These documents were compiled by the Community Outreach Committee in July of 2024. They were intended to address issues in the DVCA community that are covered by the Facility Fee.

ROLES AND RESPONSIBILITIES OF ASSOCIATION MEMBERS

In the purest sense, community associations, planned communities, common interest communities – whatever term you wish to use for covenant restricted communities – are a form of representative democracy. The owners elect representatives to the policy-making body, the Board of Directors. The members of the Board of Directors in turn determine among themselves who will fill the positions of the Officers in the Association. They also appoint all Committees who serve at their pleasure in accordance with the documents.

Everyone involved with an Association has a responsible role:

1. Owners are expected to pay assessments on time, know their documents, follow the rules, and also participate at meetings and vote.

2. The Board of Directors sets policy and administers the operation of the Association. Many Associations contract with a management company to carry out the day-to-day operations, but the ultimate responsibility and decision for how the Association will run lies solely in the hands of the Board of Directors.

The "prime directive" of the Association is to **protect, maintain and enhance** the value of the asset. This may involve hiring staff or contractors, setting policy, establishing rules, holding meetings and/or recruiting volunteers, but the basic "mantra" of all Association Boards should be to "protect, maintain and enhance", for the benefit of ALL the owners. Their role is NOT just to keep the assessments low, but rather plan for and implement policies to protect the property values and enhance the community.

That responsibility includes acting with good faith for the benefit of the whole, in a prudent and reasonable manner, using the "Business Judgment Rule" or the "Reasonable Man Rule". Simply put, this practice means to exercise the same degree of care in decision making that would be expected of an ordinary prudent or reasonable man in a similar business or situation." It is tried and true and it always, always works. It is the ultimate test of fiduciary duty.

The manager, contractors and professional consultants hired by the Board or volunteer homeowners recruited by the Board are charged with executing the decisions of the Board, within the parameters of the policies established by that Board. The Board may delegate the authority to accomplish certain tasks, the authority to accomplish certain tasks, but it can never delegate the ultimate responsibility for the operation of the Association. The Board must act not only with good faith and loyalty, exercising due care, but it must also act within the legal scope of the Association's governing documents CC&R's, Bylaws, Articles, rules- as well as local, state and federal regulations.

RECORDED
Secretary of State
State of Nevada
Feb. 6, 1990
#925-90

ARTICLES OF INCORPORATION
OF
DAYTON VALLEY COMMUNITY ASSOCIATION

The undersigned hereby associate themselves to establish a corporation under and by virtue of the laws of the State of Nevada, as provided in Nevada Revised Statutes Chapter #1, Sections 81.410 to 81.540, inclusive, and have executed these Articles of Incorporation for the purpose of forming a nonstock, nonprofit, cooperative corporation, and certify as follows:

1. NAME. The name of the corporation shall be: DAYTON VALLEY COMMUNITY ASSOCIATION

2. PURPOSE. The purposes for which this corporation is formed are:

(a) To establish and conduct a nonprofit association open for membership only to persons or associations who own or acquire residential lots in the real property and improvements of the project commonly known as DAYTON VALLEY COUNTRY CLUB (hereinafter "Owners"), in accordance with the Declaration Covenants, Conditions and Restrictions of DAYTON VALLEY COUNTRY CLUB (hereinafter ("CC&Rs) which will be filed with the Lyon County recorder, Lyon County, Nevada, and in accordance with the rights, privileges, limitations and provisions of the corporation's By-laws, these Articles of Incorporation and the CC&Rs; to own, maintain, and operate, to construct, repair and maintain improvements and landscaping on the common areas of the project.

(b) To promote DAYTON VALLEY COUNTRY CLUB as a well planned and controlled residential community with first class improvements and to preserve the value for the benefit of each and every Owner in DAYTON VALLEY COUNTRY CLUB.

(c) To assess and collect from each Owner, membership dues or other dues, or regular or stipulated assessments payable monthly, quarterly, semi-annually, or annually or special assessments if and when necessary in the manner provided by the CC&Rs and By-laws for the purpose of improving, repairing and maintaining the common area and to defray the costs and expenses of the operation and management of the association, and for paying premiums for public liability, property damage and fire or hazard and other insurance on the project and common area improvements.

(d) To borrow money and issue notes and other evidences of credit in return therefor.

(e) To appoint such agents and officers as its business may require, and such appointed agents may be either persons or corporations.

(f) To admit persons and corporations to membership in the corporations to membership in the corporation pursuant to the provisions of its By-laws and the CC&Rs.