

ISSUE #1

MARKUP #1 ->

Section 1: [Penalty Policy and Procedure Guide (Adopted Oct 22, 2025), Section II(B)(2)(d), Page 5] Mandatory Correction

Upon hearing all of the evidence, the Compliance Committee may, by a majority vote... (d) Require the Member to sign an agreement to correct the violation within a specific time frame and to post a cash bond, not to exceed \$1,000.00, guaranteeing performance.

Section 2: [Penalty Policy and Procedure Guide, Section II(B), Page 4] General Policy Against Legal Representation & 4

The Second Request for Compliance and Notice of Hearing shall state that the general policy of Association is that neither the Association nor any accused Member will have a representative present at such Hearing; provided, however should the accused Member desire to have a representative present at the Hearing, the accused Member must notify the Compliance Committee of such preference at least forty-eight (48) hours in advance of the Hearing.

Section 3: [Penalty Policy and Procedure Guide, Section II(B), Page 4] Right of Compliance Committee to Limit Time to

The Compliance Committee shall have the right to limit the time of the Hearing and limit the time in which evidence may be presented at the Hearing.

Section 4: [Penalty Policy and Procedure Guide, Section II(B)(2)(h) & Section II(C), Pages 5 - 6] Recording Notice of No

Upon hearing all of the evidence, the Compliance Committee may, by a majority vote... (h) Record a notice of noncompliance with the Governing Documents or a violation lien encumbering the Member's Lot... The Association will not foreclose upon a Notice of Delinquent Violation Lien unless allowed pursuant to NRS Chapter 116, including NRS 116.31162.

Section 5: [Design Guidelines Exhibit 1 (June 2026), Section I] Blanket Submission Requirement for All Exterior Alterat

What needs to be submitted for approval? All exterior alterations or improvements, whether visible from the street or not, in the front, side or rear yards, or to the exterior of the home itself, must be submitted for approval. An Improvement Request Form is required.

Section 6: [Design Guidelines Exhibit 1 (June 2026), Section I(a)(i)-(ii)] Artificial Turf 3-Foot Minimum Setback from All

i. Artificial Turf Projects: Along with the Improvement Request, you'll need to submit the Artificial Turf Application. ii. List type of turf (maintain a 3-foot minimum distance from property line walls and all buildings).

MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. Penalty Policy and Procedure Guide (Adopted Oct 22, 2025), Section II(B)(2)(d), Page 5 (p. 1): NV Manual Attorney Audit Finding (Penalty Policy and Procedure Guide (Adopted Oct 22, 2025), Section II(B)(2)(d), Page 5 - [Penalty Policy and Procedure Guide (Adopted Oct 22, 2025), Section II(B)(2)(d), Page 5] Mandatory Correction Agreement and \$1,000 Cash Performance Bond - Upon hearing all of the evidence, the Compliance Committee may, by a majority vote... (d) Require the Member to sign an agreement to correct the violation within a specific time frame and to...
Statutory / Legal Reference: NRS Ch. 116 (Nevada Uniform Common-Interest Ownership Act); NRS Ch. 116 (Uniform Common-Interest Ownership Act)
Statutory Comparison: Manual attorney review identified statutory and enforceability compliance risks under NRS Ch. 116 (Nevada Uniform Common-Interest Ownership Act); NRS Ch. 116 (Uniform Common-Interest Ownership Act).

CURRENT WORDING IN DOCUMENT:

[Penalty Policy and Procedure Guide (Adopted Oct 22, 2025), Section II(B)(2)(d), Page 5] Mandatory Correction Agreement and \$1,000 Cash Performance Bond - Upon hearing all of the evidence, the Compliance Committee may, by a majority vote... (d) Require the Member to sign an agreement to correct the violation within a specific time frame and to post a cash bond, not to exceed \$1,000.00, guaranteeing performance.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Amend Section Penalty Policy and Procedure Guide (Adopted Oct 22, 2025), Section II(B)(2)(d), Page 5 ([Penalty Policy and Procedure Guide (Adopted Oct 22, 2025), Section II(B)(2)(d), Page 5] Mandatory Correction Agreement and \$1,000 Cash Performance Bond - Upon hearing all of the evidence, the Compliance Committee may, by a majority vote... (d) Require the Member to sign an agreement to correct the violation within a specific time frame and to post a cash bond, not to exceed \$1,000.00, guaranteeing performance.) to conform with NRS Ch. 116 (Nevada Uniform Common-Interest Ownership Act); NRS Ch. 116 (Uniform Common-Interest Ownership Act) and the manual attorney audit recommendations for Summerlin North Community Association.