

## SUMMERLIN SOUTH COMPLIANCE PROCEDURES

There are predominately two documents that define the Community Wide Standards for Summerlin South. These are the *Supplemental Declaration of Covenants, Conditions, Restrictions and Reservation of Easement*, which contains the use restrictions, and the *Design Guidelines and Standards* that provide guidance to homeowners wishing to make improvements and modifications to the exterior of their homes or their landscaping. These documents are provided to each purchaser at the time they close escrow on their homes. In addition, these documents can be found at [www.summerlink.com](http://www.summerlink.com) . Click on the Homeowners icon on the top and then the South icon.

In order to provide the due process *required under Nevada law*, if a violation of the Summerlin South Governing Documents is suspected, the steps available to the association to achieve resolution are:

1. Friendly neighbor-to-neighbor contact which often will resolve the matter quickly and easily. If such contact is unproductive, deemed to be unwise, or inappropriate, then:
2. Violations must be reported in writing. A "Complaint Form" can be obtained at the Summerlin Community Association office at 1980 Festival Plaza Drive, Suite 340, and on the [www.summerlink.com](http://www.summerlink.com) website. Click on *Homeowners*, go the South and then to *Complaint Form*. The *Homeowners* link is located on the top of the home page.
3. If the violation is verified, a Courtesy Letter will be sent to the violator.
4. If the violation is repeated or uncorrected within ten (10) days of receipt of the Courtesy Letter, a First Warning Letter is sent to the violator.
5. If the violation is repeated or uncorrected 10 days after the mailing of the First Warning, the matter is referred to those Summerlin South residents who serve on the Compliance Advisory Committee.
6. The Compliance Advisory Committee will schedule a hearing and invite the violator to attend and present his/her response.
7. If the Compliance Advisory Committee is satisfied with the response, it may decide to drop the matter entirely.
8. If the Compliance Advisory Committee is not satisfied with the response, it may assess a monetary penalty as allowed pursuant to NRS 116.31031.
9. If the violator is assessed a monetary penalty, the decision may be appealed to the Board of Directors, whose decision is final.