



Ryan W. Reed

rreed@lkglawfirm.com

April 9, 2025

HOMEOWNER(S)
SUN CITY SUMMERLIN COMMUNITY ASSOCIATION

Re: THIRD AMENDMENT TO SUN CITY SUMMERLIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATION AND EASEMENTS

Dear Homeowner(s):

As you are aware, this firm serves as legal counsel for the Sun City Summerlin Community Association ("Association"), in the above-referenced matter.

On April 2, 2025, the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, in the case entitled Sun City Summerlin Community Association, Petitioner, Case No. A-25-910965-P, entered its NOTICE OF ENTRY OF ORDER GRANTING PETITION TO AMEND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATION AND EASEMENTS FOR SUN CITY SUMMERLIN COMMUNITY ASSOCIATION.

Enclosed is a copy of the Third Amendment to Sun City Summerlin Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservation and Easements, recorded in the Office of Clark County Recorder, on April 8, 2025, in Book No. 20250408, as Instrument No. 0000911.

If you have any questions, please contact Mitzi Mills, the Association's community manager, at MitziM@suncitylv.com or (702) 966-1409.

Sincerely,

/s/ **Ryan W. Reed**

Ryan W. Reed, Esq.

RWR/mc
Enclosure

WHEN RECORDED, MAIL TO:

Ryan W. Reed, Esq.
Leach Kern Gruchow Song
2525 Box Canyon Drive
Las Vegas, Nevada 89128
Phone: (702) 538-9074

Inst #: 20250408-0000911

Fees: \$42.00

04/08/2025 11:18:06 AM

Receipt #: 5860581

Requestor:

Leach Kern Gruchow Song

Recorded By: OSA Pgs: 14

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN Nos:

137-13-110-016 thru 137-13-110-066, inclusive
137-13-111-001 thru 137-13-111-071, inclusive
137-13-112-001 thru 137-13-112-028, inclusive
137-13-210-021 thru 137-13-210-041, inclusive
137-13-211-001 thru 137-13-210-011, inclusive
137-13-212-001 thru 137-13-212-066, inclusive
137-13-213-001 thru 137-13-213-126, inclusive
137-13-214-001 thru 137-13-214-006, inclusive
137-13-311-001 thru 137-13-311-144, inclusive
137-13-312-001 thru 137-13-312-036, inclusive
137-13-313-001 thru 137-13-313-016, inclusive
137-13-314-001 thru 137-13-314-019, inclusive
137-13-315-001 thru 137-13-315-070, inclusive
137-13-410-001 thru 137-13-410-008, inclusive
137-13-410-010 thru 137-13-410-207, inclusive
137-13-411-002 thru 137-13-411-047, inclusive
137-13-412-001 thru 137-13-412-013, inclusive
137-13-412-016 thru 137-13-412-021, inclusive
137-13-413-001 thru 137-13-413-003, inclusive
137-13-414-002
137-13-510-001 thru 137-13-510-059, inclusive
137-13-511-001 thru 137-13-511-016, inclusive
137-13-511-019 thru 137-13-511-041, inclusive
137-13-511-044 thru 137-13-511-057, inclusive
137-13-511-059 thru 137-13-511-060, inclusive

137-13-513-001 thru 137-13-513-024, inclusive
137-13-513-027 thru 137-13-513-057, inclusive
137-13-514-002 thru 137-13-514-013, inclusive
137-13-514-016 thru 137-13-514-027, inclusive
137-13-514-034 thru 137-13-514-035, inclusive
137-13-610-001 thru 137-13-610-075, inclusive
137-13-610-080 thru 137-13-610-081, inclusive
137-13-611-002 thru 137-13-611-003, inclusive
137-13-611-005
137-13-612-002 thru 137-13-612-009, inclusive
137-13-612-011 thru 137-13-612-012, inclusive
137-13-612-014
137-13-614-001 thru 137-13-614-046, inclusive
137-13-615-001 thru 137-13-615-005, inclusive
137-13-616-001 thru 137-13-616-018, inclusive
137-13-616-021 thru 137-13-616-032, inclusive
137-13-711-001 thru 137-13-711-015, inclusive
137-13-712-001 thru 137-13-712-078, inclusive
137-13-713-001 thru 137-13-713-007, inclusive
137-13-714-001 thru 137-13-714-086, inclusive
137-13-811-002 thru 137-13-811-014, inclusive
137-13-812-001 thru 137-13-812-075, inclusive
137-13-813-001 thru 137-13-813-082, inclusive
137-13-815-001 thru 137-13-815-074, inclusive
137-14-610-003 thru 137-14-610-018, inclusive

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**THIRD AMENDMENT TO
SUN CITY SUMMERLIN
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
ASSESSMENTS, CHARGES, SERVITUDES, LIENS,
RESERVATION AND EASEMENTS**

137-14-710-002 thru 137-14-710-005, inclusive
137-14-711-001 thru 137-14-711-147, inclusive
137-14-810-001 thru 137-14-810-159, inclusive
137-14-811-003 thru 137-14-811-070, inclusive
137-23-511-002 thru 137-23-511-087, inclusive
137-23-511-089 thru 137-23-511-172, inclusive
137-23-611-001 thru 137-23-611-079, inclusive
137-23-612-001 thru 137-23-612-063, inclusive
137-23-613-001 thru 137-23-613-035, inclusive
137-23-710-001 thru 137-23-710-123, inclusive
137-23-711-001 thru 137-23-711-159, inclusive
137-24-110-001 thru 137-24-110-070, inclusive
137-24-112-029 thru 137-24-112-052, inclusive
137-24-112-069 thru 137-24-112-182, inclusive
137-24-113-001 thru 137-24-113-044, inclusive
137-24-210-001 thru 137-24-210-026, inclusive
137-24-210-035 thru 137-24-210-043, inclusive
137-24-210-046 thru 137-24-210-087, inclusive
137-24-211-001
137-24-211-009 thru 137-24-211-037, inclusive
137-24-211-046 thru 137-24-211-047, inclusive
137-24-212-001 thru 137-24-212-009, inclusive
137-24-213-001 thru 137-24-213-007, inclusive
137-24-214-001 thru 137-24-214-010, inclusive
137-24-215-001 thru 137-24-215-008, inclusive
137-24-216-001 thru 137-24-216-007, inclusive
137-24-217-001 thru 137-24-217-002, inclusive
137-24-310-001 thru 137-24-310-039, inclusive
137-24-310-068 thru 137-24-310-147, inclusive
137-24-311-001 thru 137-24-311-070, inclusive
137-24-312-001 thru 137-24-312-008, inclusive
137-24-313-001 thru 137-24-313-028, inclusive
137-24-512-001 thru 137-24-512-199, inclusive
137-24-611-001 thru 137-24-611-048, inclusive
137-24-611-069 thru 137-24-611-074, inclusive
137-24-612-013 thru 137-24-612-019, inclusive
137-24-618-001 thru 137-24-618-012, inclusive
137-24-619-001 thru 137-24-619-020, inclusive
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137-24-718-001 thru 137-24-718-014, inclusive
138-17-110-001 thru 137-17-110-060, inclusive
138-17-111-001 thru 137-17-111-068, inclusive
138-17-112-001 thru 138-17-112-050, inclusive
138-17-113-001 thru 138-17-113-047, inclusive
138-17-114-001 thru 138-17-114-034, inclusive
138-17-115-001 thru 138-17-115-022, inclusive
138-17-210-001 thru 138-17-210-048, inclusive
138-17-211-001 thru 138-17-211-106, inclusive
138-17-212-001 thru 138-17-212-012, inclusive
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138-17-214-001 thru 138-17-214-024, inclusive
138-17-216-001 thru 138-17-216-003, inclusive

138-17-217-001 thru 138-17-217-004, inclusive
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138-17-315-001 thru 138-17-315-002, inclusive
138-17-316-001 thru 138-17-316-015, inclusive
138-17-410-001 thru 138-17-410-091, inclusive
138-17-411-001 thru 138-17-411-016, inclusive
138-17-412-001 thru 138-17-412-009, inclusive
138-17-415-001 thru 138-17-415-020, inclusive
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138-17-512-001 thru 138-17-512-135, inclusive
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138-17-514-001 thru 138-17-514-082, inclusive
138-17-515-001 thru 138-17-515-004, inclusive
138-17-610-001 thru 138-17-610-004, inclusive
138-17-611-001 thru 138-17-611-010, inclusive
138-17-612-001 thru 138-17-612-052, inclusive
138-17-614-001 thru 138-17-614-099, inclusive
138-17-615-001 thru 138-17-615-098, inclusive
138-17-616-002 thru 138-17-616-023, inclusive
138-17-710-001 thru 138-17-710-009, inclusive
138-17-711-002 thru 138-17-711-015, inclusive
138-17-712-001 thru 138-17-712-033, inclusive
138-17-713-001 thru 138-17-713-092, inclusive
138-17-714-001 thru 138-17-714-097, inclusive
138-17-715-001 thru 138-17-715-015, inclusive
138-17-716-001 thru 138-17-716-004, inclusive
138-17-810-001 thru 138-17-810-109, inclusive
138-17-811-001 thru 138-17-811-092, inclusive
138-17-812-001 thru 138-17-812-088, inclusive
138-17-813-001 thru 138-17-813-078, inclusive
138-17-813-080 thru 138-17-813-086, inclusive
138-18-110-002 thru 138-18-110-062, inclusive
138-18-110-064 thru 138-18-110-065, inclusive
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138-18-113-001 thru 138-18-113-027, inclusive
138-18-113-034 thru 138-18-113-147, inclusive
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138-18-211-001 thru 138-18-211-055, inclusive
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138-18-212-019 thru 138-18-212-053, inclusive
138-18-212-058 thru 138-18-212-059, inclusive
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138-18-215-001 thru 138-18-215-012, inclusive
138-18-310-001 thru 138-18-310-030, inclusive
138-18-311-001 thru 138-18-311-010, inclusive
138-18-312-001 thru 138-18-312-018, inclusive
138-18-313-001 thru 138-18-313-041, inclusive
138-18-314-001 thru 138-18-314-096, inclusive
138-18-315-001 thru 138-18-315-034, inclusive

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138-18-317-001 thru 138-18-317-020, inclusive
138-18-318-001 thru 138-18-318-045, inclusive
138-18-410-002 thru 138-18-410-039, inclusive
138-18-411-001 thru 138-18-411-046, inclusive
138-18-413-001 thru 138-18-413-030, inclusive
138-18-414-001 thru 138-18-414-004, inclusive
138-18-415-001 thru 138-18-415-044, inclusive
138-18-416-001 thru 138-18-416-037, inclusive
138-18-510-001 thru 138-18-510-047, inclusive
138-18-511-001 thru 138-18-511-072, inclusive
138-18-511-095 thru 138-18-511-106, inclusive
138-18-513-001 thru 138-18-513-076, inclusive
138-18-514-001 thru 138-18-514-029, inclusive
138-18-515-001 thru 138-18-515-022, inclusive
138-18-610-001 thru 138-18-610-024, inclusive
138-18-611-001 thru 138-18-611-130, inclusive
138-18-612-001 thru 138-18-612-073, inclusive
138-18-613-001 thru 138-18-613-053, inclusive
138-18-615-001 thru 138-18-615-012, inclusive
138-18-616-001 thru 138-18-616-012, inclusive
138-18-710-001 thru 138-18-710-131, inclusive
138-18-712-001 thru 138-18-712-062, inclusive
138-18-810-001 thru 138-18-810-022, inclusive
138-18-811-001 thru 138-18-811-027, inclusive
138-20-510-001 thru 138-20-510-028, inclusive
138-20-511-001 thru 138-20-511-007, inclusive
138-20-512-001 thru 138-20-512-007, inclusive
138-20-515-001 thru 138-20-515-004, inclusive
138-20-516-001 thru 138-20-516-015, inclusive
138-20-517-001 thru 138-20-517-054, inclusive

**THIRD AMENDMENT TO
SUN CITY SUMMERLIN
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
ASSESSMENTS, CHARGES, SERVITUDES, LIENS,
RESERVATION AND EASEMENTS**

THIS THIRD AMENDMENT TO SUN CITY SUMMERLIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATION AND EASEMENTS (the "Third Amendment") is made on the 3rd day of April, 2025, by the Sun City Summerlin Community Association, Inc. (the "Association").

RECITALS

WHEREAS, on or about January 9, 1989, DEL WEBB COMMUNITIES, INC., an Arizona corporation, and DEL E. WEBB DEVELOPMENT CO., L.P., a Delaware Limited Partnership, recorded the Sun City Summerlin Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservation and Easements, with the Clark County Recorder's Office in Book No. 890109, Instrument No. 00220 (the "Declaration");

WHEREAS, on or about February 2, 2005, the Association recorded the Certificate of Amendment to Sun City Summerlin Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservation and Easements, in Book No. 20050202, as Instrument No. 0001842 ("First Amendment");

WHEREAS, on or about March 10, 2009, the Association recorded the Certificate of Amendment to Declaration of Restrictions for Sun City Summerlin Community Association, in Book No. 20090310, as Instrument No. 0003599 ("Second Amendment");

WHEREAS, the Association desires to amend the Declaration as set forth below;

WHEREAS, pursuant to Article XVII, Section 2(b) of the Declaration, (i) sixty-seven percent (67%) or more of the total voting power of the Association and (ii) sixty-seven percent (67%) or more of the voting power of the members other than Declarant must vote in favor of the proposed amendment;

WHEREAS, the Association made a reasonable diligent effort to allow all Owners within the Association to vote on a proposed amendment to the Declaration;

WHEREAS, the proposed amendment received the support of more than a majority of the total number of votes allocated to the single-class voting structure;

WHEREAS, on April 2, 2025, the Eighth Judicial District Court of the State of Nevada, in the case entitled Sun City Summerlin Community Association, Petitioner, Case No. A-25-910965-P, entered its NOTICE OF ENTRY OF ORDER GRANTING PETITION TO AMEND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATION AND EASEMENTS ("Order"), *see* Order, **Exhibit 1**;

WHEREAS, the Eighth Judicial District Court of the State of Nevada further ordered that the aforementioned Amendment is deemed to be validly approved as if the amendment had been approved in compliance with every requirement imposed by the Association's governing documents and Nevada law; and

NOW, THEREFORE, the Association hereby declares that the Declaration is amended as follows:

1. The following is hereby added to the Declaration at the end of Article VII, Section 15.1 of the Declaration:

Notwithstanding anything to the contrary contained in Association's Declaration, including but not limited to Article VII, Section 15 thereof, the amount the New Owner Reserve Assessment ("NORA") as set forth in Article VII, Section 15.1 of the Declaration shall be changed from the original starting amount of One Thousand Dollars (\$1,000) as increased to Five Thousand Dollars (\$5,000). The Association shall record a Certificate of Third Amendment to the Association's Declaration in the Office of the Recorder of Clark County Nevada to reflect the change. The change of the NORA to \$5,000 shall become effective thirty (30) days after the Association sends a copy of the recorded Certificate of Third Amendment to all of the members of the Association.

2. Article VII, Section 15.6 of the Declaration is hereby deleted in its entirety and replaced with the following:

15.6 NORA INCREASES.

The Board of Directors shall increase the amount of NORA one time each fiscal year, by the percentage increase in the Consumer Price Index for Urban Wage Earners and Clerical Workers for the Western United States as determined by the United States Bureau of Labor Statistics (hereinafter "CPI"), for January of the Association's then fiscal year over the CPI for January of the Association's fiscal year in the year immediately preceding the year in which the change occurs. If this Amendment were effective in January 2024, then the Association would increase the NORA by 3.2% because that is

the percentage increase for the CPI from January 2023 until January 2024. The NORA amount will be adjusted and effective on the first of the month following the publication of the CPI for the immediately preceding year.

Notwithstanding anything to the contrary contained in the Declaration, if the CPI percentage change is a negative percentage, then the NORA shall not be reduced for any such year, but the NORA shall remain the same as it was for the immediately preceding year. Additionally, if for any reason the CPI is discontinued by the U.S. Bureau of Labor Statistics, the Board of the Association shall choose a comparable, independent measurement of the annual growth of the economy for Nevada and the Western United States to be used in place of the CPI to determine the annual increases in the NORA. Once the Board chooses a new measurement device or formula to be used in place of the CPI in the forgoing situation, the Association shall continue to use such measurement device as long as it exists. Should the chosen measurement be discontinued, the board, in good faith will choose another similar measurement method to track economic growth of the economy and use it to determine any annual increase in the NORA.

Except as amended and stated above, the Association's Declaration, and each and every provision thereof shall continue in full force and effect.

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CERTIFICATE OF AMENDMENT

The undersigned hereby certify as follows:

1. They are the duly elected and acting President and Secretary of Sun City Summerlin Community Association, Inc., a Nevada non-profit corporation.
2. The foregoing **THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATION AND EASEMENTS**, is hereby duly adopted.

DATED this 3rd day of April, 2025.

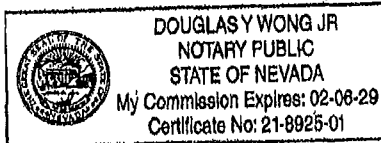
SUN CITY SUMMERLIN COMMUNITY
ASSOCIATION, INC.

By: JA Rorick
Jeffrey A. Rorick
Its: President

By: Ellen Cathy Bachman
Ellen Cathy Bachman
Its: Secretary

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

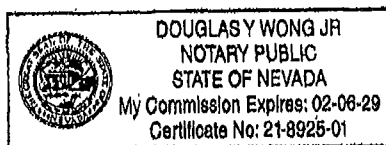
On this 3rd day of April, 2025, personally appeared before me, a notary public, Jeffrey A. Rorick, personally known (or proved) to me to the person whose name is subscribed to the above instrument and acknowledged to me that he executed the above instrument.



[Signature]
NOTARY PUBLIC

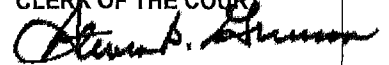
STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

On this 3rd day of April, 2025, personally appeared before me, a notary public, Ellen Cathy Bachman, personally known (or proved) to me to the person whose name is subscribed to the above instrument and acknowledged to me that he executed the above instrument.



[Signature]
NOTARY PUBLIC

EXHIBIT "1"



1 **NEOJ**
2 **LEACH KERN GRUCHOW SONG**
3 **RYAN W. REED**

Nevada Bar No. 11695

E-mail: reed@lkglawfirm.com

4 **RYAN D. HASTINGS**

Nevada Bar No. 12394

E-mail: rhastings@lkglawfirm.com

5 2525 Box Canyon Drive

6 Las Vegas, Nevada 89128

7 *Attorneys for Petitioner*

8 **DISTRICT COURT**

9 **CLARK COUNTY, NEVADA**

10 **SUN CITY SUMMERLIN COMMUNITY**
11 **ASSOCIATION, a Nevada Non-profit**
12 **Corporation,**

13 *Petitioner.*

Case No.: A-25-910965-P

Dept. No.: 2

**NOTICE OF ENTRY OF ORDER
GRANTING PETITION TO AMEND
DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS,
ASSESSMENTS, CHARGES,
SERVITUDES, LIENS,
RESERVATIONS AND EASEMENTS
FOR SUN CITY SUMMERLIN
COMMUNITY ASSOCIATION**

17 PLEASE TAKE NOTICE that an Order Granting the Petition to Amend the Declaration
18 of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations
19 and Easements for Sun City Summerlin Community Association, a true and correct copy of
20 which is attached hereto, was entered on March 31, 2025.

21 DATED this 2nd day of April, 2025

22 **LEACH KERN GRUCHOW SONG**

23 */s/ Ryan W. Reed*

24 Ryan W. Reed

Nevada Bar No. 11695

25 2525 Box Canyon Drive

26 Las Vegas, Nevada 89128

Attorneys for Petitioner

LEACH KERN GRUCHOW SONG
2525 Box Canyon Drive, Las Vegas, Nevada 89128
Telephone: (702) 538-9074 - Facsimile (702) 538-9113

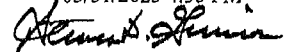
LEACH KERN GRUCHOW SONG
2525 Box Canyon Drive, Las Vegas, Nevada 89128
Telephone: (702) 538-9074 – Facsimile (702) 538-9113

CERTIFICATE OF SERVICE

I hereby certify that I am an employee of LEACH KERN GRUCHOW SONG, and that on the 2nd day of April 2025, I caused to be served a true and correct copy of the foregoing NOTICE OF ENTRY OF ORDER GRANTING PETITION TO AMEND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS FOR SUN CITY SUMMERLIN COMMUNITY ASSOCIATION by (ELECTRONIC SERVICE) Pursuant to Administrative Order 14-2, the above-referenced document was electronically filed on the date hereof and served through the Notice of Electronic Filing automatically generated by the Court's facilities.

/s/ Bonnie Cibura

An Employee of LEACH KERN GRUCHOW
SONG


CLERK OF THE COURT

1 **ORD**
2 **LEACH KERN GRUCHOW SONG**
3 **RYAN W. REED**

Nevada Bar No. 11695
E-mail: rreed@lkglawfirm.com

4 **RYAN D. HASTINGS**

Nevada Bar No. 12394
E-mail: rhastings@lkglawfirm.com
2525 Box Canyon Drive
Las Vegas, Nevada 89128

7 *Attorneys for Petitioner*

8 **DISTRICT COURT**

9 **CLARK COUNTY, NEVADA**

10 **SUN CITY SUMMERLIN COMMUNITY**
11 **ASSOCIATION, a Nevada Non-profit**
12 **Corporation,**

Petitioner.

Case No.: A-25-910965-P

Dept. No.: 2

**ORDER GRANTING PETITION TO
AMEND DECLARATION OF
COVENANTS, CONDITIONS,
RESTRICTIONS, ASSESSMENTS,
CHARGES, SERVITUDES, LIENS,
RESERVATIONS AND EASEMENTS
FOR SUN CITY SUMMERLIN
COMMUNITY ASSOCIATION**

17 On January 27, 2025, the Sun City Summerlin Community Association, a Nevada non-
18 profit corporation (the "Association"), by and through its attorneys of record, Ryan W. Reed,
19 Esq., of the law firm of Leach Kern Gruchow Song, filed its Petition to Amend the Declaration
20 of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations
21 and Easements for Sun City Summerlin Community Association (the "Petition"). The Petition
22 having come before the Court on March 26, 2025, after a review and consideration of the points
23 and authorities on file herein and relevant Nevada case law, and the Court having considered all
24 pleadings and papers on file herein, and for good cause appearing, finds as follows:

25 **FINDINGS OF FACT**

- 26 1. That the Petition satisfied all requirements specified by NRS 116.21175.
27 2. That the voting process implemented by the Petitioner with regard to the proposed
28 Amendment was conducted in accordance with the procedures specified in and all applicable

LEACH KERN GRUCHOW SONG
2525 Box Canyon Drive, Las Vegas, Nevada 89128
Telephone: (702) 538-9074 – Facsimile (702) 538-9113

LEACH KERN GRUCHOW SONG
2525 Box Canyon Drive, Las Vegas, Nevada 89128
Telephone: (702) 538-9074 — Facsimile (702) 538-9113

1 provisions of Petitioner's governing documents and all applicable statutory requirements.

2 3. That the Petitioner made a reasonably diligent effort to allow all eligible
3 homeowners within the community to vote on the proposed Amendment.

4 4. That the Petition was filed on January 27, 2025, and written Notice of Hearing
5 was provided pursuant to NRS 116.21175 as evidenced by the Certificate of Service filed March
6 6, 2025.

7 **CONCLUSIONS OF LAW**

8 1. That pursuant to NRS 116.21175(6), the Petitioner is authorized to record a
9 certified copy of the Amendment and this Order with the Clark County Recorder against all legal
10 parcels in the Association;

11 2. That the Petition was transmitted to all parties that were entitled to notice of this
12 Petition and this proceeding;

13 3. That there were no other persons or entities that were entitled to notice of the
14 Petition;

15 4. That the voting process implemented by the Petitioner with regard to the proposed
16 Amendment was conducted in accordance with, and conformed to, the procedures specified in
17 and all applicable provisions of the Petitioner's governing documents and all applicable statutory
18 requirements;

19 5. That the Petitioner made a reasonably diligent effort to allow all eligible
20 homeowners to vote on the proposed Amendment;

21 6. That the proposed Amendment received the support of more than a majority of
22 the total number of votes allocated to the single-class voting structure;

23 7. That the proposed Amendment would amend Article VII, Section 15 of the
24 Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens,
25 Reservations and Easements for Sun City Summerlin Community Association (the
26 "Declaration") regarding the New Owner Reserve Assessments for the Association.

27 8. That NRS 116.21175 authorizes the District Court to amend the Petitioner's
28 Declaration in conjunction with the factual findings set forth above.

LEACH KERN GRUCHOW SONG
2525 Box Canyon Drive, Las Vegas, Nevada 89128
Telephone: (702) 538-9074 – Facsimile (702) 538-9113

ORDER

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Petition is hereby GRANTED.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Amendment shall become effective upon recordation of a certified copy of the Amendment and the final Court Order in Clark County;

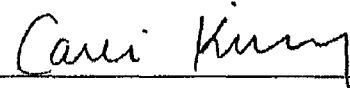
IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Amendment shall be prepared, executed, recorded and certified on behalf of the Petitioner by the President, or other available officer, and the final Court Order must be recorded along with the Amendment.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that after the Amendment and the final Court Order have been recorded, the Declaration, as amended, has the same force and effect as if the Amendment had been approved in compliance with every requirement imposed by the governing documents;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that not more than thirty (30) days after the date on which the Amendment and the final Court Order are recorded, the Petitioner shall mail to all homeowners in the community a copy of the Amendment and the final Court Order and a statement explaining that the amendment and the final Court Order have been recorded and that the Declaration has been amended.

IT IS SO ORDERED.

Dated this 31st day of March, 2025



894 186 612A BC48
Carli Kierny
District Court Judge

Respectfully submitted by:

LEACH KERN GRUCHOW SONG

/s/ Ryan W. Reed

Ryan W. Reed
Nevada Bar No. 11695
2525 Box Canyon Drive
Las Vegas, Nevada 89128

Attorneys for Petitioner

1 CSERV

2 DISTRICT COURT
3 CLARK COUNTY, NEVADA

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6 In the Matter of the Petition of CASE NO: A-25-910965-P
7 Sun City Summerlin Community DEPT. NO. Department 2
8 Association

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10 **AUTOMATED CERTIFICATE OF SERVICE**

11 This automated certificate of service was generated by the Eighth Judicial District
12 Court. The foregoing Order Granting was served via the court's electronic eFile system to all
13 recipients registered for e-Service on the above entitled case as listed below:

14 Service Date: 3/31/2025

15 Bonnie Cibura	bcibura@lkglawfirm.com
16 Ryan Hastings	rhastings@lkglawfirm.com
17 Ryan Reed	rreed@lkglawfirm.com
18 Merlin Calimpong	mcalimpong@lkglawfirm.com