

**SUMMERLIN NORTH COMMUNITY ASSOCIATION**

**RESOLUTION  
COVENANT COMPLIANCE COMMITTEE**

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

WHEREAS, there is a need to establish a Covenant Compliance Committee (the “Compliance Committee” or “Committee”) and to identify the tasks and functions of the Compliance Committee subject to the terms of this “Resolution” and the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Summerlin North Community Association (the “Declaration”),

WHEREAS, the Board of Directors (the “Board”) of the Association is responsible for enforcing the Declaration and is responsible for the proper and efficient management and operation of the Association, including the compliance with all applicable laws, rules, regulations, covenants, conditions, and restrictions affecting the Association, including Nevada Revised Statutes (“NRS”) Chapter 116, Nevada Administrative Code (“NAC”) Chapter 116, and the Association’s “Governing Documents”, including the Declaration and the Amended and Restated Bylaws of Summerlin North Community Association (the “Bylaws”) and the Design Guidelines and Standards (the “Design Guidelines”), and

WHEREAS, the Bylaws, Article IV, Section 4.3(i) and Section 4.15, provides for the Board’s appointment of committees and delegation of powers as deemed by the Board to be appropriate in carrying out its duties and in exercising its rights and powers, and Article IV, Section 4.2 and Article V, Section 5.1 of the Declaration provides for the power to delegate its powers for the necessary or proper exercise of the Board’s powers. The Board also has such authority pursuant to, among other things, NRS 116.3102 and NRS 116.3103, and the Bylaws at Article IV, Section 4.2, Section 4.3(b), and Section 4.3(f).

NOW, THEREFORE BE IT RESOLVED that the Board hereby adopts this Resolution for a Compliance Committee by and on behalf of the Association as follows:

- A. Committee: The Board hereby recognizes the Compliance Committee.
- B. Purpose(s)/Power(s): The purpose(s) of the Compliance Committee is/are as follows:
  - 1. The Compliance Committee is a designee of the Board to hold hearings and

make final decisions relative to all compliance matters, including alleged violations of the Association's Governing Documents, enforcement of the Governing Documents, and monetary and/or non-monetary sanctions related to violations of the Governing Documents.

2. The Compliance Committee shall conduct hearings and make final decisions pursuant to the terms of the Summerlin North Community Association Specific Assessment Penalty Policies and Procedures (the "Specific Assessment Penalty Policies and Procedures"), all other applicable resolutions, policies, and procedures, the Governing Documents, and all applicable laws, including NRS Chapter 116 and NAC Chapter 116.
3. The Committee shall have binding, final decision-making power consistent with and related to its purpose(s)/power(s).
4. The Board delegates to the Committee the rights to hold hearings and make final decisions relative to all compliance matters, including pursuant to the Bylaws at Article IV, Section 4.2, Section 4.3(b), Section 4.3 (f), Section 4.3(i), and Section 4.15, the Declaration at Article IV, Section 4.2 and Article V, Section 5.1, NRS 116.3102, and NRS 116.3103.

C. Appeal(s)/Exhaustion of Administrative Rights:

1. Appeal to Board: The Board hereby institutes a right of an aggrieved Owner (defined by Article I, Section 1.58 of the Declaration) and/or Member to appeal the final decision of the Compliance Committee to the Board. The appeal to the Board shall be in accordance with any written appeal policies and procedures established by the Board.

D. Members: Members of the Committee (the "Committee Members") shall be selected by the following procedures:

1. Requirement(s): Committee Members must be "Members" (per Article I, Section 1.46 of the Declaration) of the Association.
2. Board Member as Board Liaison for Committee: At least one (1) Board member shall be appointed by the Board to attend the Committee meetings as a Committee Member and serve as the Board of Directors liaison between the Committee and the Board ("Board Liaison"). No more than one (1) Board member shall serve as the Board Liaison at any one time; however, other Board members may attend to observe the Committee meetings or may serve as Committee Members, but no more than two (2) Board members (including the Board Liaison) shall serve as Committee Members.

3. Appointment/Number of Members: The Committee shall consist of no less than five (5) and no more than nine (9) Committee Members, as determined in the discretion of the Board. The Board Liaison may recommend new or replacement Committee Members, but the Board makes the ultimate decision. In any event, the Board President, with the consent of the majority of the quorum present at a regularly scheduled meeting of the Board, shall have the sole power and authority to appoint any new or replacement Committee Members at any time, as the Board sees fit.
  4. Alternate Committee Members: The Board may appoint additional Committee Members to serve as alternates (“Alternates”) in the event regular Committee Members are unable to attend any Committee meetings. The Alternates have no voting power and are not included in the quorum requirements of the Committee’s vote except as follows: If a regular Committee Member is unable to attend a meeting and one or more of the Alternates are called to attend that meeting in place of the regular Committee Member, then the person or person(s) called as Alternates are considered part of the quorum and part of the vote for only that specific Committee meeting.
  5. Length of Service and Removal: Committee Members shall serve on the Committee for staggered terms of twenty-four (24) months or until resignation, removal, or death. The Board Liaison may recommend removal of a Committee Member, but the Board makes the ultimate decision. In any event, the Board President, by a vote of the majority of the Board at a regularly scheduled meeting of the Board, shall have the sole power and authority to remove any Committee Member at any time, as the Board sees fit.
- E. Chairperson: The Chairperson of the Committee (“Committee Chairperson”) shall be determined by the Committee through the following procedures:
1. Requirement(s): The Committee Chairperson must be a Committee Member, subject to Section E(2).
  2. Appointment of Board Liaison: The Board Liaison shall also serve as the Committee Chairperson. The Board Liaison serving as the Committee Chairperson is a Committee Member and shall vote as part of the Committee. The Board Liaison may decline to serve as the Committee Chairperson, and if that event occurs, the appointment of a Committee Chairperson from the Committee Members shall occur in the manner described in this Section E.
  3. Appointment of Committee Member: The Committee shall appoint the Committee Chairperson from the Committee Members by a vote of the majority of the Committee Members at a regularly scheduled meeting of the

Committee. The Committee shall have the authority to appoint a new or replacement Committee Chairperson by a vote of the majority of the Committee at a regularly scheduled meeting of the Committee for any reason, including due to any vacancy of the Committee Chairperson by resignation, removal, or death.

4. Length of Service and Removal: The Committee Chairperson shall serve as the Committee Chairperson for a term of twenty-four (24) months or until resignation, removal, or death. The Committee shall have the authority to remove the Committee Chairperson it elects from the title of Chairperson at any time as the Committee sees fit (but not remove the Member from the Committee itself) by a vote of the majority of the Committee at a regularly scheduled meeting of the Committee.
- F. Meetings: The Committee shall convene at least quarterly, or as otherwise deemed appropriate (either a shorter or longer interval) by the Committee Chairperson or by the Board, which shall supersede the determination by the Committee Chairperson (the “Committee Meeting”). During the Committee Meetings, the Committee Members and the Association’s “Manager” (defined in Article I, Section 1.46 of the Declaration) shall meet for the purpose(s) identified in the Declaration, Bylaws, and this Resolution, and when deemed appropriate by the Committee and/or Manager, meet with any relevant Association employees, agents, and/or independent contractors related to the purpose(s) identified in the Declaration, Bylaws, and this Resolution.
1. Meeting Minutes: The Committee shall keep minutes of each Committee Meeting convened (the “Meeting Minutes”) with sufficient detail to summarize the nature of the matters discussed and actions taken by the Committee.
  2. Requirements of Meeting Minutes: All decisions of the Committee shall be made by vote of the Committee, identifying the names of the persons making a motion and second, and identifying the names of how each person voted when the vote was called (i.e., in favor, against and/or abstain).
- G. Reports: The Committee and/or Manager shall author and submit written reports to the Board following Committee Meetings based upon the purpose(s) identified in the Declaration, Bylaws, and this Resolution in sufficient detail as required by the Board, which detail may change over time as determined in the sole and absolute discretion of the Board. When requested by the Board, the Committee Chairperson shall attend Board Meetings to represent the Committee and to discuss the decisions of the Committee, the Committee’s Meeting Minutes, the purpose(s) identified in the Declaration, Bylaws, and this Resolution and anything related to the Committee’s purpose(s).

- H. Other Administrative Matters: Committee Members shall familiarize themselves and at all times be guided by the Association's Governing Documents, including the Declaration, Bylaws, and Design Guidelines. The Committee shall operate in a courteous, friendly manner. Information regarding alleged violations may be brought before the Committee by Management, members of the Design Review Committee (defined in Article VIII, Section 8.1 of the Declaration), and/or Members of the Association. Members of the Committee shall be willing to visit properties of alleged violations, however, a visit is not mandatory.
- I. Confidentiality Provision:
1. Committee Members shall not disclose any confidential information, including any information relating in any way to an Owner's and/or Member's compliance account or response from the Association, without the written consent of the Board and the specific person to whom the information relates. See NRS 116.31175(4)(b) and (5).
  2. Upon the expiration of the Committee Member's term, or the Committee Member's resignation or termination from the Committee, the member shall immediately discontinue all use of the confidential information, including, without limitation, all documents, records, notebooks, e-mails, computer files or other stored information of any form or type, and any copies thereof, that constitutes or otherwise relates to confidential information.
  3. Notwithstanding the expiration of the Committee Member's term or the Committee Member's resignation or termination from the Committee, the Committee Member shall continue to maintain the confidentiality of any confidential information obtained during his/her service to the Association. This duty does not expire.
- J. Termination: The Board President, by a vote of the majority of the Board at a regularly scheduled meeting of the Board, shall have the sole power and authority, in its sole and absolute discretion, to terminate and/or disband the Committee at any time and for any reason.
- K. Other Provisions:
1. This Resolution does not replace or supersede any provision of the Declaration or Bylaws and any provisions contained therein remains in full force and effect. This Resolution is intended to work in conjunction with the Declaration, Bylaws, NRS Chapter 116, and NAC Chapter 116. If any provision of this Resolution is determined to be null and void for whatever reason, then all other provisions of the Resolution shall remain in full force

and effect.

2. This Resolution supersedes and replaces any prior rule, policy or resolution adopted or followed by the Association, whether written or unwritten, related to this issue.

APPROVED AND ADOPTED BY ACTION OF THE SUMMERLIN NORTH COMMUNITY ASSOCIATION'S BOARD OF DIRECTORS ON THIS 26 DAY OF April, 2023.

By: Cindy Parker

Name: Cindy Parker

Its: President

Dated: April 26, 2023

By: John Morelli

Name: John Morelli

Its: Secretary

Dated: April 26, 2023