

# INCLINE PINES

## A HELPFUL GUIDE FOR RESIDENTS AND VISITORS

### Rules and Regs

The HOA is governed by CC&Rs and highlights can be found at the end of this guide.

The HOA has also established a set of rules and regulations:

### Parking

Each unit is assigned two parking spaces, and visitors must not park in spaces assigned to another unit without permission.

There are 23 guest parking spaces identified on our [parking map](#).

### Speed Limit

The speed limit is 15 mph through the entire community with speed dips to remind drivers to slow down.

It's **strictly prohibited** to drive uphill on the one-way road and violators are subject to fines.



## About Incline Pines

Incline Pines is a community of 40 freestanding homes served by a private road on 12 acres overlooking Lake Tahoe's north shore.

### Common Interest Community

Incline Pines was developed in the mid-1970s as a *common interest community*, a collection of condominiums governed by a Homeowners Association- in which each unit's owner is a member.

The HOA takes care of the common area outside the individual units, including maintenance and snow removal along the half-mile private road serving the community.





### Trash and Recycling

Each unit is assigned one trash can in a nearby bear box with a locking mechanism. Please be sure the box is secured after depositing trash!

There are also two dumpsters available to residents; one for garbage and one for recycling.

Keys have been issued to each unit to prevent unauthorized use. Leaving trash outside the dumpsters is strictly prohibited.



Our bears are resourceful and can open improperly latched bear boxes and unlocked car doors.

Please help us protect our bears by not allowing them to become acclimated to easy food sources!

A Fed Bear is a Dead Bear

## Services

Each owner’s monthly assessment (dues) covers water, sewer and garbage as well as the association’s other common expenses.

### Electricity

Incline Pines is served by **NVEnergy** 702-402-5555

### Natural Gas

**Southwest Gas** is our natural gas supplier 877-860-6020

### Cable TV and broadband internet

In addition to satellite TV providers, **Spectrum** offers TV and broadband via underground cable 877-463-0677

### Property Management

Incline Pines is professionally managed by **Swiss Time Management** 775-832-0284. Monthly assessments and maintenance requests are handled through the **Swiss Time online portal**

### Law enforcement and Fire - emergency call 911

**Washoe County Sheriff non-emergency** 775-328-3001  
**North Lake Tahoe Fire Protection District non-emergency** 775-831-0351

### Emergency Medical Care - 24/7 ER

**Incline Village Community Hospital** 775-833-4100  
880 Alder Ave. Incline Village, NV 89451

### Recreation

Property taxes collected in Incline Village pay for limited free or discounted access to the following:

- ✦ Burnt Cedar Beach & Pool
- ✦ Incline Beach
- ✦ Ski Beach & Boat Launch
- ✦ Hermit Beach
- ✦ Mountain Golf Course
- ✦ Championship Golf Course
- ✦ Diamond Peak
- ✦ Incline Village Recreation Center

For more information, contact the **Incline Village General Improvement District** 775-832-1100

### *Boat parking*

Seasonal boat parking is limited and only available with prior permission from the HOA.

### *Snow removal*

At an elevation of approx. 7,000 feet, Incline Pines averages about 140 inches of snowfall each year.



The private road is plowed by an outside contractor when at least four inches of snow has fallen or when the community manager determines hazardous conditions exist.

Individual unit walkways are also cleared by our snow removal contractor. If you're coming up after a winter storm, you should give as much prior notice as possible to Swiss Time to be sure your path will be clear.

Our snow removal contractor, Capstone Enterprises, will send out a group text when operations are beginning and ending. Homeowners and their guests are encouraged to subscribe to the texting list and may opt out at any time.

### *US Postal Service*

The US Postal Service does not offer mail delivery in Incline Pines. If you need a local mailing address, you can apply for a post office box in Incline Village or Crystal Bay, or with a commercial mailing service.

### *Lost pets*

**Pet Network Humane Society** 775-832-4404  
401 Village Blvd.  
Incline Village, NV 89451

NextDoor Incline Village / Crystal Bay post recent photo

PetKey national lost & found database 734-600-3463

LostMyDoggie lost pet recovery system

PawBoost lost pet alert

*Suggestion: leave clothing, carrier, etc. with your scent and/or pet scent near last known location*



### *Bulky items / hazardous waste drop off*

Waste Management transfer station

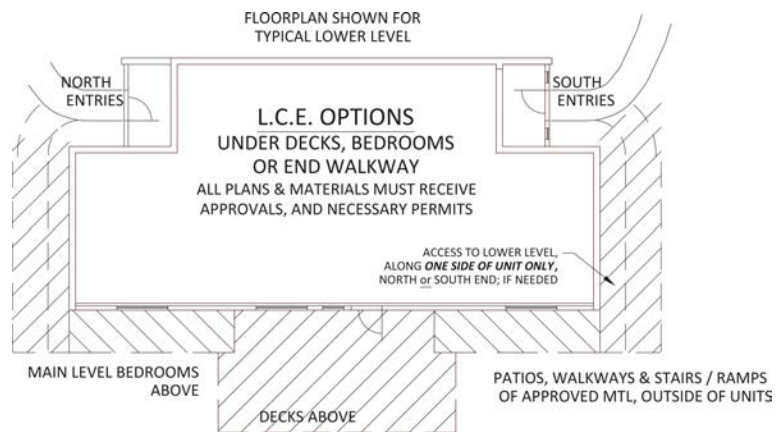
Household hazardous waste disposal



# Incline Pines Homeowners Association Covenant, Conditions and Restrictions (CC&Rs)

An owner may landscape the area around their unit, subject to conditions described in the CC&Rs.

Owners, with HOA approval, may also add hardscape, hot tubs, walkways, etc. within a narrowly-defined area of their unit's Limited Common Elements and must assume the responsibility to maintain their improvements.



## Can Incline Pines units be listed on Airbnb, VRBO or similar short-term rental sites?



The Incline Pines CC&Rs prohibit short term rentals (anything less than 30 days) and long-term rentals must meet certain conditions.

The CC&Rs also prohibit an owner from leasing less than their entire unit.

All of the above information, plus additional HOA documents and community updates can be found on the Board-run website. You'll need a password to enter the owner's area.

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