



**ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS RESOLUTION**

**RE: BULLYING AS A VIOLATION OF NUISANCE RESTRICTIVE COVENANT**

WHEREAS, Eldorado Neighborhood Second Homeowners Association (the "Association") is a Nevada nonprofit corporation governed by the laws of the State of Nevada, including Nevada Revised Statutes ("NRS") Chapter 116, which governs common interest communities.

WHEREAS, NRS 116.3102(1) (a) provides that an association may "adopt and amend rules and regulations";

WHEREAS, Article 4, Section 4.18 of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Eldorado Neighborhood Second Homeowners Association (the "Declaration") empowers the Board, acting on behalf of the Association: "[t]o adopt, amend, repeal and enforce reasonable rules and regulations (the "Rules") governing, among other things, the Common Areas, Areas of Common Responsibility, and the Subdivision Interests. The Rules may restrict and govern the use of Common Areas, by an Owner or the family of an Owner, or an invite, licensee or lessee of an Owner";

WHEREAS, NRS 116.049(3) defines an association's governing documents to include its Rules.

WHEREAS, NRS 116.3102(1) (m) provides that an association "may impose reasonable fines for violations of the governing documents" of the Association.

WHEREAS, NRS 116.31031(1) provides that the Board may impose fines and sanctions against a "unit's owner or tenant or an invitee of a unit's owner or tenant" for violations of the Association's governing documents.

WHEREAS, NRS 116.31184 states the following:

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 guest or tenant of a unit's owner shall not willfully and without legal authority threaten, harass or otherwise engage in an 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

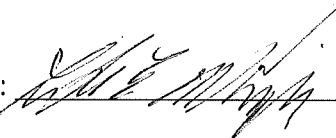
Association and other Owners and residents for the conduct and behavior of children and other family members or persons residing in his/her Unit, and shall also be accountable for the conduct of his/her guests or guests of his/her tenant in accordance with NRS 116.31031(2).

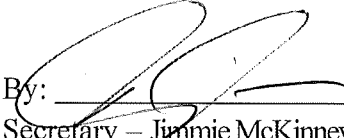
After notice and a hearing, as required by the Association's governing documents and NRS 116, anyone violating the above-referenced Rule may be sanctioned as follows:

- (a) imposition of fines, consistent with the Association's Fine Policy and Procedure.
- (b) suspension of voting privileges; and
- (c) suspension of the right to use the Association's Common Areas.

If any provision of the Policy is determined to be null and void, all other provisions of the Policy shall remain in full force and effect. This resolution of the Board of Directors has been duly adopted at the January 11, 2024, Executive Board of Directors meeting.

**ELDORADO NEIGHBORHOOD SECOND HOMEOWNERS' ASSOCIATION**

By:  1/27/2024  
President - Lyle McKenzie Date

By:  1/28/2024  
Secretary - Jimmie McKinney Date