

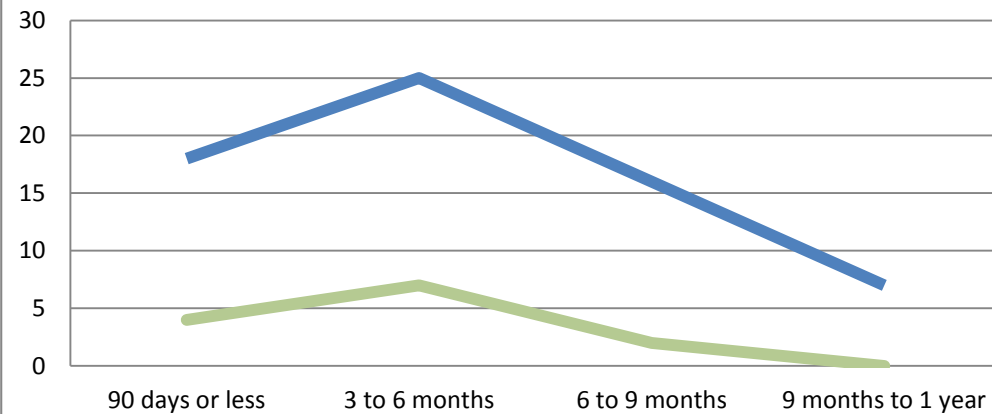
INTERVENTION AFFIDAVITS

Cases	South	North
Cases Opened	142	19
Total # of Active Cases	66	13
Total # of Cases Closed	58	5

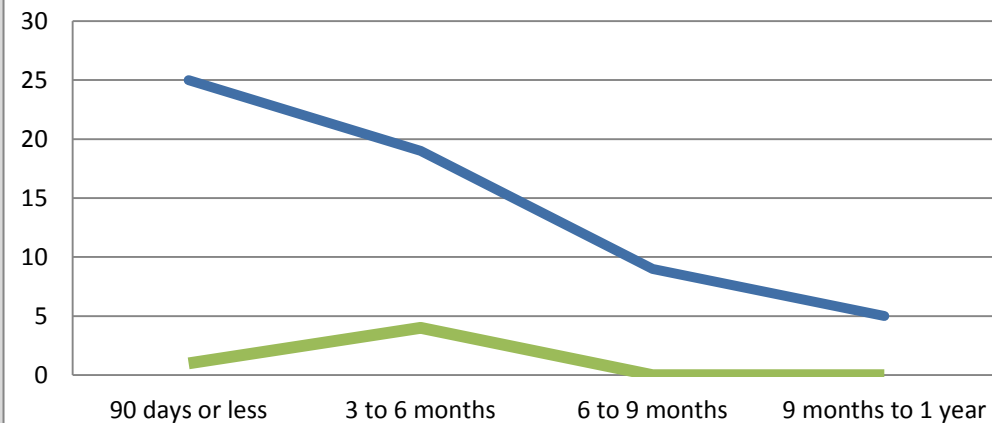
Aging Report - Active	South	North
90 days or less	18	4
3 to 6 months	25	7
6 to 9 months	16	2
9 months to 1 year	7	0
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	66	13

Aging Report - Closed	South	North
90 days or less	25	1
3 to 6 months	19	4
6 to 9 months	9	0
9 months to 1 year	5	0
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	58	5

Aging Report - Active



Aging Report - Closed



DEMOGRAPHICS

Active Cases South

BOULDER CITY	2
HENDERSON	14
LAS VEGAS	38
LAUGHLIN	1
MESQUITE	2
N. LAS VEGAS	7
PAHRUMP	2
Total	66

Active Cases North

INCLINE VILLAGE	2
SPARKS	3
RENO	3
WEST WENDOVER	2
VIRGINIA CITY	1
ZEPHYR COVE	2
Total	13

Closed Cases South

BOULDER CITY	2
HENDERSON	15
LAS VEGAS	41
LAUGHLIN	0
MESQUITE	0
N. LAS VEGAS	0
PAHRUMP	0
Total	58

Closed Cases North

INCLINE VILLAGE	1
SPARKS	1
RENO	2
WEST WENDOVER	1
SPARKS	0
ZEPHYR COVE	0
Total	5

Disposition of Closed Cases

	South	North
CONSOLIDATE W/CICC CASES	4	0
COMPLIANCE DEMAND LETTER	9	0
DIVISION RESOLVED ALLEGATIONS	3	0
DIVISION TERMINATED INVESTIGATION	9	0
DUPLICATE CASE	3	1
GOVERNING DOCS ISSUES	0	1
INSUFFICIENT EVIDENCE	2	1
LETTER OF INSTRUCTION	13	1
NO VIOLATION	6	1
RECOMMENDATION FOR HEARING - CIC	1	0
RESOLVED PRIOR TO COMPL. OF INVEST.	1	0
STATUTE OF LIMITATIONS	1	0
UNSUBSTANTIATED ALLEGATIONS	14	0

Top Five NRS & NAC 116 Alleged Issues

Alleged Issues SOUTH

NRS 116; 116A; 116B

	Active	Closed
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	4	2
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	23	16
NRS 116.31152 - STUDY OF RESERVE	7	8
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	7	5
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	10	1

Alleged Issues SOUTH

NAC 116; 116A; 116B

	Active	Closed
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	7	4
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	2	0
NAC 116.425 RESERVE STUDY; CONTENT	0	1
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	0

Alleged Issues NORTH

NRS 116; 116A; 116B

	Active	Closed
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	27	9
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	1	0
NRS 116.31152 - STUDY OF RESERVE	3	2
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	3	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	3	1

Alleged Issues NORTH

NAC 116; 116A; 116B

	Active	Closed
NAC 116.457 - PREPARATION, CONTENTS AND AVAILABILITY OF AUDITED FINANCIAL STATEMENTS; QUALIFICATIONS OF AUDITOR	1	0

Complete Lists of NRS & NAC 116 Alleged Issues

Alleged Issues SOUTH

NRS 116; 116A; 116B

	Active	Closed
NRS 116.1113 - OBLIGATION OF GOOD FAITH	2	0
NRS 116.2101 - CREATION OF A COMMON-INTEREST COMMUNITY	0	1
NRS 116.2111 - ALTERATION OF UNITS; ACCESS TO UNITS	1	0
NRS 116.2117 - AMENDMENT OF DECLARATION	1	1
NRS 116.3101 - HOA / ORGANIZATION	2	5
NRS 116.3102 - HOA / POWERS	4	1
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	4	2
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	1	5
NRS 116.310315 ACCT. FOR FINES/PROHIBITION FEES TOWARD FINES	0	1
NRS 116.31032 - DECLARANT / CONTROL PERIOD	1	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	23	16
NRS 116.31035 - PUBLICATIONS REQUIREMENT; LIMITATIONS	1	2
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	3	3
NRS 116.31038 - DECLARANT / DELIVERLY TO HOA OF PROPERTY HELD	0	0
NRS 116.31065 - RULES	2	5
NRS 116.3107 - CIC / UPKEEP	3	0
NRS 116.3108 - UNITS' OWNERS / MEETINGS	6	0
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	6	5
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	4	2
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	5	5
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	5	0
NRS 116.31087 - UNITS' OWNERS / RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	3	0
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION; RIGHTS TO REQUEST DISMISSAL OF CIVIL ACTION	1	3
NRS 116.3109 - QUORUM	3	1
NRS 116.311 - UNITS' OWNERS / VOTING	0	2
NRS 116.31107 - VOTING BY UNITS' OWNERS; PROHIBITED ACTS; PENALTY	2	1
NRS 116.3112 - DECLARANT / CONVEYANCE OR ENCUMBRANCE TO HOA OF COMMON ELEMENTS	0	0
NRS 116.3113 - INSURANCE / GENERAL REQUIREMENTS	0	0
NRS 116.311395 - FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1	0
NRS 116.3114 - SURPLUS FUNDS	5	1
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	1	2
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	8	2

NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	7	2
NRS 116.31152 - STUDY OF RESERVE	7	8
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	10	1
NRS 116.31155 - HOA / FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	0	6
NRS 116.31158 - HOA / REGISTRATION W/ OMB	7	4
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	4	6
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNITS	2	2
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	3	0
NRS 116.31184 - THREATS & HARRASSMENT	3	0
NRS 116.31185 - PROHIBITION / CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	2	0
NRS 116.31187 - PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	4	0
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	1	1
NRS 116.4109 - RESALE OF UNITS	3	1
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	0	0
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	1	1
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	0	1
NRS 116B.615 - SIGNATURES REQUIRED FOR WITHDRAWAL - RESERVE ACCT.	1	0

Alleged Issues SOUTH

NAC 116; 116A; 116B

	Active	Closed
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	7	4
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	2	0
NAC 116.305 - MGMT AGREEMENT / EVIDENCE OF INSURANCE	1	0
NAC 116.425 RESERVE STUDY; CONTENT	0	1
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	0
NAC 116.470 - FEES AND COSTS FOR COLLECTION	0	1
NAC 116A.345 - PROHIBITED ACTS	1	0

Alleged Issues NORTH

NRS 116; 116A; 116B

Alleged Issue	Active	Closed
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	27	9
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	1	0
NRS 116.31032 - DECLARANT / CONTROL PERIOD	1	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	1	0
NRS 116.31038 - DECLARANT / DELIVERLY TO HOA OF PROPERTY HELD	1	0
NRS 116.3107 - CIC / UPKEEP	1	1
NRS 116.3108 - UNITS' OWNERS / MEETINGS	1	0

NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	0
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	1	0
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION; RIGHTS TO REQUEST DISMISSAL OF CIVIL ACTION	1	0
NRS 116.3112 - DECLARANT / CONVEYANCE OR ENCUMBRANCE TO HOA OF COMMON ELEMENTS	1	0
NRS 116.3113 - INSURANCE / GENERAL REQUIREMENTS	1	0
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	0	1
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	1	0
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	3	1
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	1	0
NRS 116.31152 - STUDY OF RESERVE	3	2
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	3	1
NRS 116.31158 - HOA / REGISTRATION W/ OMB	1	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	2	0
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	1	0
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	1	0
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	1	0
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	1	0

Alleged Issues NORTH

NAC 116; 116A; 116B

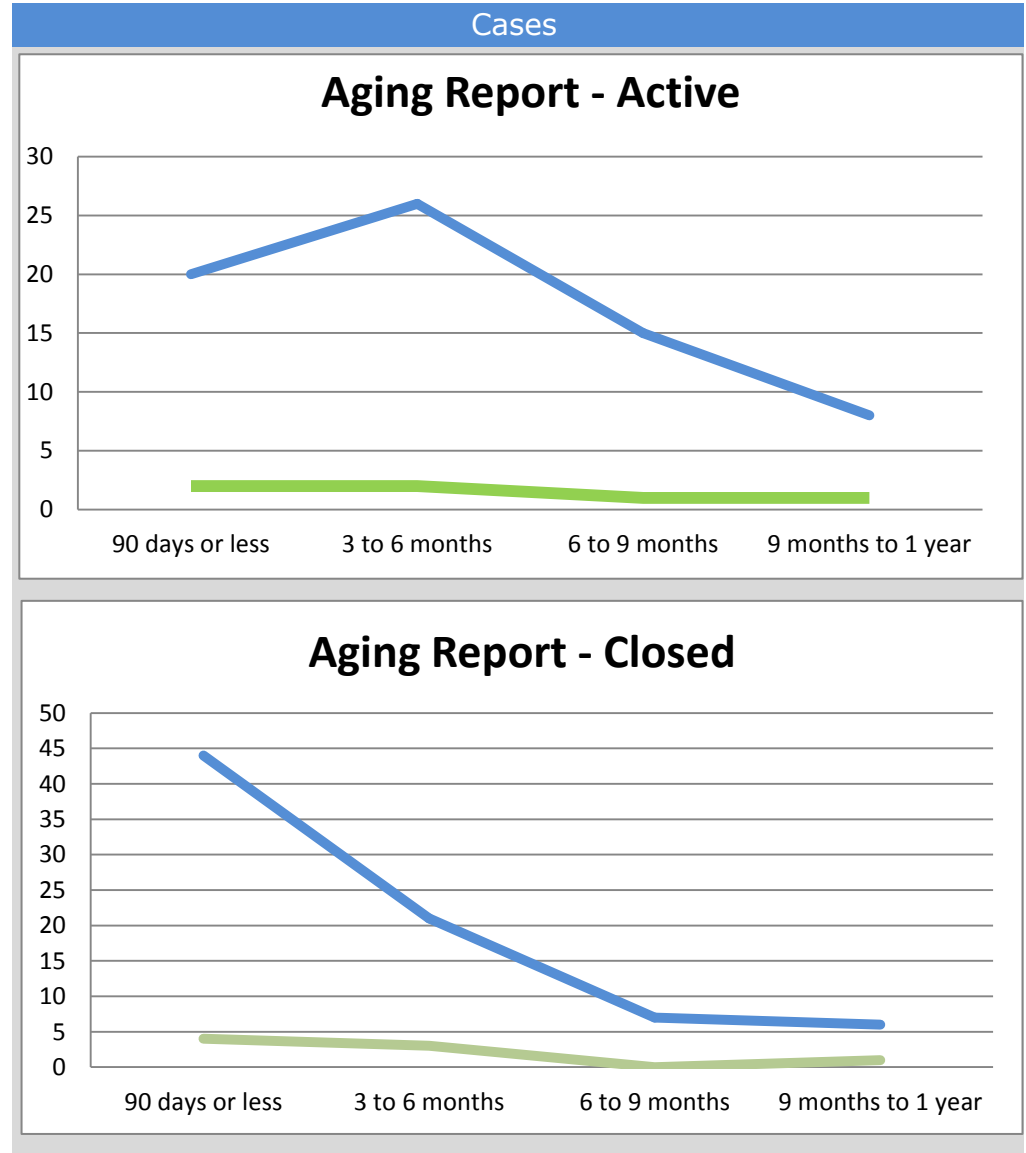
	Active	Closed
NAC 116.457 - PREPARATION, CONTENTS AND AVAILABILITY OF AUDITED FINANCIAL STATEMENTS; QUALIFICATIONS OF AUDITOR	1	0

STATEMENT OF FACTS

Cases	South	North
Cases Opened	129	15
Total # of Active Cases	69	6
Total # of Cases Closed	78	8

Aging Report - Active	South	North
90 days or less	20	2
3 to 6 months	26	2
6 to 9 months	15	1
9 months to 1 year	8	1
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	69	6

Aging Report - Closed	South	North
90 days or less	44	4
3 to 6 months	21	3
6 to 9 months	7	0
9 months to 1 year	6	1
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	78	8



DEMOGRAPHICS

Active Cases South	
BOULDER CITY	0
HENDERSON	13
LAS VEGAS	52
LAUGHLIN	0
MESQUITE	0
N. LAS VEGAS	4
PAHRUMP	0
Total	69

Active Cases North	
INCLINE VILLAGE	1
SPARKS	1
RENO	4
WEST WENDOVER	0
VIRGINIA CITY	0
ZEPHYR COVE	0
Total	6

Closed Cases South	
BOULDER CITY	0
HENDERSON	15
LAS VEGAS	57
LAUGHLIN	0
MESQUITE	0
N. LAS VEGAS	5
PAHRUMP	1
Total	78

Closed Cases North	
INCLINE VILLAGE	1
SPARKS	1
RENO	3
WEST WENDOVER	3
SPARKS	0
ZEPHYR COVE	0
Total	8

Outcome of Closed Cases	South	North
CONSOLIDATE W/CICCH CASES	1	0
COMPLIANCE DEMAND LETTER	1	0
DIVISION RESOLVED ALLEGATIONS	1	0
DIVISION TERMINATED INVESTIGATION	1	1
DUPLICATE CASE	14	0
GOVERNING DOCS ISSUES	4	0
INSUFFICIENT EVIDENCE	10	1
LETTER OF INSTRUCTION	7	4
NO VIOLATION FOUND	9	1
RECOMMENDATION FOR HEARING - CIC	14	0
RESOLVED PRIOR TO COMPLETION OF INVESTIGATION	2	0
STATUTE OF LIMITATION EXPIRED	2	0
UNSUBSTANTIATED ALLEGATIONS	12	1

Top Five NRS & NAC 116 Alleged Issues

Alleged Issues SOUTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	46	41
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	5	7
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	2	8
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	1	7
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	8	0

Alleged Issues SOUTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	3	1
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ASSN. OR SUPERVISING CM	3	0
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	1

Alleged Issues NORTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	6	2
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	1	2
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	0	2
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	0	1
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	1	0

Alleged Issues NORTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116A.165 - SUPERVISING COMMUNITY MANAGERS: QUALIFICATIONS & RESPONSIBILITIES	0	1
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	0

Complete List of NRS & NAC 116 Alleged Issues

Alleged Issues SOUTH

NRS 116; 116A; 116B	Active	Closed
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	1	1
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	1	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	7	1
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	1	1
NRS 116.31065 - RULES	0	1
NRS 116.3107 - CIC / UPKEEP	0	2
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	0
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	1	0
NRS 116.311 - UNITS' OWNERS / VOTING	1	0
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEMENTS	0	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	0	3
NRS 116.31152 - STUDY OF RESERVE	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	0	8
NRS 116.31155 - HOA / FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	1	0
NRS 116.31158 - HOA / REGISTRATION W/ OMB	0	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	1	5
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF	0	1
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	1	3
NRS 116.31184 - THREATS & HARRASSMENT	1	4
NRS 116.31185 - PROHIBITION / CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	1	0
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	0	0
NRS 116.4109 - RESALE OF UNITS	0	1
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	8	1
NRS 116A.610 - CM TO DISCLOSE INFO. BEFORE MGMT. CONTRACT	0	1
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	3	4
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	46	41
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	5	7
NRS 116B.630 - LIENS AGAINST UNIT FOR ASSESSMENTS	0	1

Alleged Issues SOUTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	1
NAC 116A.165 - SUPERVISING COMMUNITY MANAGERS: QUALIFICATIONS & RESPONSIBILITIES	0	0
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	0	3
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ASSN. OR SUPERVISING CM	0	3
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	1	3

Alleged Issues NORTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	0	1
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	1	0
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	6	2
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	1	2

Alleged Issues NORTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116A.165 - SUPERVISING COMMUNITY MANAGERS: QUALIFICATIONS & RESPONSIBILITIES	0	1
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	0