

**BEFORE THE COMMISSION FOR COMMON-INTEREST
COMMUNITIES AND CONDOMINIUM HOTELS**

STATE OF NEVADA

SHARATH CHANDRA, Administrator,
REAL ESTATE DIVISION, DEPARTMENT
OF BUSINESS AND INDUSTRY,
STATE OF NEVADA,

Petitioner,

vs.

BEAZER HOMES HOLDINGS LLC,

Respondent.

Case Nos. 2025-502 and 2025-525

FILED

DEC 12 2025

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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**STIPULATION AND ORDER FOR
GLOBAL SETTLEMENT OF DISCIPLINARY ACTION**

This Stipulation for Global Settlement of Disciplinary Action ("Stipulation") is entered into by and between the State of Nevada, Department of Business and Industry, Real Estate Division ("Division"), through its Administrator Sharath Chandra ("Petitioner"), by and through their attorney of record, Christal Park Keegan, and Beazer Homes Holdings LLC (the "RESPONDENT"), by and through their attorney of record, Joshua J. Hicks, with the law firm McDonald Carano.

JURISDICTION AND NOTICE

During all relevant times, RESPONDENT was the declarant and is, therefore, subject to the provisions of Chapter 116 of each of the Nevada Revised Statutes ("NRS") and the Nevada Administrative Code ("NAC") (hereinafter collectively referred to as "NRS 116") and are subject to the jurisdiction of the Division, and the Commission for Common-Interest Communities and Condominium Hotels pursuant to the provisions of NRS 116.750.

**SUMMARY OF FACTUAL ALLEGATIONS SET FORTH IN THE COMPLAINT
CASE NO. 2025-502**

1. On or about July 10, 2025, upon information discovered during review of Majestic Point Community Association's ("Majestic") Annual Association Registration Forms 562, the Division's

Compliance Section opened an investigation against declarant Beazer Homes Holdings LLC (“RESPONDENT”). *Exhibit 1, NRED 0002–0008.*

2. At all times relevant, the declarant held all seats on the executive board. *Exhibit 1, NRED 0004, NRED 0006.*

3. On or about September 24, 2023, with the sale of the 20th unit - 5655 Spellbinding Street – approximately 25.97% conveyance was reached. *Exhibit 3, NRED 0015.*

4. On or about November 23, 2023 – being sixty (60) days after 25% conveyance – at least one member of the executive board, who is not the declarant, should have been elected by the unit owners. *NRS 116.31032(2)(a), Exhibit 2, NRED 0011.*

5. On or about March 25, 2024, with the sale of the 58th unit – 5656 Spellbinding Street – approximately 75.32% conveyance was reached. *Exhibit 3, NRED 0015.*

6. But on or about May 24, 2024 – being sixty (60) days after 75% conveyance – declarant control did not terminate, and the board was not controlled by unit owners. *NRS 116.31032(1)(a), Exhibit 2, NRED 0011.*

7. On or about July 18, 2025, RESPONDENT admitted to the requirement under NRS 116.31032 to cause at least one unit owner other than declarant to be elected to the executive board once 25% of the units have been conveyed. *Exhibit 2, NRED 0011.*

8. RESPONDENT also admitted to the requirement under NRS 116.31032 to terminate the period of declarant control no later than 60 days after 75% of the units have been conveyed. *Exhibit 2, NRED 0011.*

9. On or about August 21, 2025, the Division’s closed its investigation, and turnover was finally completed on or about September 25, 2025. *Exhibit 4, NRED 0027–0028, and Exhibit 5, NRED 0034.*

SUMMARY OF FACTUAL ALLEGATIONS SET FORTH IN THE COMPLAINT CASE NO. 2025-525

10. On or about July 10, 2025, upon information discovered during review of Gardenia Community Association’s (“Gardenia” and collectively with Majestic, “Associations”) Annual Association Registration Form 562, the Division’s Compliance Section opened an investigation against

1 declarant RESPONDENT. *Exhibit 1, NRED 0002–0006.*

2 11. At all times relevant, the declarant held all seats on the executive board. *Exhibit 1,*
3 *NRED 0004, NRED 0006.*

4 12. On or about September 24, 2023, with the sale of the 19th unit – 6105 Garden Crest
5 Street – approximately 26.03% conveyance was reached. *Exhibit 3, NRED 0026.*

6 13. On or about November 23, 2023 – being sixty (60) days after 25% conveyance – at least
7 one member of the executive board, who is not the declarant, should have been elected by the unit owners.
8 *NRS 116.31032(2)(a), Exhibit 2, NRED 0011.*

9 14. On or about March 25, 2024, with the sale of the 55th unit – 6114 Garden Oasis Street –
10 approximately 75.34% conveyance was reached. *Exhibit 3, NRED 0026.*

11 15. But on or about May 24, 2024 – being sixty (60) days after 75% conveyance – declarant
12 control did not terminate, and the board was not controlled by unit owners. *NRS 116.31032(1)(a),*
13 *Exhibit 2, NRED 0009.*

14 16. On or about July 18, 2025, RESPONDENT admitted to the requirement under
15 NRS 116.31032 to cause at least one unit owner other than declarant to be elected to the executive board
16 once 25% of the units have been conveyed. *Exhibit 2, NRED 0009.*

17 17. RESPONDENT also admitted to the requirement under NRS 116.31032 to terminate
18 the period of declarant control no later than 60 days after 75% of the units have been conveyed.
19 *Exhibit 2, NRED 0009.*

20 18. On or about September 11, 2025, the Division closed its investigation, and the Division
21 finally received notice via the Annual Association Form 562 reflecting the transition of control.
22 *Exhibit 4, NRED 0035–0036, and Exhibit 5, NRED 0042–0043.*

23 **VIOLATION OF LAW ALLEGED IN THE COMPLAINT**
24 **CASE NOS. 2025-502 and 2025-525**

25 19. In both cases, RESPONDENT violated NRS 116.31032(2)(a) for failing to cause a
26 unit owner other than the declarant to be elected to the executive board when 25% of the units had
27 been conveyed.

28 ...

20. In both cases, RESPONDENT violated NRS 116.31032(1)(a) for failing to terminate the period of declarant control 60 days after the conveyance of 75% of the units to unit owners other than the declarant had occurred.

SUMMARY OF RESPONDENT'S POSITION

21. In both cases, RESPONDENT alleged that despite its best efforts, it was unable to locate a sufficient number of unit owners willing to serve on the Associations' boards within the timeframes mandated by NRS 116.3106 and NRS 116.31032.

PROPOSED GLOBAL SETTLEMENT AGREEMENT

In an effort to avoid the time and expense of litigating these issues before the Commission, the RESPONDENT does not contest the violations alleged, and the parties desire to compromise and settle the Division's findings of violation of law in Case Nos. 2025-502 and 2025-525 upon the following terms and conditions:

1. RESPONDENT has tendered control of the Associations to the homeowners pursuant to NRS 116.31038 through NRS 116.3104.

2. Further, RESPONDENT shall pay to the Division a total amount of Eight Thousand Three Hundred Seventy-Four and Eighty-Eight Cents (\$8,374.88). This total amount reflects a \$1,000 administrative fine for each of the above-stated violations of law (2 violations of law in Case No. 2025-502 and 2 violations of law in Case No. 2025-525, for a total of 4 violations of law, Four Thousand Dollars (\$4,000), and Four Thousand Three Hundred Seventy-Four and Eighty-Eight Cents (\$4,374.88) for the Division's costs and attorney's fees, which are actual, reasonable and necessary, to be paid within thirty (30) days of entry of order.

3. Additionally, RESPONDENT agrees to promptly take affirmative action to correct timely transitions for all its associations.

4. RESPONDENT and the Division agree that by entering into this Stipulation, the Division does not concede any defense or mitigation, the RESPONDENT may assert and that once this Stipulation is approved and fully performed, the Division will close its file in this matter.

5. RESPONDENT agrees and understands that by entering into this Stipulation RESPONDENT is waiving its right to a hearing at which it may present evidence in its defense, its right

1 to a written decision on the merits of the complaint, its rights to reconsideration and/or rehearing, appeal
2 and/or judicial review, and all other rights which may be accorded by the Nevada Administrative
3 Procedure Act, the Nevada Common-Interest Communities and Condominium Hotels statutes and
4 accompanying regulations, and the federal and state Constitutions. The RESPONDENT understands that
5 this Agreement and other documentation may be subject to public records laws. The Commission
6 members who review this matter for approval of this Stipulation may be the same members who
7 ultimately hear, consider, and decide the Complaint if this Stipulation is either not approved by the
8 Commission or is not timely performed by the RESPONDENT. The RESPONDENT fully understands
9 that you have the right to be represented by legal counsel in this matter at your own expense.

10 6. The parties hereby stipulate to the Division's exhibits, in Case No. 2025-502, Bates Nos.
11 *NRED 0001-0034*, and in Case No. 2025-502, Bates Nos. *NRED 0001-0043*.

12 7. Each party shall bear their own attorney's fees and costs.

13 8. Approval of Stipulation. Once executed, this Stipulation will be filed with the
14 Commission and will be placed on the agenda for approval at its next public meeting. The Division will
15 recommend to the Commission approval of the Stipulation. RESPONDENT agrees that the Commission
16 may approve, reject, or suggest amendments to this Stipulation that must be accepted or rejected by
17 RESPONDENT before any amendment is effective.

18 9. Withdrawal of Stipulation. If the Commission rejects this Stipulation or suggests
19 amendments unacceptable to the RESPONDENT, RESPONDENT may withdraw from this Stipulation,
20 and the Division may pursue its Complaint before the Commission. This Stipulation then shall become
21 null and void and unenforceable in any manner against either party.

22 10. Release. In consideration of the execution of this Stipulation, Associations and
23 RESPONDENT for itself/themselves, its/their heirs, executors, administrators, successors, and assigns,
24 hereby releases, remises, and forever discharges the State of Nevada, the Department of Business and
25 Industry, and the Division, and each of their respective members, agents, employees, and counsel in their
26 individual and representative capacities, from any and all manner of actions, causes of action, suits, debts,
27 judgments, executions, claims, and demands whatsoever, known and unknown, in law or equity, that
28 RESPONDENT ever had, now has, may have, or claim to have against any or all of the persons or entities

named in this section, arising out of or by reason of the Division's investigation of this action, this disciplinary action, and all matters related thereto.

11. Indemnification. RESPONDENT hereby agrees to indemnify and hold harmless the State of Nevada, the Department of Business and Industry, Petitioner, the Division, and each of their respective members, agents, employees, and counsel, in their individual and representative capacities, against any and all claims, suits, and actions brought against said persons and/or entities by reason of the Division's investigation, this disciplinary action, and all other matters relating thereto, and against any and all expenses, damages, and costs, including court costs and attorney fees, which may be sustained by the persons and/or entities named in this section as a result of said claims, suits, and actions.

12. Default. In the event of default, RESPONDENT agrees that the RESPONDENT'S association license shall be immediately suspended, and the unpaid balance of the administrative fine and costs, together with any attorney's fees and costs that may have been assessed, shall be due in full to the Division within ten (10) calendar days of the date of default. Debt collection actions for unpaid monetary assessments in this case may be instituted by the Division or its assignee. RESPONDENT agrees that the foregoing suspension of its association license shall continue until the unpaid monetary assessments are paid in full.

13. RESPONDENT'S board members have signed and dated this Stipulation only after reading and understanding all terms herein.

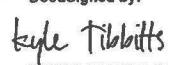
DATED: 12/3/2025 ³, 2025.

NEVADA DEPARTMENT OF BUSINESS
AND INDUSTRY, REAL ESTATE DIVISION

By: 
SHARATH CHANDRA
Administrator

DATED: 11/26/2025, 2025.

BEAZER HOMES HOLDINGS LLC

By: 
DocuSigned by:
KYLE TIBBITTS
Respondent

CASE NO. 2025-502

DATED: 11/26/2025, 2025.

MAJESTIC POINT COMMUNITY ASSOCIATION

Signed by:
By: Mckinzi Vega
5DE6979AB9F0473...
MCKINZI VEGA (Declarant)
President

DATED: _____, 2025.

MAJESTIC POINT COMMUNITY ASSOCIATION

By: Unavailable to Sign - No Longer with Respondent
JENNIFER ALMEIDO (Declarant)
Treasurer

DATED: 11/26/2025, 2025.

MAJESTIC POINT COMMUNITY ASSOCIATION

Signed by:
By: Melanie Huizar
1B0CA24A7359445...
MELANIE HUIZAR (Declarant)
Secretary

CASE NO. 2025-525

DATED: 11/26/2025, 2025.

GARDENIA COMMUNITY ASSOCIATION

Signed by:
By: Mckinzi Vega
5DE6979AB9F0473...
MCKINZI VEGA (Declarant)
President

DATED: 11/30/2025, 2025.

GARDENIA COMMUNITY ASSOCIATION

Signed by:
By: [Signature]
2985FAA77A2740C...
MICHAEL GRAY (Declarant)
Treasurer

DATED: 12/1/2025, 2025.

GARDENIA COMMUNITY ASSOCIATION

DocuSigned by:
By: Samuel Platter
B5773AE2D8DA4D5...
SAMUEL PLATTER (Declarant)
Secretary

...

...

...

Approved as to form:

NEVADA REAL ESTATE DIVISION

By:


CHRISTAL P. KEEGAN
Senior Deputy Attorney
Nevada Bar No. 12725
1818 E. College Parkway, Suite 110
Carson City, Nevada 89706-7986
(775) 684-1905
ckeegan@red.nv.gov
Attorney for Real Estate Division

Approved as to form:

MCDONALD CARANO


By:


JOSHUA J. HICKS
Nevada Bar No. 6679
100 West Liberty Street, Tenth Floor
Reno, Nevada 89501
(775) 788-2000
jhicks@mcdonaldcarano.com
Attorney for Respondent

Approved as to form:

LAW OFFICE OF MICHAEL W. MCKELLEB, ESQ., PLLC


By:


MICHAEL W. MCKELLEB
Nevada Bar No. 12040
2625 N Green Valley Parkway, Suite 135
Henderson, Nevada 89014
(702) 879-4279
mmckelleb@McKellebLaw.com
Attorney for Gardenia Community Association

Acknowledged by:

Vintage Real Estate Group

By:

DocuSigned by:

D260A3A40886497
AMY M. MOORE
(CAM.0009792-SUPR)
Community Manager for Association

Approved as to form:

NEVADA REAL ESTATE DIVISION

By:


CHRISTAL P. KEEGAN
Senior Deputy Attorney
Nevada Bar No. 12725
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(775) 684-1905
ckeegan@red.nv.gov
Attorney for Real Estate Division

Approved as to form:

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Reno, Nevada 89501
(775) 788-2000
jhicks@mcdonaldcarano.com
Attorney for Respondent

Approved as to form:

LAW OFFICE OF MICHAEL W. MCKELLEB, ESQ., PLLC

By:


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Nevada Bar No. 12040
2625 N Green Valley Parkway, Suite 135
Henderson, Nevada 89014
(702) 879-4279
mmckelleb@McKellebLaw.com
Attorney for Gardenia Community Association

Acknowledged by:

Vintage Real Estate Group

By:

AMY M. MOORE
(CAM.0009792-SUPR)
Community Manager for Association

CASE NO. 2025-502

By signing, the Board acknowledges only that it is aware of the existence of the complaint and the allegations made and shall not be construed as an admission of any fact, fault, liability, or legal violation by the Association or any of its current or former directors, officers, agents, or representatives.

DATED: 11/29/2025, 2025.

MAJESTIC POINT COMMUNITY ASSOCIATION

Acknowledged By: 
9E7FB37783E0473...
DASHAUNIQUE LONG

DATED: , 2025.

MAJESTIC POINT COMMUNITY ASSOCIATION

Acknowledged By: Unavailable to Sign
ERIC SAGE

DATED: 11/29/2025, 2025.

MAJESTIC POINT COMMUNITY ASSOCIATION

Acknowledged By: 
D7062223359E48E...
DAVID NGO

CASE NO. 2025-525

By signing, the Board acknowledges only that it is aware of the existence of the complaint and the allegations made and shall not be construed as an admission of any fact, fault, liability, or legal violation by the Association or any of its current or former directors, officers, agents, or representatives.

DATED: , 2025.

GARDENIA COMMUNITY ASSOCIATION

Acknowledged By: ANNETTE HARDY

DATED: , 2025.

GARDENIA COMMUNITY ASSOCIATION

Acknowledged By: CHRISTOPHER RACE

DATED: , 2025.

GARDENIA COMMUNITY ASSOCIATION

Acknowledged By: ANDREW MATHERS

CASE NO. 2025-502

By signing, the Board acknowledges only that it is aware of the existence of the complaint and the allegations made and shall not be construed as an admission of any fact, fault, liability, or legal violation by the Association or any of its current or former directors, officers, agents, or representatives.

DATED: _____, 2025.

MAJESTIC POINT COMMUNITY ASSOCIATION

Acknowledged By: _____

DASHAWNIQUE LONG

DATED: _____, 2025.

MAJESTIC POINT COMMUNITY ASSOCIATION

Acknowledged By: _____

ERIC SAGE

DATED: _____, 2025.

MAJESTIC POINT COMMUNITY ASSOCIATION

Acknowledged By: _____

DAVID NGO

CASE NO. 2025-525

By signing, the Board acknowledges only that it is aware of the existence of the complaint and the allegations made and shall not be construed as an admission of any fact, fault, liability, or legal violation by the Association or any of its current or former directors, officers, agents, or representatives.

DATED: 11/25/2025 _____, 2025.

GARDENIA COMMUNITY ASSOCIATION

Acknowledged By: _____

Signed by:
Annette Hardy
CCFC5335BA944A7
ANNETTE HARDY

DATED: 11/25/2025 _____, 2025.

GARDENIA COMMUNITY ASSOCIATION

Acknowledged By: _____

DocuSigned by:
Chris Race
A023C97AFD7D482...
CHRISTOPHER RACE

DATED: _____, 2025.

GARDENIA COMMUNITY ASSOCIATION

Acknowledged By: _____

Unavailable to Sign
ANDREW MATHERS

**BEFORE THE COMMISSION FOR COMMON-INTEREST
COMMUNITIES AND CONDOMINIUM HOTELS**

STATE OF NEVADA

SHARATH CHANDRA, Administrator,
REAL ESTATE DIVISION, DEPARTMENT
OF BUSINESS AND INDUSTRY,
STATE OF NEVADA,

Case Nos. 2025-502 and 2025-525.

Petitioner,

vs.

BEAZER HOMES HOLDINGS LLC,

Respondent.

ORDER FOR SETTLEMENT OF DISCIPLINARY ACTION

IT IS ORDERED that the foregoing Stipulation and Order for Settlement of Disciplinary Action
is approved in full.

DATED: December 12th, 2025.

COMMISSION FOR COMMON-INTEREST
COMMUNITIES AND CONDOMINIUM
HOTELS, DEPARTMENT OF BUSINESS
AND INDUSTRY, STATE OF NEVADA

By: 

Phyllis Tomasso, Chairwoman

Submitted by:

NEVADA REAL ESTATE DIVISION

By: 

CHRISTAL P. KEEGAN (Bar No. 12725)
Senior Deputy Attorney
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Attorney for Nevada Real Estate Division