

**ALLURE HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS RESOLUTION
RE: REVISED AND RESTATED FINE POLICY AND PROCEDURE (2026)**

WHEREAS, the Board previously adopted a Fine Policy and Procedure dated November 21, 2019; and

WHEREAS, Nevada Revised Statutes Chapter 116 has been amended and clarified; and

WHEREAS, the Board desires to restate and clarify its enforcement procedures to ensure continued compliance with Nevada law while preserving the structure and intent of the prior policy;

NOW, THEREFORE, BE IT RESOLVED that the Board hereby adopts the following Revised and Restated Fine Policy and Procedure, which supersedes and replaces the November 21, 2019 Fine Policy and Procedure in its entirety.

Except as otherwise set forth herein, capitalized terms shall have the meaning set forth in the Declaration.

1. Owner's Responsibility for Conduct of Others.

Consistent with the Governing Documents and subject to Nevada law, each Owner is responsible for ensuring that occupants, tenants, family members, guests, and invitees comply with the Governing Documents.

Owners and tenants have an affirmative duty to take reasonable steps to prevent, correct, and discontinue violations committed by their occupants or invitees when they have knowledge of the violation or a reasonable opportunity to prevent or stop the violation.

Fines for violations committed by invitees shall be imposed in accordance with NRS 116.31031(2), including where the Owner or tenant participated in, authorized, had prior notice of, or had an opportunity to prevent or stop the violation and failed to do so.

2. Community Inspections.

The Association conducts ongoing inspections of the Community to identify potential violations of the Governing Documents. Inspections may be conducted by the Board, the community manager, or other authorized agents of the Association in the normal course of their duties.

Compliance inspections shall occur no less than monthly, or more frequently as directed by the Board. Nothing herein limits the Association's ability to observe, document, and address violations at any time.

3. Courtesy Notice.

Upon receipt of a written complaint or observation of a potential violation, the Board,

community manager, legal counsel, or other authorized agent ("Authorized Agent") may issue a written Courtesy Notice.

The Courtesy Notice shall:

- (a) Specify in detail the alleged violation and proposed corrective action;
- (b) Identify the applicable provision of the Governing Documents;
- (c) Include a clear and detailed photograph if reasonably obtainable;
- (d) Provide a reasonable opportunity to cure the alleged violation.

The Courtesy Notice may be delivered by electronic mail to the email address on file with the Association, by hand delivery, by posting to the Association's electronic portal, or by U.S. Mail. The Association may use one or more of these methods.

A Courtesy Notice does not impose a fine.

4. Notice of Hearing.

If the violation is not cured, or if the Board determines that the nature of the violation warrants immediate action as permitted by law, a Notice of Hearing shall be issued.

The Notice of Hearing shall:

- (a) Specify in detail the alleged violation;
- (b) Identify the applicable provision of the Governing Documents;
- (c) Include a photograph if reasonably obtainable;
- (d) State the proposed fine amount;
- (e) State the date, time, and location of the hearing.

The Notice of Hearing shall advise the Owner or tenant that he or she:

- (i) Has the right to attend all portions of the hearing except deliberations;
- (ii) Has the right to counsel;
- (iii) Has the right to present evidence and witnesses;
- (iv) May present information relating to any conflict of interest of a hearing panel member.

The Notice of Hearing and the Hearing Result Letter shall be mailed to the Owner at the Unit address and to any alternate mailing address provided in writing. The Association may also provide such notices by electronic mail in addition to mailing.

5. Matters Exempt from Courtesy Notice.

If the Board determines that the alleged violation poses an imminent threat of causing a substantial adverse effect on the health, safety, or welfare of Owners or residents, the Association may issue a Notice of Hearing without first issuing a Courtesy Notice.

Such violations may include but are not limited to: misuse of amenities; damage to Association property; aggressive or offensive conduct; uncontrolled animals; short-term rental violations; or other conduct determined by the Board to present an imminent threat.

6. Hearing Procedure.

Hearings shall be conducted in executive session unless the Owner requests in writing that the hearing be conducted at an open meeting, consistent with NRS 116.31085.

The Board may reasonably limit the time allowed for presentation of evidence.

7. Limitation on Fines.

(a) Non-Health, Safety, or Welfare Violations.

For each separate violation that does not pose an imminent threat of causing a substantial adverse effect on the health, safety, or welfare of Owners or residents, the fine shall not exceed \$100 per violation.

The cumulative amount of fines imposed for any single violation shall not exceed \$1,000.

If multiple separate and distinct violations are addressed at the same hearing, each violation shall be considered independently for purposes of applying the statutory limitations.

All fines must be commensurate with the severity of the violation and imposed in accordance with NRS 116.31031.

(b) Health, Safety, or Welfare Violations.

For each separate violation that the Board determines poses an imminent threat of causing a substantial adverse effect on the health, safety, or welfare of Owners or residents, the fine shall be commensurate with the severity of the violation and is not subject to the \$100 or \$1,000 statutory limitations applicable to non-Health, Safety, or Welfare violations.

The Board shall document in the hearing minutes the specific factual basis supporting any determination that a violation constitutes a Health, Safety, or Welfare violation.

8. Continuing Violations.

A violation shall be deemed continuing if it is not cured within fourteen (14) days after issuance of the hearing result letter, or within any longer cure period established by the Board, or if it reoccurs within six (6) months.

For Non-Health, Safety, or Welfare violations, the Board may impose an additional fine not to exceed the amount of the original fine for each seven (7) day period or portion thereof that the violation continues.

For Health, Safety, or Welfare violations, additional fines may be imposed commensurate with the severity of the ongoing violation.

Continuing fines are intended to encourage compliance and shall not be punitive. Additional continuing fines may be imposed without a new hearing provided proper notice and opportunity to be heard were afforded for the original violation.

9. Possible Sanctions.

Upon a finding of violation after Notice and Hearing, the Board may impose one or more of the following sanctions:

- (a) Fines as set forth herein;
- (b) Suspension of voting rights;
- (c) Suspension of the right to use Common Elements and Association amenities, excluding ingress and egress;
- (d) Suspension of reservation privileges;
- (e) Declaration that the Owner is not in good standing;
- (f) Special assessments for actual damage as permitted by the Governing Documents; and
- (g) Any other legal or equitable remedies available under Nevada law.

10. Member Standing; Suspension of Privileges.

An Owner is not in good standing if any of the following apply:

- (a) The Owner is delinquent in payment of assessments or other amounts lawfully owed;
- (b) The Owner has unpaid fines imposed following notice and opportunity to be heard;
- (c) The Owner is subject to an unresolved violation following notice and hearing and has failed to cure within the time permitted.

An Owner shall not be deemed not in good standing based solely on an alleged violation for which notice and opportunity to be heard have not yet been provided.

Suspensions shall comply with NRS 116.3102 and 116.31031 and shall not impair ingress or egress to a Unit.

11. Hearing Result Letter.

Within fifteen (15) days after the hearing, the Board shall issue a written decision outlining the findings and any sanctions imposed. The letter shall be mailed to the Owner at the Unit address unless an alternate address has been provided in writing.

12. Notice of Correction.

It is the Owner's responsibility to notify the Association in writing when a violation has been corrected.

13. Collection Costs and Civil Action.

Unpaid fines may include reasonable collection costs and attorney's fees as permitted by NRS 116. No interest shall be charged on fines. The Association may record a lien for unpaid fines and pursue collection as permitted by law.

14. Compliance Committee.

The Board may appoint a compliance committee of not less than three members to conduct hearings and recommend action to the Board.

15. Appeal Process.

If a hearing is conducted by a committee or hearing officer, a written recommendation shall be provided to the Board within ten (10) days, and the Board shall make the final determination.

16. Disputes.

Owners and tenants may submit written disputes regarding alleged violations or fines prior to the hearing. Disputes shall include the property address, name of the disputing party, and supporting documentation.

17. Cumulative Remedies.

The remedies set forth herein are cumulative and do not prevent the Association from pursuing any other legal or equitable remedies available under Nevada law or the Governing Documents.

18. Conflicts and Severability.

If any provision herein conflicts with Nevada law or the Governing Documents, Nevada law and the Governing Documents shall control. If any provision is determined to be invalid, the remaining provisions shall remain in full force and effect.

19. Owners and tenants shall respond in writing or submit payments to the address or electronic contact information as directed by the Association or its designated collection agent. If no address is given, responses and petitions should be mailed to:

Allure Board of Directors
c/o Allure Homeowners Association Inc.
200 W. Sahara Suite 101 Las Vegas, Nevada 89102

Effective Date.

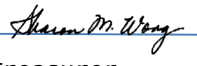
This Revised and Restated Fine Policy and Procedure shall become effective thirty (30) days after distribution to the membership.

DATED this 4 day of March, 2026.

ALLURE HOMEOWNERS' ASSOCIATION, INC.

By: 
Its: Secretary

By: 
Its: President

By: 
Its: Treasurer