

Maria Gallo

From: Giovanni F. Margaroli [REDACTED]
Sent: Monday, September 7, 2026 10:40 AM
To: Maria Gallo
Cc: Giovanni F. Margaroli
Subject: CIC/ Owners Rights ? Clarity of NRS 116 for a CIC Unit owner

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NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

mgallo

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--Good day,

I would like to get clear understanding from the Nevada Real Estate Division when a HOA/Management company/ Community Manager, can charge for a "penalty" in any case, whether so called risk for community or basic violation. NRS 116 is a clear as mud for the average unit owner in a CIC.

This includes time frames for giving a violation notice to a unit owner, acceptable actions to "cure" a violation etc., as it seems evicting a tenant does not seem to cure anything.

It s just amazing that an hoa want to fine you without sending violation notices and when they do they collect all justification from security reports which an owner never sees.

Then when you kick out the tenant its not enough. What else can an owner do?

When I visited the division I received good advise but this was swiped right of the table by the lawyer presenting the hoa.

Sincerely,

Giovanni

Giovanni F. Margaroli
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