used for household purposes and such substances shall be limited to a reasonable and limited amount.

10.0 Animals Policy

Except for fish, there shall be allowed no more than two (2) household animals of reasonable size for buildings of similar type and location in any Unit; and provided further, that said animals may consist only of domesticated dogs, cats, fish and/or birds and may not be kept, bred, or maintained for any commercial purpose and may not become a nuisance or annoyance to neighbors. These animals may not exceed eighty (80) pounds.

All animals must be registered with the Management Office by completing the Pet Registration form and providing a photograph and proof of vaccinations. All animals must always be properly vaccinated.

There is a Veer dedicated dog park in front of the East Tower. Owners must immediately clean up after their animals and dispose of any waste in an appropriate manner.

All animals, including cats, must always be on no more than a six (6) foot leash when outside a Unit held by an adult who can control the animal while walking through the Common Elements.

Animals are prohibited from the 37th floor amenity level including the pool enclosure. Animals are prohibited from being on the Association's furniture throughout the public areas of the building including, the interior and exterior lobbies of the common areas; provided, however, that "service dogs" and other animals typically used for the assistance of disabled individuals may accompany such individuals and provided further, that the Board may adopt rules regarding an area(s) designated for the walking of animals and procedures for taking the animals to such area(s).

No animals may be left unattended anywhere outside a Unit, including any portion of the Common Elements.

No reptiles or other forms of wildlife shall be kept in or on the building (including the Units). Fish tanks that exceed forty (40) gallons will require written approval of the Board.

The Association may grant reasonable accommodations to these Animal Guidelines when appropriate to accommodate the needs of a disabled Resident.

11.0 Management & Concierge Guidelines

Association and Third-Party Employees: Employees of the Association are not to be engaged by any Owner, lessee or occupant of a Unit, or other person for personal errands, individual Unit repairs, or requests which are not within the scope of the applicable employee's duties. No person may abuse any of the Association's employees, verbally or otherwise. Such conduct may be deemed by the Association to be a violation of the Association's Governing Documents.

All employees of the Association are under the supervision of the manager and no person shall reprimand or discipline any employee, nor request that an employee leave the Veer Towers for any purpose whatsoever. No employee is to perform services in a Unit for an Owner/Resident at any time whether on duty or after work hours.

Package Deliveries: The front desk may accept packages and/or delivery of parcels in the absence of the Owner/Resident. Parcels delivered by UPS, Federal Express, the U.S. Postal Service, and others that cannot fit in the mailbox may be accepted and held in a secured mail and package room, which can accommodate perishable items for Owner/Resident pickup. Please notify the front desk if you are expecting a package and need assistance. All packages and deliveries must be promptly retrieved by the Owner/Resident. Any packages or deliveries not picked up after 72 hours are subject to return at the expense of the Owner/Resident. Owners/Residents must present identification when picking up parcels. The Association is not responsible for any potential damage or deterioration of stored packages or other delivered items.

Dry Cleaning: At least one dry cleaning company will be providing services to the Residents of Veer Towers. Please check with Concierge for pickup and delivery dates and times and an available price list.

Guests: All guests, vendors and/or other invitees must be registered with Concierge staff prior to arrival with written authorization by Owner/Resident. All Guests and/or vendors must stop at the Concierge desk for authorization approval prior to being sent up to the Unit. Concierge must contact the Resident by phone to seek approval prior to sending guests/vendors up the elevator unless otherwise stated in the Resident's Instructions. Guests must follow Veer Towers rules at all times and may not reserve the amenities for private use.

Newspapers: Any Owner/Resident who will have newspapers delivered to Veer Towers must register their subscription with the Concierge.

Concierge: Full-service Concierge is available to Owners/Residents via phone or at the front desk daily to assist with all your needs.

12.0 Sale or Lease of Unit Guidelines

Owners of Units must notify the Management Office when a residence has been listed for sale or lease. In such a case, the Owner shall complete the Real Estate Access Authorization form, for selling, and/or Leasing Agent Access Authorization form identifying either the listing broker/agent or any agent. It is the Owner's responsibility to inform the broker/agent of all the appropriate rules and regulations.

Units may be shown by real estate professionals by appointment only. Access for the real estate professionals shall be provided upon the submission of proper documentation to Association Management and/or Concierge.

Broker/agent is not to loiter in the lobby or wander through the Common Elements. Broker/agent's sole purpose shall be to show a specific property at Veer Towers with reasonable access to Common Elements.

There shall be no open houses or group showings of a Unit.

No open house signs, flags, banners, etc., shall be displayed on any Unit and/or Common Elements.

The Owner shall inform the Management Office when the parties have closed the sale of the Unit and the new Owners shall be advised to contact the Management Office.

No portion of a Unit (other than the entire Unit) may be rented. All leases shall be in writing and submitted to the Management Office no less than two (2) weeks in advance of occupancy or lease renewal. Failure to provide the documentation required hereunder shall constitute a breach of the governing documents and subject the owner to violations. Leases amended or modified must be immediately forwarded to the Management Office. All leases of any Unit must be in accordance with the Association Governing Documents and submitted to the Management Office. No Unit may be leased for less than six (6) months or more than twice a year.

A copy of the Association Governing Documents, including these Guidelines shall be provided by the Owner to each tenant, lessee, or new owner.

New Owners/Residents contact the Management Office to schedule a time for an orientation to acquaint themselves with the Association's facilities and rules & regulations and to sign and/or provide the requisite documents. Renters must attend orientation within one week after lease start date or an Owner may receive a violation notice and may be subject to a monetary fine for non-compliance.

It is the responsibility of the Owner to provide all individual Unit keys and access devices to the lessee at the time of the lease commencement. Additional access devices may be obtained through the Management Office at the current established cost and restrictions. Only current residents may have active access devices; therefore, any non-transferred devices will be deactivated upon the commencement of a lease. At no time shall access devices be shared among units.

The Owner shall, always, be responsible that their tenant or lessee comply with all the provisions of the Association pursuant to the occupancy and use of the condominium.

The Owner/Renter Agreement form must be completed in its entirety prior to lease approval.

A tenant must provide evidence of insurance coverage with the same requirements as that of an Owner.

The service elevator must be reserved at least one (1) week in advance with the Concierge.

The Owner and/or property manager is responsible to provide all items to the tenant including Unit keys, key fobs, etc.

An emergency telephone number and the resident's home or cell number must be provided to the Management Office prior to move-in.

13.0 Trash Guidelines

Trash and garbage must be securely wrapped and contained in sturdy and manageable plastic bags and placed down trash chutes. Each floor is equipped with a Trash Chute Room.

The trash chute opening is 15" X 18". Trash must weigh 30 pounds or less, so the trash chute does not incur damage.

Boxes and large items may not be placed in the trash chutes. Owners must break down boxes and contact Concierge for assistance with removal.

It is the responsibility of the delivering company to remove debris resulting from deliveries of furniture or other items that are packaged in large boxes.

Large discarded items such as old furniture and appliances are the sole responsibility of the Owner/Resident to remove from the premises and dispose of properly.

Hazardous materials or combustible materials, such as paint products or chemicals, shall not be placed in the trash chutes; and such materials shall be disposed of offsite (not in the Master Project) in accordance with federal, state and/or local laws or ordinances.

No trash, garbage or other items shall be placed outside of a Unit door.

Anyone caught attempting to dispose unauthorized, hazardous or items too large for the chutes that results in a chute back-up or other damage to the trash chutes will fully be penalized possible in addition to the total cost incurred by the Association to repair any damage, retrieve and properly dispose of the unauthorized items.

All trash will be taken off property to a recycling and sorting facility. Please make sure that all personal information is shredded prior to depositing into any trash facility.