



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE

REPORTING PERIOD JULY 1, 2024 - APRIL 30, 2025

FISCAL YEAR 25

Ombudsman Assistance Report

Report Date: 07/01/2024 - 04/30/2025

Statistics

Walk-in: 238

Phone: 440

Top 3 Allegations in the South

NRS 116.3103

Power of executive board to act on behalf of association

NRS 116.31175

Maintenance and availability of books, records and other papers of association

NRS 116.31083

Meetings of the executive board

Top 3 Allegations in the North

NRS 116.3103

Power of executive board to act on behalf of association

NRS 116.3107

Upkeep of common-interest community

NRS 116.31152

Study of reserves

General
95

2024
Carry Overs
16

Intervention
Affidavit (IA)
Filed
158

Ombudsman
Review

ADR
0

Remaining IA
149

Ombudsman to
Compliance
9

Ombudsman Action
260

Specialist to
Compliance
26

Open
Cases
20

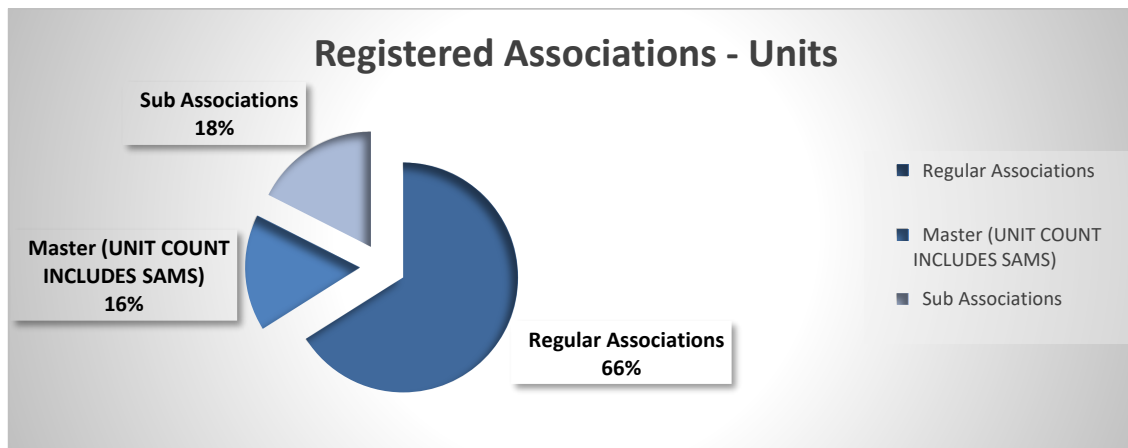
Concluded Cases: 214

- Conference: 102
- NRED Letter: 112

Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,888	414,119
Master (UNIT COUNT INCLUDES SAMS)	112	102,984
Sub Associations	737	109,988
Hotel Associations	9	5,658
Total	<u>3,746</u>	<u>632,749</u>

*SAM = uses same board as master



Nevada Associations by County

	Carson City	Churchill	Clark	Douglas	Elko	Humboldt	Lyon	Nye	Storey	Washoe	Grand Total
CONDOMINIUMS	13		439	20	3		-	2		200	677
CONDO/HOTEL			9								9
COOP			3						1	3	7
PLANNED COMMUNITY - CONDO/TH			7							1	8
PLANNED COMMUNITY - DUPLEX	4		26							7	37
PLANNED COMMUNITY - M/H			12					3		2	17
PLANNED COMMUNITY - SFD	49	1	2,194	28	6	-	10	5	2	263	2,558
PLANNED COMMUNITY - SFD/CONDO			14	1						4	19
PLANNED COMMUNITY - SFD/CONDO/TH			11							2	13
PLANNED COMMUNITY - SFD/MH			1	1						1	3
PLANNED COMMUNITY - SFD/TH			25	3	1					4	33
PLANNED COMMUNITY - SFD/TH/MH			1							-	1
PLANNED COMMUNITY - TWNHSE	16	-	276	12	2	-				58	364
TOTAL	82	1	3,018	65	12	-	10	10	3	545	3,746

KEY

TWNHSE/TH TOWNHOUSE
M/H MANUFACTURED HOUSE
SFD SINGLE-FAMILY DEWELLING

Alternative Dispute Resolution Report - JULY - APRIL FY25

Claims

Carry over from previous years	60
Claims Filed	YTD
	184

Resolution Request Methods	Mediation	Referee	Total
Southern Filings	111	44	155
Northern Filings	19	10	29

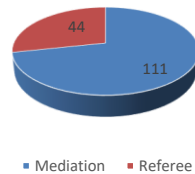
YTD

Responses Received	145
Number of Total Filings	329
Filing Fees Received	\$ 16,400.00

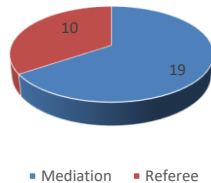
Assigned Claims YTD

Mediation Assignments	128
Referee Assignments	5

ADR Southern Filings



ADR Northern Filings



Closed Claims YTD - Southern Nevada

Disposition of Closed Claims	167
Dismissed by Division	0
Dismissed by Mediator	0
Respondent Never Submitted a Response	36
Respondent Not Served	11
Referee	3
Successful Mediation - Agreement Reached	43
Settled Prior to Mediation	1
Unsuccessful Mediation - No Agreement	69
Withdrawn By Claimant	4

Closed Claims YTD - Northern Nevada

Disposition of Claims Closed	24
Dismissed by Division	0
Dismissed by Mediator	0
Respondent Never Submitted a Response	5
Respondent Not Served	1
Referee	0
Successful Mediation - Agreement Reached	5
Settled Prior to Mediation	0
Unsuccessful Mediation - No Agreement	8
Withdrawn By Claimant	5

Subsidy

Applications Received	221
Invoices Approved for Payment	111
Invoices Paid	\$ 47,375.00

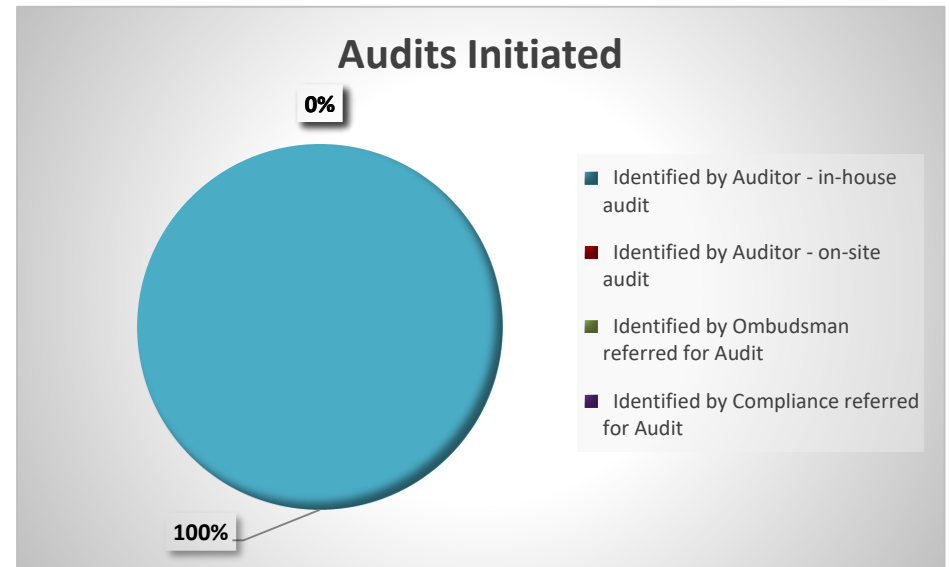
Auditor Report

FY25 & Carryover from FY24	<u>5</u>
<u>Audits Initiated</u>	
Identified by Auditor - in-house audit	2
Identified by Auditor - on-site audit	0
Identified by Ombudsman referred for Audit	0
Identified by Compliance referred for Audit	0
<u>Total Audits Initiated</u>	<u>2</u>

* Includes carryover audits included from previous year

<u>Disposition of Audits</u>	
Non-Response to audit - referred to Compliance	1
Completed audits - compliance gained by Auditor	0
Completed audits referred to Compliance	6
<u>Total Audits Completed*</u>	<u>7</u>

<u>Special Projects</u>	
Financial Review - Association	0
Special Projects - Other	1
<u>Total Special Projects</u>	<u>1</u>



The Auditor analyzes association information submitted on forms submitted to the Division, determines areas of deficiency and subsequently engages the association in an audit. However, an audit may be initiated at the request of the Ombudsman, administrative staff, or investigator. The audit includes a review and analysis of the association's governing documents, financial records, and other records requested, to identify areas of non-compliance. In addition to association audits, the Auditor may also assist the Ombudsman or Compliance section with association financial statement reviews and recommendations based on financial reviews on an as-needed basis.

Ombudsman Education and Training FY 25

EDUCATION OFFICER

TOTAL ACTIVE CE COURSES YTD	118
Newly Approved Courses	13
Renewed Courses	105
Course Offerings*	116
Publications **	0
Audits Conducted by Division	0
TOTAL ACTIVE CAMs	748
Supervising CAMs	332
Provisional CAMs	111
Temporary CAMs	26
CAMs	279

*Courses can be presented more than once. Division applies credits to each licensed attendee and tracks course evaluations.

**Newsletters, flowcharts, handouts, brochures, manuals, FAQs, slide shows, guidance, etc.

TRAINING OFFICERS

VIDEO VIEWS	Total Views
What is a Reserve Study	46
Reserve Study – Financial Analysis	13
Reserve Study – Physical Analysis	19
Reserve Study Specialist	14
Executive Board Elections	27

PUBLICATIONS**	30
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WEBSITE PAGES	Total Views
Presentations	3880
Program Training	2749
Flowcharts**	1250
Video Tutorials Page	250

TRAININGS PROVIDED	
Online - Virtual (via Webex)	43
Off-site (via Microsoft Teams upon request)	0
ATTENDEES	503



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION

REPORTING PERIOD JULY 1, 2024 - APRIL 30, 2025

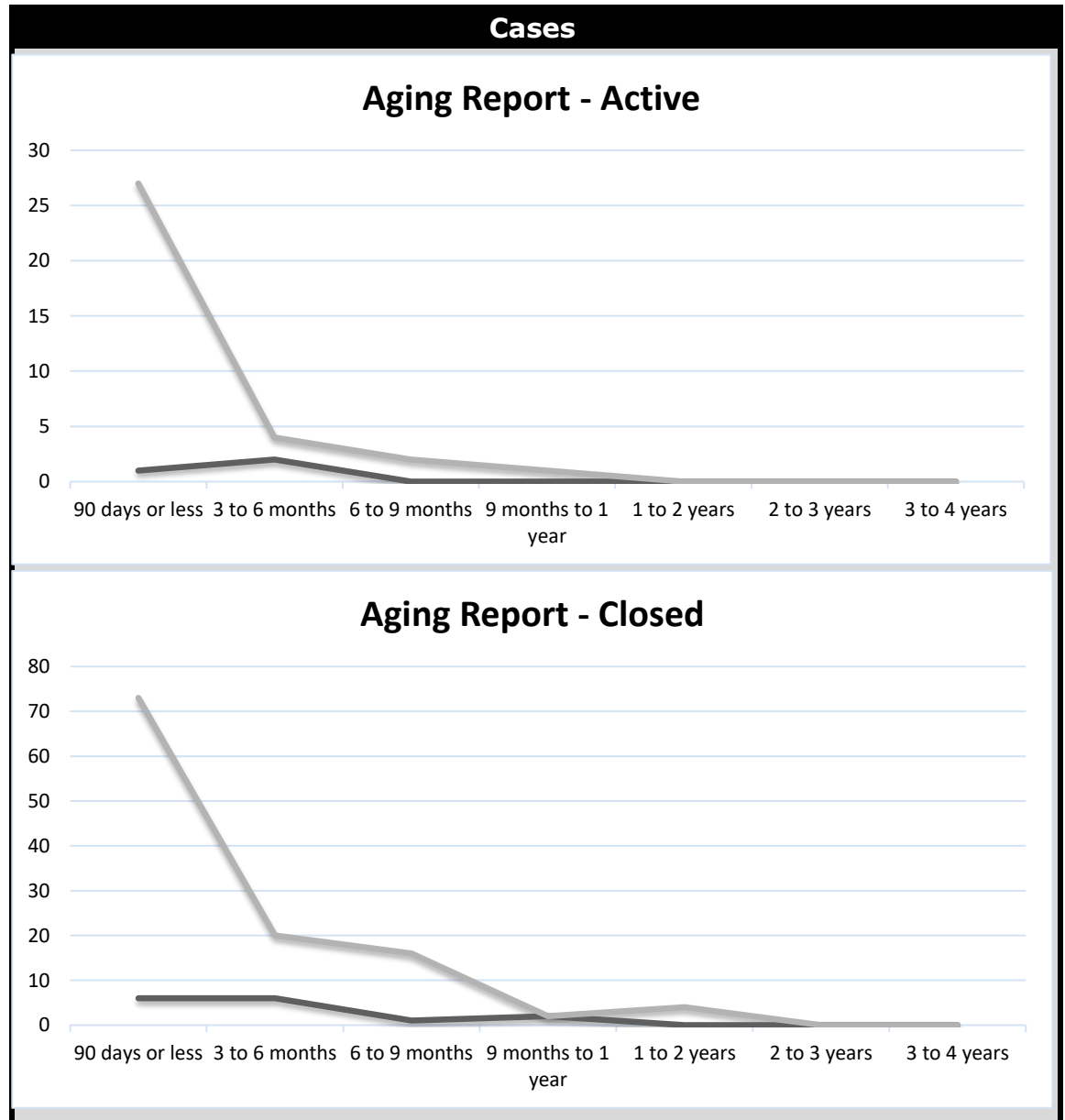
FISCAL YEAR 25

INTERVENTION AFFIDAVIT

Cases	North	South
Cases Opened YTD	9	118
Total # of Active Cases	3	34
Total # of Cases Closed YTD	15	115

Aging Report - Active	North	South
90 days or less	1	27
3 to 6 months	2	4
6 to 9 months	0	2
9 months to 1 year	0	1
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	3	34

Aging Report - Closed	North	South
90 days or less	6	73
3 to 6 months	6	20
6 to 9 months	1	16
9 months to 1 year	2	2
1 to 2 years	0	4
2 to 3 years	0	0
3 to 4 years	0	0
Total	15	115



INTERVENTION AFFIDAVIT DEMOGRAPHICS

Active Cases North	
Reno	1
Stateline	1
Zephyr Cove	1
Total	3

Active Cases South	
Henderson	2
Las Vegas	28
Mesquite	1
N. Las Vegas	2
Pahrump	1
Total	34

Closed Cases North	
Carson City	1
Crystal Bay	2
Gardnerville	1
Incline Village	2
Reno	8
Sparks	1
Total	15

Closed Cases South	
Boulder City	1
Henderson	8
Las Vegas	93
Laughlin	1
N. Las Vegas	9
Pahrump	3
Total	115

INTRV2 Closed Case Outcome North	Count of Local
Pending INTRV3/CCIC Hearing	1
Unsubstantiated Allegations	3
No Violation	2
Letter of Instruction	4
Non-Jurisdictional	1
Division Resolved Allegations	1
Division Terminated Investigation	0
CDL Issued	2
Duplicate Case	0
Closed at Claimant's Request	0
Consolidated W/CCIC Case	0
Parties Resolved Prior to Investigation	1
	15

INTRV2 Closed Case Outcome South	Count of Local
Pending INTRV3/CCIC Hearing	25
Unsubstantiated Allegations	15
No Violation	11
Letter of Instruction	9
Non-Jurisdictional	3
Division Resolved Allegations	35
Division Terminated Investigation	5
CDL Issued	8
Duplicate Case	3
Closed at Claimant's Request	0
Consolidated W/CCIC Case	1
Parties Resolved Prior to Investigation	0
	115

INTRV2 Alleged Issues	Alleged	North	South
HOA GOV DOCS - BYLAWS	6	2	4
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENT	1	1	0
HOA GOV DOCS - NON-COMPLIANCE OF GOV DOCS	1	0	1
HOA GOV DOCS - OTHER GOV DOCS NOT LISTED	3	2	1
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR ME	2	0	2
NAC 116A.355 - GROUNDS FOR DISC ACTION; UNPROF CONDUCT	2	0	2
NAC 116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	21	3	18
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	7	4	3
NAC 116.425 - RESERVE STUDY; CONTENT	4	2	2
NAC 116.435 - RESERVE STUDY; DISSEMINATION OF SUMMARY OF RESULTS	4	4	0
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	7	3	4
NAC 116.453 PRESENTATION & CONTENTS OF INTERIM FINANCIALS	2	1	1
NAC 116.457 - PREP, CONTENTS, AND AVAIL OF AUDITED FIN STATEMENTS; QUALS OF AUDITOR	3	1	2
NRS 116.017- COMMON ELEMENTS DEFINED	1	0	1
NRS 116.12065- NOTICE OF CHANGES TO GOVERNING DOCUMENTS	2	0	2
NRS 116.2111 - ALTERATION OF UNITS; ACCESS TO UNITS	1	0	1
NRS 116.2117- AMENDMENT OF DECLARATION	2	0	2
NRS 116.3101 - HOA / ORGANIZATION	2	2	0
NRS 116.3102 HOA /POWERS	3	0	3
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	42	8	34
NRS 116-31031 - EXECUTIVE BOARD/IMPOSE FINES	8	0	8
NRS 116-310315 - ACCT. FOR FINES/PROHIBITION FEES TOWARDS FINES	7	0	7
NRS 116.31032- DECLARANT/ CONTROL PERIOD	1	1	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	61	7	54
NRS 116.31036 - EXECUTIVE BOARD MEMBER REMOVAL	1	0	1
NRS 116.31037 - INDEMNIFICATION & DEFENSE OF EX BOARD MEMBER	1	0	1
NRS 116.31038 - DECLARANT / DELIVERY TO HOA OF PROPERTY HELD	1	1	0
NRS 116.3107 - CIC/UPKEEP	3	1	2
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	12	4	8
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	16	6	10
NRS 116.31084 - VOTING MY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM	6	3	3
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	8	5	3
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEET	9	2	7
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION ; RIGHTS TO REQUEST DISMISSAL OF CIVIL	2	0	2
NRS 116.3113 - INSURANCE /GENERAL REQUIREMENTS	5	3	2
NRS 116.311395- FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1	1	0

NRS 116.3114 - SURPLUS FUNDS	2	0	2
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	5	3	2
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	9	4	5
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	18	6	12
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	10	5	5
INTRV2 Alleged Issues	Alleged	North	South
NRS 116.31152 - STUDY OF RESERVE	20	6	14
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	11	5	6
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMIN FEES & PENALTIES	2	1	1
NRS 116.31158 - HOA / REGISTRATION W/ OMB	5	1	4
NRS 116.3116 - LEINS / ASSESSMENTS AGAINST UNITS	1	1	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	17	3	14
NRS 116.3118 - UNITS' OWNERS RIGHTS/MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED F	4	1	3
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	7	0	7
NRS 116.31184 - THREATS & HARASSMENT	7	2	5
NRS 116.31185 - PROHIBITION/CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	6	2	4
NRS 116.31187 - PROHIBITION AGAINST CERTAIN PERSONNEL CONTRACTING WITH ASSOCIATION OR ACCEP	1	1	0
NRS 116.345 ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	4	1	3
NRS 116.4109 - RESALE OF UNITS	2	0	2
NRS 116.760- RIGHT OF PERSON TO FILE AFFIDAVIT WITH NRED; PROCEDURE FOR FILING AFFIDA	2	0	2
NRS 116A.610- CM TO DISCLOSE INFO. BEFORE MBMT. CONTRACT	1	0	1
NRS 116A.620 - MGMT AGREEMENT; INSURANCE; CHANGES; TERMINATION	3	2	1
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	10	5	5
NRS 116A.640-CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	6	2	4
INTRV2 Found Issues	Found	North	South
NAC 116A.385 EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEI	1	0	1
NAC116.405 - MEMBERS OF EXECUTIVE BOARD/PROHIBITED ACTION	10	0	10
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	3	0	3
NAC 116.425 - RESERVE STUDY; CONTENT	1	0	1
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENTS	1	0	1
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	14	1	13
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	5	0	5
NRS 116-310315 - ACCT. FOR FINES/PROHIBITION FEES TOWARD FINES	1	0	1
NRS 116.31032 - DECLARANT / CONTROL PERIOD	1	0	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	37	3	34
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	1	0	1
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	2	0	2
NRS 116.31085 - UNIT'S OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	2	2	0

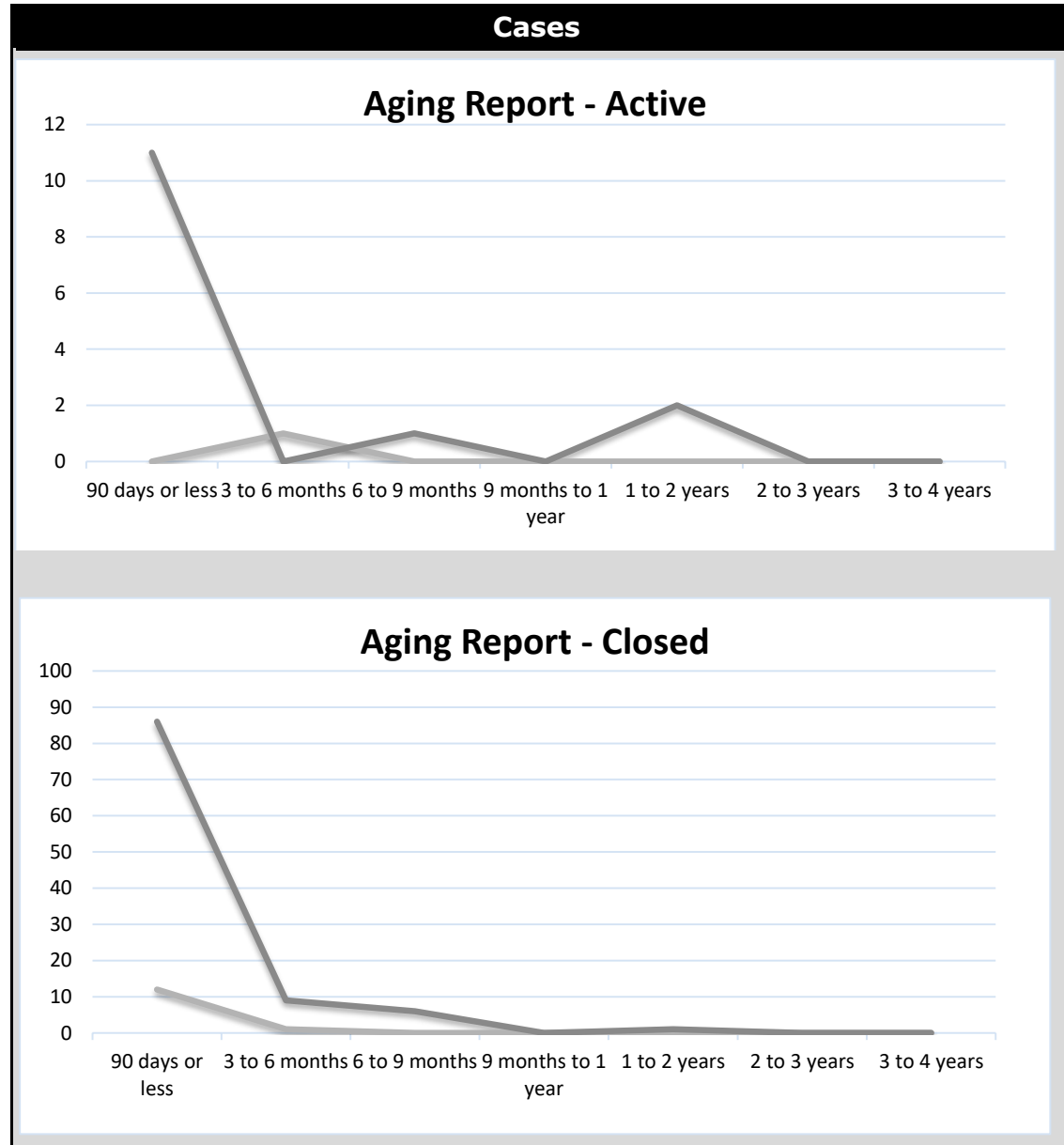
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETINGS	2	1	1
NRS 116.3113 - INSURANCE/GENERAL REQUIREMENTS	2	0	2
NRS 116.31133 INSURANCE/POLICIES	1	0	1
NRS 116.31135 - INSURANCE/REPAIR OR REPLACEMENT OF DAMAGES	1	0	1
NRS 116.311395- FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1	0	1
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	1	0	1
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	4	1	3
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	7	3	4
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	4	0	4
INTRV2 Found Issues	Found	North	South
NRS 116.31152 - STUDY OF RESERVE	4	1	3
NRS 116.31153- WITHDRAWALS/SIGNATURES REQUIRED	3	0	3
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	7	1	6
NRS 116.3118- UNITS OWNERS RIGHTS/MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RECORDS	1	0	1
NRS 116.760- RIGHT OF PERSON TO FILE AFFIDAVIT WITH NRED; PROCEDURE FOR FILING AFFIDAVIT; ADMINISTRATIVE FINE	2	0	2

Statement of Fact

Cases	North	South
Cases Opened YTD	11	98
Total # of Active Cases	1	14
Total # of Cases Closed YTD	13	102

Aging Report - Active	North	South
90 days or less	0	11
3 to 6 months	1	0
6 to 9 months	0	1
9 months to 1 year	0	0
1 to 2 years	0	2
2 to 3 years	0	0
3 to 4 years	0	0
Total	1	14

Aging Report - Closed	North	South
90 days or less	12	86
3 to 6 months	1	9
6 to 9 months	0	6
9 months to 1 year	0	0
1 to 2 years	0	1
2 to 3 years	0	0
3 to 4 years	0	0
Total	13	102



STATEMENT OF FACT DEMOGRAPHICS

Active Cases North	
Incline Village	1
Total	1

Active Cases South	
Las Vegas	12
Mesquite	1
North Las Vegas	1
Total	14

Closed Cases North	
Dayton	1
Incline Village	4
Minden	2
Reno	6
Total	13

Closed Cases South	
Henderson	9
Las Vegas	80
Laughlin	1
Mesquite	3
North Las Vegas	7
Pahrump	2
Total	102

SOF Closed Case Outcome- North	Count of Local
Pending INTRV3/CCIC Hearing	0
Unsubstantiated Allegations	3
No Violation	4
Letter of Instruction	0
Non-Jurisdictional	0
Division Resolved Allegations	3
Division Terminated Investigation	2
ADR Allegations	0
Duplicate Case	0
Closed at Claimant's Request	1
Parties Resolved Prior to Investigation	0
Administrative Fine/ Education	0
	13

SOF Closed Case Outcome- South	Count of Local
Pending INTRV3/CCIC Hearing	0
Unsubstantiated Allegations	18
No Violation	17
Letter of Instruction	3
Non-Jurisdictional	4
Division Resolved Allegations	25
Division Terminated Investigation/ Incomplete SOF	20
ADR Allegations	8
Duplicate Case	2
Closed at Claimant's Request	2
Parties Resolved Prior to Investigation	0
Administrative Fine/ Education	3
	102

HOA 116 Alleged Issues	Alleged	North	South
HOA GOV DOCS - DAMAGE TO COMMON ELEMENT	1	0	1
HOA GOV DOCS - DAMAGE TO OWNER'S UNIT	1	0	1
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	3	0	3
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	1	0	1
HOA GOV DOCS - FINES	4	0	4
HOA GOV DOCS - RULES & REGULATIONS	8	0	8
HOA 116 - NON JURISDICTIONAL	4	0	4
HOA COMPL - OTHER CHAPTER 116 ISSUES NOT LISTED	3	0	3
HOA GOV DOCS - ARC	2	0	2
HOA GOV DOCS - BYLAWS	2	0	2
HOA GOV DOCS - OTHER GOV DOCS ISSUES NOT LISTED	3	0	3
NAC 116.0433- FINANCIAL RECORDS	2	0	2
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION	1	1	0
NAC 116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	4	0	4
NAC 116A.345- PROHIBITED ACTS	3	1	2
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT/ACTION BY ADMINISTRATOR	6	2	4
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL	12	1	11
NRS 116.12065 - NOTICE OF CHANGES TO GOVERNING DOCUMENTS	1	1	0
NRS 116.2117 - AMENDMENT OF DECLARATION	3	0	3
NRS 116.3102 - HOA/POWERS	4	0	4
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	7	0	7
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	5	0	5
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY	1	1	0
NRS 116.310315 - ACCT. FOR FINES/PROHIBITION FEES TOWARD FINE	3	0	3
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	13	2	11
NRS 116.31036 - EXECUTIVE BOARD MEMBER REMOVAL	4	0	4
NRS 116.31038 - DECLARANT/DELIVERY TO HOA OF PROPERTY HELD	1	0	1
NRS 116.3106 - BYLAWS	1	1	0
NRS 116.31065 - RULES	4	1	3
NRS 116.3107 - CIC/UPKEEP	14	0	14
NRS 116.3108 - UNITS' OWNERS/MEETINGS	9	2	7
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	7	1	6
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	9	2	7
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO	2	0	2
NRS 116.3109 - QUOROM	1	1	0

NRS 116.311 - UNIT'S OWNERS/VOTING	2	1	1
NRS 116.31107- VOTING BY UNITS OWNERS; PROHIBITED ACTS; PENALTY	2	0	2
NRS 116.31135 - INSURANCE /REPAIR OR REPLACEMENT OF DAMAGE	1	1	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	3	2	1
HOA 116 Alleged Issues	Alleged	North	South
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	1	0	1
NRS 116.31152 - STUDY OF RESERVE	1	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	4	2	2
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMINISTRATIVE FEES & PE	1	1	0
NRS 116.3116 - LIENS / ASSESSMENTS AGAINST UNITS	2	0	2
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAIL	12	1	11
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAIL OF RECORDS REQ FOR RESALE OF UNITS	2	0	2
NRS 116.31183 RETALIATORY ACTION PROHIBITED	3	0	3
NRS 116.31184 - THREATS & HARASSMENT	10	0	10
NRS 116.31185- PROHIBITION/ CERTAIN PERSONNEL SOLICITING O ACCEPTING COMPEN	1	0	1
NRS 116.31187- PROHIBITION/CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM	2	0	2
NRS 116.31189- BRIBERY OF COMMUNITY MANAGER OR MEMBER OF EXECUTIVE BOARD	2	0	2
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACT	2	0	2
NRS 116.350 - LIMITATIONS REGARDING REGS OF CERTAIN ROADS; PE	1	0	1
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINA	2	0	2
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	22	2	20
NRS 116A.640 -CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	5	1	4

Found Issues	Found	North	South
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	2	0	2
NRS 116.310315 - ACCT. FOR FINES/PROHIBITION FEES TOWARD FINE	1	0	1