

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

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

WHEREAS, the Board of Directors (“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 (“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, NRS 116.3102 and 116.3103; Article V, including Sections 5.1 and 5.2, and Article VI, including Sections 6.9 and 6.14 of the Association’s Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements and any supplements or addendums thereto (“CC&Rs” or “Declaration”); and Article IV, including Sections 4.2 and 4.3 of the Association’s Amended and Restated Bylaws and any supplements or addendums thereto (“Bylaws”). The Declaration, Bylaws, 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 Declaration, Bylaws, or other Governing Documents;

WHEREAS, Article XVI, Section 16.6(b) (Violations and Nuisances) of the Declaration states: “Every act or omission whereby any provision of the Restrictions is violated in whole or in part is hereby declared to be a nuisance and every remedy allowed by law or equity against a nuisance, either public or private, shall be applicable against every such result and may be exercised by any Owner; by the Association or its successors and assigns; and by the Summerlin Council or its successors or assigns, if the Restrictions provide that such provision is enforceable by the Summerlin Council.”;

WHEREAS, Article I, Section 1.4 (Nuisances) of the Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Summerlin Village 1 North (“Supplemental CC&Rs” or “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 I, Section 1.8 (No Hazardous Activities) of the Supplemental Declaration states: “No activities shall be conducted ... anywhere in the Development which are or might be unsafe or hazardous to any Person, Lot or Condominium in the Development.”;

WHEREAS, Article XVI, Section 16.6(c) (Violation of Law) of the Declaration states: “Violation of Law. Any violation of any federal, state, municipal or local law, ordinance or regulation pertaining to the ownership, occupation or use of any property within the Project is hereby declared to be a violation of the Restrictions and subject to all of the enforcement procedures set forth in the Restrictions.”;

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 Lot.

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 nuisance 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

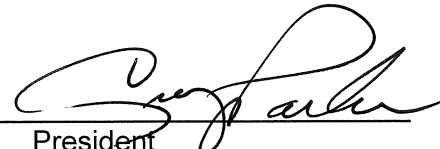
NOW THEREFORE, the Board hereby adopts the following "Anti-Bullying Policy" (or "Policy") by and on behalf of the Association:


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, including pursuant to Article XVI, Section 16.6(c) of the Declaration.

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 XVI, Section 16.6(b) of the Declaration, and Article I, Sections 1.4 and 1.8 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.
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 ACTION OF THE BOARD OF DIRECTORS ON THE
28TH DAY OF FEBRUARY 2024.**

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

By: 
Its: President

By: 
Its: Secretary