

**SUMMERLIN WEST COMMUNITY ASSOCIATION
ANTI-BULLYING POLICY**

WHEREAS, Summerlin West Community Association (the “**Association**”) is a Nevada non-profit corporation duly organized and existing under the laws of the State of Nevada;

WHEREAS, the Board of Directors (the “**Board**”) of the Association is responsible for conducting, managing, and controlling the affairs and business of the Association. In accordance with those responsibilities, the Board may adopt, amend, repeal and enforce reasonable rules and regulations (the “**Rules**”) to, among other things, control the affairs of the Association, and govern compliance, non-compliance, and violations of the Association’s governing documents. The Board has such authority pursuant to, among other things, Nevada Revised Statutes (“**NRS**”) 116.3102 and 116.3103; Article 3, Section 3.2, Article 7, Section 7.1, 7.4, and 7.5, and Article 8, Section 8.6 of the Association’s Declaration of Covenants, Conditions, Restrictions and Reservation of Easements, and any amendments or supplements thereto (the “**CC&Rs**” or the “**Declaration**”); Article III, Section C(3.16), Section C(3.17), and Section C(3.23) of the Bylaws of Summerlin West Community Association, and any amendments or supplements thereto (the “**Bylaws**”); Article 2, Section 2.4 Association’s Declaration of Covenants, Conditions, Restrictions and Reservation of Easements, and any amendments or supplements thereto (the “**Supplemental Declaration**”); and the Association’s policies, resolutions, and guidelines. The Declaration, Bylaws, Supplemental Declaration, Rules, and any other documents that govern the Association and its operations, management, or control pursuant to NRS 116.049, including any supplements or addendums thereto, shall be collectively referred to as the “**Governing Documents**”. Any capitalized terms not defined herein are defined in the Governing Documents;

WHEREAS, Article 2, Section 2.4 (Nuisances) of the Supplemental Declaration states: “No sound or odor shall be emitted from any area of the Development, which is noxious or unreasonably offensive to any Person... or other items which may unreasonably disturb other Owners or their tenants ...”;

WHEREAS, Article 2, Section 2.8 (No Hazardous Activities) of the Supplemental Declaration states: “No activities shall be conducted ... which are or might be unsafe or hazardous to any Person, Lot or Condominium in the Development.”;

WHEREAS, Article VI, Section 6.8(b) (Specific Assessments) of the Declaration identifies the power of the Association to levy Specific Assessments to cover the costs incurred by the Association for enforcing compliance with the Governing Documents as a consequence of the conduct of an Owner or the occupants of a Unit.

WHEREAS, the Association has the power to impose fines and levy other sanctions against Owners for violations of the Governing Documents, including pursuant to NRS 116.31031.

WHEREAS, NRS 116.31184 (Threats, harassment and other conduct prohibited; penalty) states:

1. A community manager, an agent or employee of the community manager, a member of the executive board, an officer, employee or agent of an association, a unit's owner or a guest or tenant of a unit's owner shall not willfully and without legal authority threaten, harass or otherwise engage in a course of conduct against any other person who is the community manager of his or her common-interest community or an agent or employee of that community manager, a member of the executive board of his or her association, an officer, employee or agent of his or her association, another unit's owner in his or her common-interest community or a guest or tenant of a unit's owner in his or her common-interest community which:

- (a) Causes harm or serious emotional distress, or the reasonable apprehension thereof, to that person; or
- (b) Creates a hostile environment for that person.

2. A person who violates the provisions of subsection 1 is guilty of a misdemeanor.

WHEREAS, the Board deems it to be in the best interests of the Association, and in compliance with existing law, to adopt a policy: (a) clarifying the Association's interpretation of provisions in the Governing Documents; and (b) incorporating the provisions of NRS 116.31184 into the Association's Rules;

WHEREAS, this Policy supersedes and replaces any prior Anti-Bullying Policy followed by the Association; and

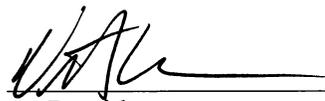
NOW THEREFORE, the Board hereby adopts the following "**Anti-Bullying Policy**" (or "**Policy**") by and on behalf of the Association:

1. Pursuant to NRS 116.31184, a community manager, an agent or employee of the community manager, a member of the executive board, an officer, employee or agent of an association, a unit's owner or a guest or tenant of a unit's owner shall not willfully and without legal authority threaten, harass or otherwise engage in a course of conduct against any other person who is the community manager of his or her common-interest community or an agent or employee of that community manager, a member of the executive board of his or her association, an officer, employee or agent of his or her association, another unit's owner in his or her common-interest community or a guest or tenant of a unit's owner in his or her common-interest community which: (a) causes harm or serious emotional distress, or the reasonable apprehension thereof, to that person; or (b) creates a hostile environment for that person.
2. Such conduct shall be deemed a violation of the Governing Documents.

3. Such conduct shall also be deemed a “nuisance” and/or an “unsafe and/or hazardous activity” in violation of the Governing Documents, including pursuant to Article 2, Sections 2.4 and 2.8 of the Supplemental Declaration.
4. Any violation of this Policy may result in the Owner being called to a hearing for the violation and may further result in the levy of sanctions against the Owner, including monetary fines pursuant to the applicable provisions of the Governing Documents.
5. This Policy does not replace or supersede any provision of the Declaration, and any provision contained therein remains in full force and effect. This Policy does not replace or supersede any provision of NRS Chapter 116 or NAC Chapter 116. This Policy is intended to work in conjunction with the Governing Documents (including the Declaration), NRS Chapter 116, and NAC Chapter 116. Additionally, the Association reserves the right to avail itself of any other remedy permitted by law and the Association's Governing Documents. Such remedies may be taken in addition to or in lieu of any action already taken, and commencement of one remedy shall not prevent the Association from electing to pursue another remedy at a later date.

APPROVED AND ADOPTED by the Board of Directors of the Summerlin West Community Association on this 10th day of March, 2026.

**Summerlin West Community Association, a
Nevada nonprofit corporation**

By: 
Its: President
Date: 3.10.26

By: 
Its: Secretary
Date: 3.10.26